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Facilitated Engagement Summary Reports

Three in-person facilitated engagement sessions were led by Rockandel & Associates on November 19th, 22nd and 26th, 2025.

The purpose of these sessions was to invite members of the community to share their feedback and comments on TransLink's Official Community Plan Amendment Application for 502-536 East 3rd Avenue in the City of North Vancouver.

Verbal and written feedback was solicited from participants during each of the facilitated engagement sessions. Additionally, members of the community could complete a physical or online comment form between November 19, 2025, and December 21, 2025.

Find attached a two-part summary of the engagement process and key themes/findings.

Part 1: Online engagement report**Part 2: In-person engagement report****Appendices**

Appendix A: Site Sign

Appendix B: Official Letter of Notification

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Appendix D: North Shore News Advertisement

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Part 1: Online engagement report

POTTINGER BIRD

COMMUNITY RELATIONS

Online Engagement Period:
November 19 – December 21, 2025

502-536 East 3rd Street, North Vancouver
Applicant: TransLink

Version Date: February 9, 2026

OVERVIEW

In conjunction with the In-Person Facilitated Engagement Sessions hosted by Rockandel & Associates, an online comment period was hosted via the project website, allowing the community to review the presentation and materials and share their input between November 19, 2025, and December 21, 2025. 311 comments cards were submitted during this time (both in person at the Facilitated Engagement Sessions and electronically).

Details of the In-Person Facilitated Engagement Sessions can be found in the Rockandel & Associates Report.

Notification of the in-person and online engagement opportunity followed requirements of the City's engagement event policy:

- A community notification flyer sent two (2) weeks in advance of the event to 4,568 addresses in the immediate area.
- Two (2) newspaper ads were published in the North Shore News on November 5 and November 12, 2025.
- Three revised site sign was installed on the site on November 10, 2025.

A project website was also established to provide further information to the community, and host registrations and project materials for the community.

NOTIFICATION

The applicant adhered to the City of North Vancouver's notification requirements, which included:

Site Sign

Site signs were erected onsite to advertise the Facilitated Engagement Session and Online Engagement as per the City's requirements. Three site signs were installed in prominent site frontages on the corner of E 4th St and Ridgeway Ave, corner of E 3rd St and Ridgeway Ave and the corner of E 3rd St and St Davids Ave. A copy of the site sign, along with a photo of the sign in place, is attached (**Appendix A**).

Community Mail-out

An official letter of notification (**Appendix B**) was approved by City staff and mailed on October 30, through Canada Post via Honeycomb to property owners, residents and businesses in the surrounding area of the subject site. The notice was delivered via unaddressed mail and followed Canada Post postal walks covering an area beyond the immediate vicinity of the site. Proof of mailing is attached, including a map of the postal routes covered by the mailout (**Appendix C**).

Newspaper Advertisement

The public was also notified via advertisements in two consecutive issues of North Shore News ("NSN"), which ran on November 5 and November 12, 2025 (3 to 10 days in advance of the event). Attached is a copy of the ad which ran in the NSN (**Appendix D**).

Other

In addition to meeting the City's requirements for notification, TransLink updated their project website (originally launched on January 10, 2025) containing information about the project and included a brochure with information on the project and opportunities to provide input during this engagement period (**Appendix E**) at <https://translink.ca/moodyville>.

FORMAT OF INPUT AND FEEDBACK

In Person Input

The purpose of the Sessions was to share the revised development plans with the community and collect public feedback on the proposal. Rockandel & Associates, a third-party facilitator, was engaged to host the Sessions and gather input throughout.

Comment Cards

An online input period was also hosted via the project’s website, allowing the community to review the presentation and materials and share their input between November 19, 2025, and December 21, 2025. 311 comments cards were submitted during this time, both in person and electronically. 3 comment cards were received in-person at the Facilitated Engagement Session, and 308 comment cards were received online. The comment cards focused on three main topics:

- TOPIC ONE: FOSTERING COMPLETE COMMUNITIES**
- TOPIC TWO: HOUSING FOR ALL**
- TOPIC THREE: TRANSPORTATION & SUSTAINABILITY**

