

**Preliminary Public Consultation Summary Report**  
370-380 Klahanie Court  
November 28<sup>th</sup>, 2023

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[Table of Contents](#)

Executive Summary ..... 1

Notification Details ..... 1

Meeting Format..... 1

Feedback Summary.....2

Appendix A: Resident Notification Mailout.....4

Appendix B: Newspaper Advertisement .....5

Appendix C: Feedback Forms .....6

Appendix D: PIM Information Boards .....7

## Executive Summary

Darwin properties, in partnership with BC Housing and Klahanee Park Housing Society, submitted a Preliminary Development Proposal to the District of West Vancouver on July 19<sup>th</sup>, 2023. The subject site is located at 370-380 Klahanie Court, in the Lions Gate Village neighbourhood. The proposal includes two wood frame buildings and a concrete tower with a shared two-level parkade, totaling approximately 347 market rental and 264 non-market rental units.

As required by the District of West Vancouver, the Preliminary Public Consultation Meeting was held on November 28<sup>th</sup>, 2023. This information session provided neighbours with an early opportunity to get informed and provide feedback on the proposal. This report summarizes the notification process, event details, informational materials, and public feedback.

## Notification Details

### **Mail notification**

Notification letters were distributed to 464 residents by Canada Post mail within a 100-meter radius of the subject property on November 10<sup>th</sup>, 2023.

See appendix A for a copy of the notification letter.

### **Newspaper Advertisement**

Newspaper advertisements were published in two consecutive issues of the North Shore News on November 15<sup>th</sup> and 22<sup>nd</sup>, 2023.

See appendix B for a copy of the advertisement.

### **Website**

The project went live on the Darwin Properties website on November 10<sup>th</sup>, 2023.

Link: [www.darwin.ca/projects/development/klahanie](http://www.darwin.ca/projects/development/klahanie)

## Meeting Format

The Preliminary Public Consultation Meeting was held on November 28<sup>th</sup>, 2023, from 6:00pm to 8:00pm at the Capilano Rugby Clubhouse. The meeting format was an open house style session with informative boards displayed throughout the room. The key members of the project team were present to answer specific questions about the project. Guests were asked to sign in upon arrival and were encouraged to fill out a feedback form online or in hard copy before leaving.

### **Project team attendance**

Darwin Properties

- Chris Wilkinson, Director of Development
- Dario Rahbar, Development Coordinator

- Jordan Carter, Development Coordinator

#### BC Housing

- Nicholas Hardy, Development Manager

#### Klahanee Park Housing Society

- Natalie Zigarlick, President

#### CPA Development Consultants (representing Klahanee Park Housing Society)

- Casey Clerkson, Principal

#### Arcadis Group

- Jeff Mok, Associate Architect

#### Bunt & Associates

- Tyler Thomson, Senior Transportation Planner
- Tegwen Atkinson, Transportation Analyst

#### Prospero

- Jeff Nightingale, Tenant Relocation Specialist

### **Presentation Material**

Below is a list of the meeting board titles

1. Rendering
2. Where do you live?
3. Who we are
4. Schedule & Process
5. Neighbourhood Context
6. Mobility & Transportation
7. Site Plan
8. Marine Drive Area – Lions Gate/Klahanie Sub-area
9. Official Community Plan Compliance
10. Affordable Housing
11. Feedback

See appendix C for a copy of the boards.

### Feedback Summary

Number of attendees at the open house: 13

Number of feedback forms received (online, email and hardcopy): 10

Below is a summary of the Questionnaire feedback:

*Tell us about yourself.*

- I rent my home in the area: 0
- I own my home in the area: 9
- I work in the area: 0
- I own a business in the area: 0
- I don't live or work in the area: 0

*Why did you choose to live in this neighbourhood?*

- Location
- Community
- Proximity to downtown, nature, greenspace, shops
- Quiet neighbourhood
- Affordable price point to stay in West Vancouver
- Walkability
- Downsizing
- Proximity to transit

*How can the proposal be improved?*

- Clarify parking ratio and rationale behind it
- Encourage translink to improve bus stops
- Offsite improvements to trail and more lighting, bike path, walking routes to Park Royal
- Include recreational amenities
- Widening of Curling Road and add sidewalks
- Include retail space
- Design the buildings to accommodate seniors and families in the same building.