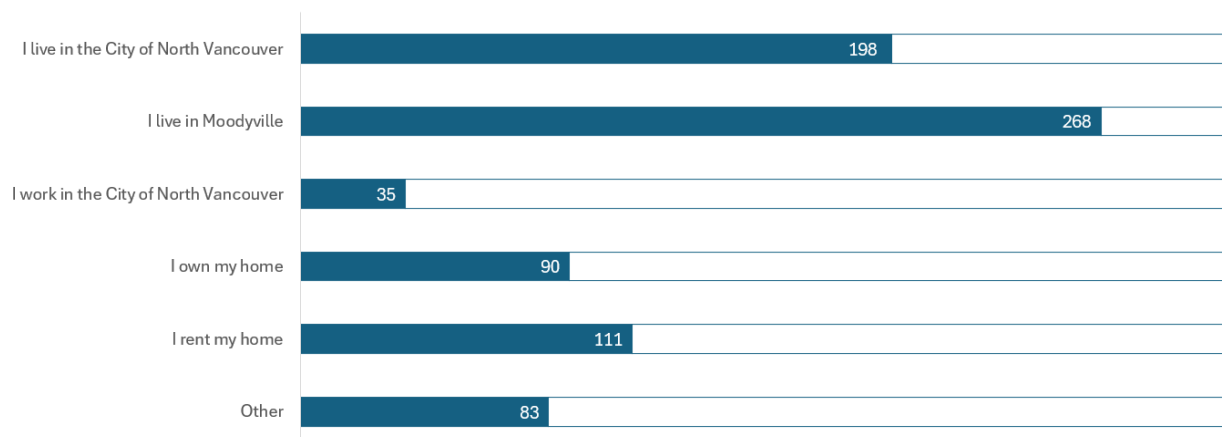
Responses received via comment card are summarized cumulatively in **Appendix F**. Scanned hardcopy comment forms are shown in **Appendix G**.

SUMMARY OF DEMOGRAPHIC INFORMATION:

The following information was collected via the online and in-person comment forms.

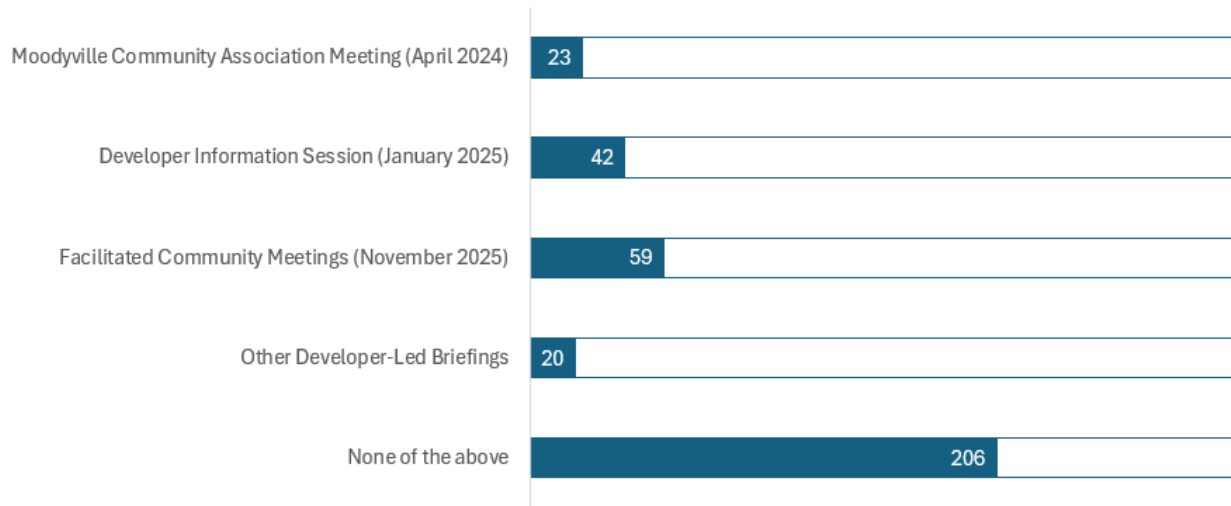
Tell us about you! *Please select all that apply*

- a. 196 participants selected “I live in the City of North Vancouver”
- b. 268 participants selected “I live in Moodyville”
- c. 35 participants selected “I work in the City of North Vancouver”
- d. 90 participants selected “I own my home”
- e. 111 participants selected “I rent my home”
- f. 83 participants selected “Other”



Which in-person engagements have you attended for this project? *Please select all that apply*

- a. 23 participants selected “Moodyville Community Association Meeting (April 2024)”
- b. 42 participants selected “Developer Information Session (January 2025)”
- c. 59 participants selected “Facilitated Community Meetings (November 2025)”
- d. 20 participants selected “Other Developer-Led Briefings”
- e. 206 participants selected “None of the above”



SUMMARY OF KEY THEMES BY TOPIC:

TOPIC ONE: FOSTERING COMPLETE COMMUNITIES

Full transcription of responses can be found in Appendix F.

Participants were asked “How well does the proposal support the goals of creating a complete community?”

- (3.9%) 12 participants selected “Significantly”
- (2.3%) 7 participants selected “Somewhat”
- (4.8%) 15 participants selected “Moderately”
- (1.6%) 15 participants selected “I’m not sure”
- (83%) 258 participants selected “Not at all”

14 responses did not select one of the five options.

Participants were asked “What is needed in Moodyville to help foster a complete community?”. Key areas of concern, support, and suggestions are outlined below.

Key areas of concern identified in “Fostering Complete Communities” included:

- Deviation from the City of North Vancouver’s OCP guidelines.
- Concerns with building massing, including height and density.
- Capacity across infrastructure and community facilities.

- Concerns about traffic, transit capacity, and parking spillover.

Key areas of support identified in “Fostering Complete Communities” included:

- New neighbourhood-serving retail, particularly a grocery store and daily services.
- Desire for cafes and the plaza as a community gathering space.
- Support for family sized housing options.
- Support for a broad mix of housing types and tenures.

Key suggestions identified in “Fostering Complete Communities” included:

- Adding a childcare facility.
- Creating more green space and recreation facilities such as:
 - Community centre
 - Park with a children’s playground
 - Dog park
 - Pickleball / tennis courts

TOPIC TWO: HOUSING FOR ALL

Full transcription of responses can be found in Appendix F.

Participants were asked “How well does this project meet the goals of providing housing for all?”

- (3.5%) 11 participants selected “Significantly”
- (2.3%) 7 participants selected “Somewhat”
- (7.1%) 22 participants selected “Moderately”
- (3.2%) 10 participants selected “I’m not sure”
- (81.4%) 253 participants selected “Not at all”

8 responses did not select one of the five options.

Participants were asked “What do you see as the biggest housing challenges facing North Vancouver today?” Key themes identified as large challenges are outlined below.

The key themes identified by respondents in “Housing for All” included:

- Lack of “missing middle” options such as duplexes, triplexes, townhomes, row housing, laneway and coach houses.
- Affordability pressures across both rental and ownership markets. Including rents relative to household incomes and the limited availability of low-cost options.
- A need for more family-sized homes (2 to 3+ bedrooms) and larger unit designs that support long-term livability.
- Concerns about the proposed building scale (height/density) and alignment with the City of North Vancouver’s OCP guidelines.
- Infrastructure deficit across transport, schools, healthcare and childcare.
- Concerns about traffic, transit capacity, and parking spillover.
- Desire to enhance walkability, greenspaces, and overall public realm quality.
- Calls for clear policy direction, transparent public engagement, and assurance that mitigation measures (e.g., infrastructure upgrades) will be implemented as growth occurs.

TOPIC THREE: TRANSPORTATION & SUSTAINABILITY

Full transcription of responses can be found in Appendix F.