*What is the most important feature or offering you would like to see included in the proposal?*

- Traffic management
- Park space
- Amenities
- Connectivity and walkability
- Rental and below market rental housing
- Diverse housing opportunities
- Maintain views
- Reduce density

*Additional thoughts and concerns.*

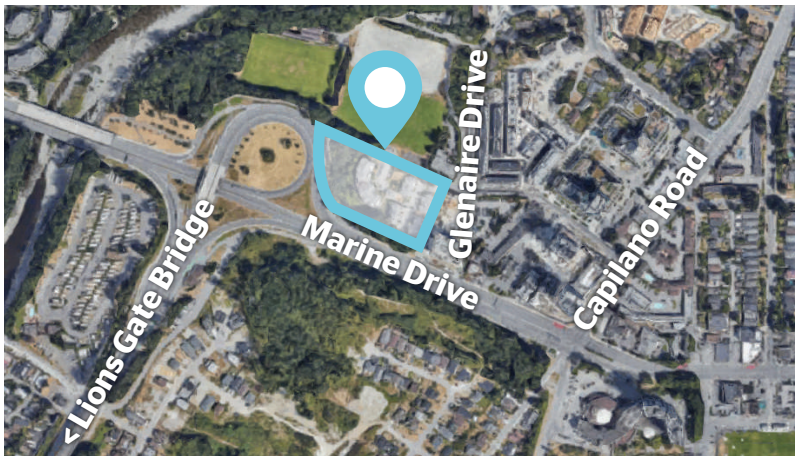
- The community centre is too small for the community needs. There is value in building a large on-site amenity offering
- Community Rugby field is under used and could have better programming
- There were concerns about safety and security with the lack of sidewalks and lighting.
- There were concerns about the traffic impacts on Curling Road with people noting existing queuing.
- There were concerns about what infrastructure/upgrades the District would be responsible for and whether District of North Vancouver was being consulted.
- There were concerns about existing congestion / queuing on the wider network (particularly Marine Drive, Capilano Road, and Curling Road).
- A few comments were made on the cycling / pedestrian convenience and perceived safety to/from the site area.
- Improvements to the location and quality of the nearby transit network were discussed.
- Most people mentioned the lack of nearby grocery stores, restaurants, and daycare types amenities which lead to more vehicle trips.
- There is concern among existing tenants and neighbours that by designing the first phase to be exclusively for seniors, the families will be displaced upwards of 6 years. They explain that there are benefits to multigenerational living.



# Developer's Preliminary Public Consultation Meeting



Darwin Properties, in partnership with BC Housing and Klahanee Park Housing Society, are proposing to develop two 6-storey apartments and a 24-storey apartment building at 370-380 Klahanie Court in West Vancouver. The proposal includes approximately 169 non-market senior rental units, 95 non-market family rental units, and 347 market rental units.



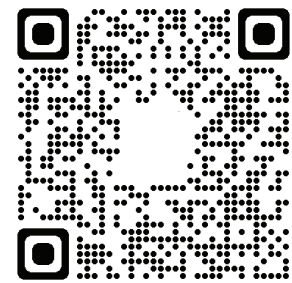
Redevelopment Site: 370-380 Klahanie Court

Community feedback is important to our project team and we are hosting an information meeting before we apply to the District of West Vancouver. This is not a West Vancouver District function; it is a pre-application meeting. West Vancouver District Council may receive a report from staff on the issues raised at this meeting and may formally consider the proposal at a later date.



**Public Information Meeting**  
Tuesday, November 28th, 2023  
6:00pm – 8:00pm

Capilano Rugby Clubhouse  
1910 Glenaire Drive  
North Vancouver, BC, V7P 1Y1



**Scan the QR code to visit our  
project website and provide feedback  
on the development.  
Survey open until December 15th.**

For more information, please contact:  
**Christa Strand: 604.929.7944**  
**or visit [darwin.ca](http://darwin.ca)**

**APPROVAL PROCESS:** This proposal is in the initial pre-planning stages of the approval process and has not been submitted to the District of West Vancouver. Providing the proposal advances, the application will require Council approval to facilitate the redevelopment of the site. All rezoning applications require a formal Public Hearing prior to council approval.

**DISTRICT INFORMATION:** For more information on the Official Community Plan, other land use bylaws, and planning policies, please visit the District of West Vancouver's website at [westvancouver.ca](http://westvancouver.ca)

**DARWIN**



**BC HOUSING**



**KLAHANE PARK  
HOUSING SOCIETY**

## Developer's Preliminary Public Consultation Meeting

Darwin Properties, in partnership with BC Housing and Klahanie Park Housing Society, are proposing to construct two 6-storey apartments and a 24-storey apartment at 370-380 Klahanie Court in West Vancouver. The proposal includes approximately 169 non-market senior rental units, 95 non-market family rental units, and 347 market rental units.