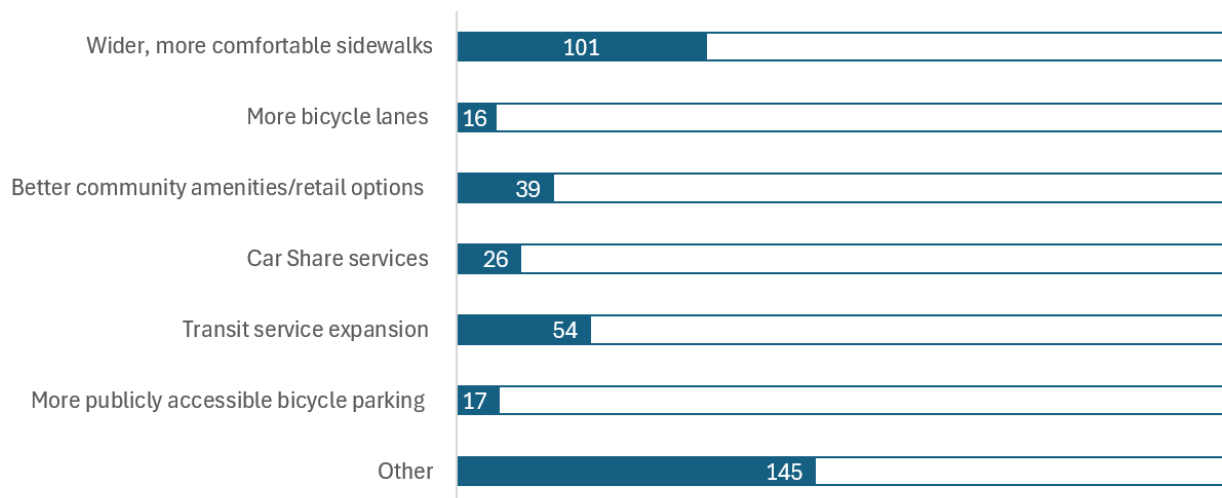
Participants were asked “How well does the project help to support municipal, provincial and community goals around environmental sustainability, transportation and transit use?”

- (3.5%) 11 participants selected “Significantly”
- (2.3%) 7 participants selected “Somewhat”
- (3.9%) 12 participants selected “Moderately”
- (3.5%) 11 participants selected “I’m not sure”
- (82.3%) 256 participants selected “Not at all”

12 responses did not select one of the five options.

Participants were offered a multiple choice format for “What measures might help to ease traffic in the area? Please select all that apply.”

- 101 participants selected “Wider, more comfortable sidewalks”
- 16 participants selected “More bicycle lanes”
- 39 participants selected “Better community amenities/retail options”
- 26 participants selected “Car Share services”
- 54 participants selected “Transit service expansion”
- 17 participants selected “More publicly accessible bicycle parking”
- 145 participants selected “Other”
 - Comments with more than one of the same responses include:
 - More lanes for cars
 - Additional parking
 - A new bridge
 - Road and infrastructure upgrades



GENERAL FEEDBACK

Full transcription of responses can be found in Appendix F.

Key elements of the proposed project identified positively by respondents included:

- Neighbourhood-serving retail and services (grocery store, pharmacy, small-scale retail).
- Public plaza/community gathering space.
- Redeveloping the deteriorating bus depot site.
- Mixed-use design with commercial and residential spaces.
- Housing supply (especially rental units) and family homes.
- Diverse housing mix (apartments, row houses).

Key elements of the proposed project identified as needing improvement by respondents included:

- Aligning the proposal with the current OCP guidelines.
- Reducing the height and scale of the building massing.
- More traffic planning to reduce traffic congestion impacts in the area.
- Increasing the surrounding infrastructure capacity.
- Reassessing the need for a retail component within the community.
- Adding a childcare facility.
- Commitment to new / better rapid transit options.
- Adding a car share option.

APPENDIX LIST

Appendix A: Site Sign

Appendix B: Official Letter of Notification

Appendix C: Proof of Mailing and Map of Postal Routes

Appendix D: North Shore News Advertisement

Appendix E: Online Brochure

Appendix F: Cumulative Comment Card Responses, verbatim

Appendix G: Scanned Hard Copy Comment Forms

– END –

Part 2: In-person engagement report

TO: City of North Vancouver, Planning & Development
E: planning@cnv.org

FROM: Catherine Rockandel, Rockandel & Associates
CP3 IAP2 Public Participation Professional / IAF Certified Professional Facilitator
E: cat@growpartnerships.com

SUBJECT Executive Summary of TransLink Moodyville Proposal
502-536 East 3rd Street, North Vancouver
Facilitated Engagement Sessions on November 19, 22, and 26, 2025

DATE February 9, 2026 **Pages:** 5

Overview

On November 19, 22, and 26, 2025, TransLink, accompanied by a third-party facilitator Rockandel & Associates, hosted three Facilitated Engagement Sessions. The purpose of these sessions was to invite members of the community to share their feedback and comments on TransLink’s Official Community Plan (“OCP”) Amendment Application for 502-536 East 3rd Avenue in the City of North Vancouver (“the City”).