Community feedback is important to our project team, and we are hosting an information meeting before we apply to the District of West Vancouver.

**Date:** Tuesday, November 28th, 2023

**Time:** 6:00pm – 8:00pm (drop-in, open house format)

**Location:** Capilano Rugby Clubhouse  
1910 Glenaire Dr, North Vancouver, BC V7P 1Y1



Notification flyers are being distributed within a 100-meter radius of the site. If you would like more information, please visit [Darwin.ca](https://darwin.ca) or contact Christa Strand of Darwin Properties at 604-929-7944.

\*This is not a West Vancouver District function; it is a pre-application meeting. West Vancouver District Council may receive a report from staff on the issues raised at this meeting and may formally consider the proposal at a later date.

Public Information Meeting Questionnaire

Name: [REDACTED]

Address: [REDACTED]

1. Please tell us about yourself: [check boxes that apply to you]

- ☐ I rent my home in the area
- ☒ I own my home in the area
- ☐ I work in the area
- ☐ I own a business in the area
- ☐ I don't live or work in the area

2. Why did you choose to live in this neighbourhood?

IT USED TO BE A QUIET BACKWATER

3. How can the proposal be improved?

OPEN THE ROADS TO WEST VAN

4. What is the most important feature or offering you would like to see in the proposal?

AMENITIES

5. Please share any other thoughts you might have.



Public Information Meeting Questionnaire

Name: [REDACTED]

Address: [REDACTED]

1. Please tell us about yourself: [check boxes that apply to you]

- ☐ I rent my home in the area
- ☒ I own my home in the area
- ☐ I work in the area
- ☐ I own a business in the area
- ☐ I don't live or work in the area

2. Why did you choose to live in this neighbourhood?

Location: We wanted a neighbourhood that offered everything in walking distance

3. How can the proposal be improved?

Minimizing trip generation is one of the stated goals but we need safe & pleasant walking routes to amenities ~~like~~ including recreational amenities. There should be separated cycling/walking routes to Park Royal, & a walking path on the left bank of the ~~river~~ Capilano River.

4. What is the most important feature or offering you would like to see in the proposal?

Excellent connectivity of cycling & walking routes; new walking path on left side of Capilano River

5. Please share any other thoughts you might have.

<sup>enlarge</sup>  
Please work with DNU to improve Lions Gate Community & Rect Centre because tenants here will definitely want to use it

Public Information Meeting Questionnaire

Name:

Address:

1. Please tell us about yourself: [check boxes that apply to you]

- ☐ I rent my home in the area
- ☒ I own my home in the area *DWV.- Spruways*
- ☐ I work in the area
- ☐ I own a business in the area
- ☐ I don't live or work in the area

2. Why did you choose to live in this neighbourhood?

- type of housing offered: townhouse
- price point
- stay in W.V. neighbourhood

3. How can the proposal be improved?

- clarify parking ratio & explain the physical constraints that point to a low parking ratio
- encourage DWV & DWV & Translink to improve bus stop locations nearby & to share bus stops

4. What is the most important feature or offering you would like to see in the proposal? *or as B or ramp*


- rental housing
- below market rental housing.

5. Please share any other thoughts you might have.

- take care that this DWV does not become an isolated afterthought of West Van.
- Community build out in DWV LG Villages such as grocery store will help make it a community.

Public Information Meeting Questionnaire

Name: 

Address: 

1. Please tell us about yourself: [check boxes that apply to you]

- ☐ I rent my home in the area
- ☒ I own my home in the area
- ☐ I work in the area
- ☐ I own a business in the area
- ☐ I don't live or work in the area

2. Why did you choose to live in this neighbourhood?

*Walkability, proximity to amenities, mountain,*

3. How can the proposal be improved?

*Offering improvements to active transportation  
- Capilano River trail  
- more eyes on the wooded area, (currently  
a lot of camping & vagrancy in the woods)*

4. What is the most important feature or offering you would like to see in the proposal?

*Housing opportunities. Complete the Lion Gate  
community.*

5. Please share any other thoughts you might have.

*Bike improvements to Lion Gate Bridge  
approaches.*



Public Information Meeting Questionnaire

Name:

[REDACTED]

Address:

[REDACTED]

1. Please tell us about yourself: [check boxes that apply to you]

- ☐ I rent my home in the area
- ☒ I own my home in the area
- ☐ I work in the area
- ☐ I own a business in the area
- ☐ I don't live or work in the area

2. Why did you choose to live in this neighbourhood? Location

3. How can the proposal be improved?

Road access tot he project should be from Wes Vancouver side as the project is located on WV grounds

4. What is the most important feature or offering you would like to see in the proposal?

Increased traffic on Curling road and Capilano interaction will create chaos in the area.

5. Please share any other thoughts you might have.

Also, concerned about safety and security of the residents with increased drive-through traffic.

To submit: scan and email to [info@darwin.ca](mailto:info@darwin.ca) or mail to #404 – 197 Forester Street, North Vancouver, BC V7H 0A6



## Public Information Meeting Questionnaire

Name: [REDACTED]

Address: [REDACTED]

## 1. Please tell us about yourself: [check boxes that apply to you]

- ☐ I rent my home in the area
- ☒ I own my home in the area
- ☐ I work in the area
- ☐ I own a business in the area
- ☐ I don't live or work in the area

## 2. Why did you choose to live in this neighbourhood?

- CENTRAL
- GREENSPACE
- AMENITIES, SUCH AS RCL CENTRE, HOPEFULLY GROCERY STORE, COFFEE SHOPS SOON.
- TRANSIT

## 3. How can the proposal be improved?

- IN ORDER TO INCREASE DENSITY, REQUIRE NEW + IMPROVED ROAD INFRASTRUCTURE + ACCESS POINT TO WEST VANCOUVER
- OPEN UP FULLERTON TO PROVIDE ACCESS TO WV OR ASD BRIDGE THROUGH KLAHANEE PARK, FILTER TRAFFIC FROM THE DEVELOPMENT + THE SENTINEL. UP GLENVIEW + ACCESS CAMANO ROAD
- REDUCE DENSITY

## 4. What is the most important feature or offering you would like to see in the proposal? OFF FULLERTON

- REDUCE HEIGHT TO MAINTAIN VIEWS WESTWARD TO LIONS GATE BRIDGE
- REDUCE DENSITY AS NOT SUFFICIENT ROAD INFRASTRUCTURE FOR THIS INCREASE IN DENSITY
- IMPROVE PEDESTRIAN WALKWAYS

## 5. Please share any other thoughts you might have.

- INVOLVE DNV + DNV PLANNERS + TRAFFIC PLANNERS FOR BOTH MUNICIPALITIES + FURTHER OPPORTUNITY FOR PUBLIC FEEDBACK (CLARENCE LIONS GATE COMMUNITY CENTRE)

To submit: scan and email to [info@darwin.ca](mailto:info@darwin.ca) or mail to #404 - 197 Forester Street, North Vancouver, BC V7H 0A6

Public Information Meeting Questionnaire

Name: \_\_\_\_\_

Address: \_\_\_\_\_

☒ Please tell us about yourself: [check boxes that apply to you]

- ☐ I rent my home in the area
- ☒ I own my home in the area
- ☐ I work in the area
- ☐ I own a business in the area
- ☐ I don't live or work in the area

## 2. Why did you choose to live in this neighbourhood?

I like the proximity to the river and marine drive. We were downsizing and looking for an accessible suite.

## 3. How can the proposal be improved?

There are no services nearby. Restaurants and a grocery store would improve walk ability. Also the road infrastructure is not sufficient. Curling road is too busy and dangerous with a lack of safe walking space. It is far too narrow and cars frequently need to pull over to let vehicles pass. Add the bike traffic in and it is a nightmare.

## 4. What is the most important feature or offering you would like to see in the proposal?

Better services and traffic management

## 5. Please share any other thoughts you might have.

I am not a civil engineer but a more thorough consideration of the traffic and research or study is imperative.

To submit: scan and email to [info@darwin.ca](mailto:info@darwin.ca) or mail to #404 – 197 Forester Street, North Vancouver, BC V7H 0A6

Christa Strand, Darwin Project Manager

December 1, 2023

Dear Ms. Strand,

I attended the public information meeting on November 28<sup>th</sup> for the Klahanie Court Redevelopment Project, but unluckily did not meet you. I was told you are the person to hear my feed-back on this very needed housing project. I support the addition of below market rental housing for families and seniors in West Vancouver. All below market rental housing is so needed in West Vancouver.

However, I have two concerns regarding this proposed plan.