Participants were able to register for a session of their choice in advance. Registration was made available on October 21st 2025 at the TransLink Moodyville website. 119 members of the public attended the three Facilitated Engagement Sessions and provided their feedback and input to the project team.

Notification

Notification of the Facilitated Engagement Sessions was guided by the City of North Vancouver’s requirements and comprised of the following process:

- TransLink webpage updated on October 21st to include information about the engagement sessions, engagement booklet, and updated application.
- A postcard notification was mailed on November 4th, 2025 to a cumulative 4,568 addresses.
- An advertisement was published in two consecutive issues of the North Shore News detailing the opportunity for engagement. The publication dates were November 5 and November 12, 2025.
- Site signage was erected onsite at prominent locations.

Session Format

To encourage a welcoming environment where everyone had an opportunity to be heard, the meeting format focused on roundtable discussions with a table host. Participants sat at tables of eight (maximum), that featured flip chart paper, sticky notes, and pens. Participants were welcome to write down any feedback on the flip chart or sticky notes and were ensured they would be tabulated at the end of the event. The table hosts function was to help guide conversation and ensure that everyone’s feedback was captured on flip chart notes.

To begin, Catherine Rockandel, third-party facilitator, provided an overview of the event. Following this introduction, the TransLink project team provided a brief overview of the application. Once the presentation had concluded, each table had a thirty-minute discussion on the proposed application for 502-536 East 3rd Street. Following these thirty minutes, either a member of each table, or the table host, presented their discussion findings to the room and had the opportunity to ask questions directly to the

TransLink project team, for all in attendance to hear at the same time. All feedback captured was recorded and transcribed in three meeting reports included in the Appendix.

Third Party Facilitation Details

Catherine Rockandel, Rockandel & Associates, was enlisted to facilitate these engagements as an objective third-party. As participants arrived, Catherine welcomed them to the sessions at the front door. As the sessions started, Catherine provided an overview of the agenda, facilitated process, how the meeting would unfold, alongside logistics from safety considerations, and how their input would be recorded and shared with the City.

She introduced the applicant team, the table hosts supporting each table, and the City staff in attendance. Catherine shared that the City staff's role is to listen and respond to questions about the application process and Council-approved policies/bylaws and guidelines.

To ensure the safety of all participants, a code of conduct was shared at the start of the session to aid in creating a respectful and safe space. These were reinforced prior to the whole group discussions.

Prior to the presentation, Catherine provided an overview the Community Engagement Discussion Guides available on all tables. She explained how these were aligned with the presentation materials and included discussion questions. She encouraged people that may have questions during the presentation to write them on post it notes so they could be discussed in the table and whole group discussions.

The presentation delivered by the TransLink team included the following components:

- Project Overview: Initial Proposal and Site Context
- Community Consultation: What We Heard (January 2025 Developer Information Session)
- Project Overview: Vision and Floor Plans
- Key Project Updates
- Theme 1: Complete Communities – Context, Policy and How Proposal Delivers
 - Mixed Use Hub
 - Inclusive and Accessible Public Realm
- Theme 2: Housing for All – Context, Policy and How Proposal Delivers
 - Secure Market Rental
 - Mid-Market Rental Units
 - Diverse Unit Mix
 - No Residential Displacement
 - Create a Diversity of Tenure in the Neighbourhood
- Theme 3: Transportation and Sustainability – Context, Policy and How Proposal Delivers
 - Reduced Vehicle Dependence
 - Sustainable Transportation Choices
 - Walkable Neighbourhood
 - Cycling Infrastructure
 - Transportation Demand Management Strategies
 - Sustainability and Climate Resilience
- We want to Hear from You – QR Code link to provide input through TransLink online comment form and project website www.translink.ca/moodyville

The facilitation approach utilized active listening, making eye contact, nodding and summarizing key points to clarify what was heard. Following the table discussions, Catherine circulated the room and brought the microphone to speakers so everyone could hear their comments and questions.

The table discussion and facilitated whole group discussions focused on three questions, though participants were not constrained to comment on these questions and could pose any feedback or questions that they wanted to:

- How do we prioritize competing needs, desires and values to deliver complete communities, housing for all, and transportation & sustainability?
- What trade-offs can be considered to address the challenges the community faces?
- What ideas do you have to achieve these goals while minimizing community impacts?

A report of each meeting provides a transcription of the whole group discussion including participant questions and responses from the applicant (see Appendix). The flip chart notes and sticky notes from the small group table discussions were typed up in the reports and PDF images of the handwritten sticky notes are included in the Appendix for transparency.

The following themes are a high-level summary.

Enhancing Complete Communities – Key Feedback Themes

1. Concerns about the impacts to schools, hospital and daycares given the current capacity constrictions. Many participants asked for input from the School District as to whether the new Cloverley Elementary, opening in September 2026, will be able to accommodate the potential additional students from this development.
2. Some support for the inclusion of retail space. Feedback included the need to ensure good quality retail tenants would be selected, and emphasis that retail space should reflect local neighbourhood needs. There was concern that the proponent was unable to guarantee a grocery store retailer at the OCP stage.
3. Some participants shared that daycare space was needed in the City. In the whole group discussion, they said this could be located on the ground level for families in the building and adjacent neighbours needing space. This would have a positive impact on transportation in that people would not have to drive to drop off kids at daycare.
4. Contributing additional green space to the neighbourhood through the creation of a park in the area currently being proposed for market rowhomes was suggested. The park would address pressure on Moodyville Park from the growing population, provide a space for children in the housing development and neighbourhood to play and provide a relaxing environment for people who might walk over after buying a coffee or food from the new retail.
5. There was also some support noted for the expanded community plaza on St. Davids and the enhanced tree canopy through the revised landscape plan.
6. There was concern that rental rates would be high in the proposed development.

Delivering Housing For All – Key Feedback Themes

1. Many participants that self-identified as currently living in the neighbourhood were opposed to the height and density. The two, most frequently referenced impacts to existing residents were (1) increase in traffic congestion and (2) whether a precedent would be set for further density in Moodyville, particularly related to the Wall Financial Trails project.
2. Many participants identified that the neighbourhood character is currently family oriented low-density housing of four to six storeys which should be maintained.
3. Some individuals expressed a perspective that density is positive and that it can bring a good mix of retail, especially when varied heights are included.

Transportation and Sustainability – Key Feedback Themes

1. While there was some support for the development's proximity to the proposed North Shore-Metrotown BRT (Bus Rapid Transit) and the R2 Bus line, the issue of bridge congestion was consistently raised and noted that the proposed BRT and R2 buses would be using the same road network. Overall, many of the same concerns and questions were raised by participants, including that greater investment in new transit on the North Shore would be welcome, though there was concern that the proposed BRT is not yet fully funded.
2. Concerns about parking focused on the impact of the proposed amount of parking stalls. Concerns such as whether new residents who may not rent a parking stall in the building or may have more than one car and will park on the street, were raised. Comments on whether the limited number of parking spaces for the retail units will result in an increase of street parking demand. Concerns were raised on how this could make driving in the neighbourhood more challenging, limiting visibility of pedestrians which decreases safety for children and seniors.
3. There was overall concern about road congestion in the City.

Other Feedback Themes

1. Some participants expressed concerns about the ongoing development in the City. They questioned whether the City had met their housing targets and whether this project was necessary.
2. Participants frequently raised that the land was acquired by TransLink for a low land price, and therefore suggested that TransLink should be able to build a lower density project.

Overall Areas Concerns

In summary, the overall areas of concern over the three community engagement sessions were reflected in the flip chart notes and post it notes from table discussions, and shared with the whole group as part of the table reports.

- Proposed height
- Misalignment with neighbourhood context and character
- Misalignment with current Official Community Plan (OCP)
- Community amenities offered (Plaza and Rental) are not enough.
- Grocery/retail tenants are not guaranteed
- On-street parking impacts

- Increased traffic congestion particularly related to bridges
- Impacts on existing infrastructure (schools, daycares and hospital)

Overall Areas of Support

In summary the overall areas of support over the three community engagement sessions were reflected in the flip chart notes and post it notes from table discussions, and shared with the whole group as part of the table reports.

- Retail amenities particularly potential for a grocery store Secure rental housing, particularly the inclusion the family-friendly 2 and 3-bedroom units
- Plaza public realm
- Bicycle parking spaces
- Walkable community with services nearby
- New development near transit
- Height and density are a trade-off for retail, plaza, better neighbourhood connectivity and rental housing