1. My first concern is the plan to separate families and seniors into independent buildings. I have worked my entire career as a community focused professional mental health nurse and from many years of experience, I can tell you that intergenerational living is significantly healthier for seniors and families. Research shows that intergenerational living increases self-esteem and feelings of well-being for younger and older residents. Seniors are rejuvenated by interaction with children and less likely to experience a sense of isolation. Friendships between younger and older residents help make communities stronger. As you may know There are three below market rental housing projects currently under construction on the North Shore including Salah Apartments by Sanford Housing Society, Delbrook Apartments by Hollyburn Community Services Society and Village West by Kiwanis North Shore Housing Society. All three buildings are designed for intergenerational living. These three societies clearly understand the needs of their future residents.
2. The second reason I am opposed to putting families and seniors in separate buildings is in this project, the length of time families will be displaced from their homes at Klahanie Court. It is my understanding that the project will be developed in two phases. In phase one the families will be relocated so their building can be demolished and replaced with a seniors' building, then the seniors will be moved to the new building and the old seniors building will be demolished and replaced with a families' building. Planning the project in this manner means that families will be displaced for 5–6 years before they can move back to Klahanie Court. That is almost a generation in time which is a major disruption to these families. Is it not possible to do the

following. Use the first new building with the capacity to house all the families and seniors if it is planned as an intergenerational building. In this scenario, the families would be able to return to Klahanie Court in 2.5 years – which is significantly less time than is currently proposed.

I urge you to reconsider the design concept for Klahanie Court and make both below market rental buildings intergenerational.

Thank you,

[REDACTED]

West Vancouver Resident



COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, December 02, 2023 8:22:53 AM  
**Last Modified:** Saturday, December 02, 2023 8:35:49 AM  
**Time Spent:** 00:12:56  
**IP Address:** 172.218.188.241

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Page 1

## Q1

### Contact Information

Name [REDACTED]  
Address [REDACTED]  
City/Town North Vancouver

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**Q2** I own my home in the area

Tell us about yourself:

---

**Q3**  
Why did you choose to live in this neighbourhood?  
Proximity to downtown, proximity mountains and trails, price, anticipation of all amenities in the area

---

**Q4**  
What do you like about the proposal?  
Families, bc housing

---

**Q5**  
How can the proposal be improved?  
This area has insufficient retail (groceries, coffee shops, QSRs, etc.), the existing community centre is too small with insufficient programming for the proposed number of new families, daycare shortage in the area, the area still has heavy reliance on cars for schools, daycare, children programming and activities, etc. significant issues with more car usage in this area.

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**Q6**

What is the most important feature or offering you would like to see included in the proposal?

A proper traffic management program. I understand that early municipal road studies demonstrated concerns about road plan and traffic management.

---

**Q7**

Please share any other thoughts you might have.

I appreciate the need for a diverse housing mix, including rental & below market but I currently do NOT support a project that pushes such housing to its outskirts while over-using the road system and infrastructure of another District, with no regard for current residents. This project is an 'easy out' for the DWV to say it's creating rental and below market in West Vancouver.

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#3

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, December 06, 2023 8:51:57 AM  
**Last Modified:** Wednesday, December 06, 2023 9:07:07 AM  
**Time Spent:** 00:15:10  
**IP Address:** 184.151.230.162

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Page 1

**Q1**

Contact Information

Name	[REDACTED]
Address	[REDACTED]
City/Town	North Vancouver

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**Q2**

I own my home in the area

Tell us about yourself:

---

**Q3**

Why did you choose to live in this neighbourhood?

I chose to live here based on location, new home and sense of community.

---

**Q4**

What do you like about the proposal?

Currently, I'm not convinced this is a good proposal. It is a DWV project that is dependent on access and infrastructure from District of North Vancouver.

---

**Q5**

How can the proposal be improved?

DWV needs to look at access, or create access that is not reliant on a single road (Capilano). This would need to begin with the construction phase, when heavy trucks would utilize the road.

---

**Q6**

What is the most important feature or offering you would like to see included in the proposal?

Park space

---

**Q7**

Please share any other thoughts you might have.

Bus transit during rush hour is regularly overloaded, the community centre needs more programming, the Klahanie park is a huge space that is under utilized, the rugby club lease should be amended so that the DNV can run programming from the location (soccer, soft ball, t-ball, etc.)

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# Developer's Preliminary Public Information Meeting

# Welcome.



Artists concept rendering for demonstration purposes only. E. & O.E.

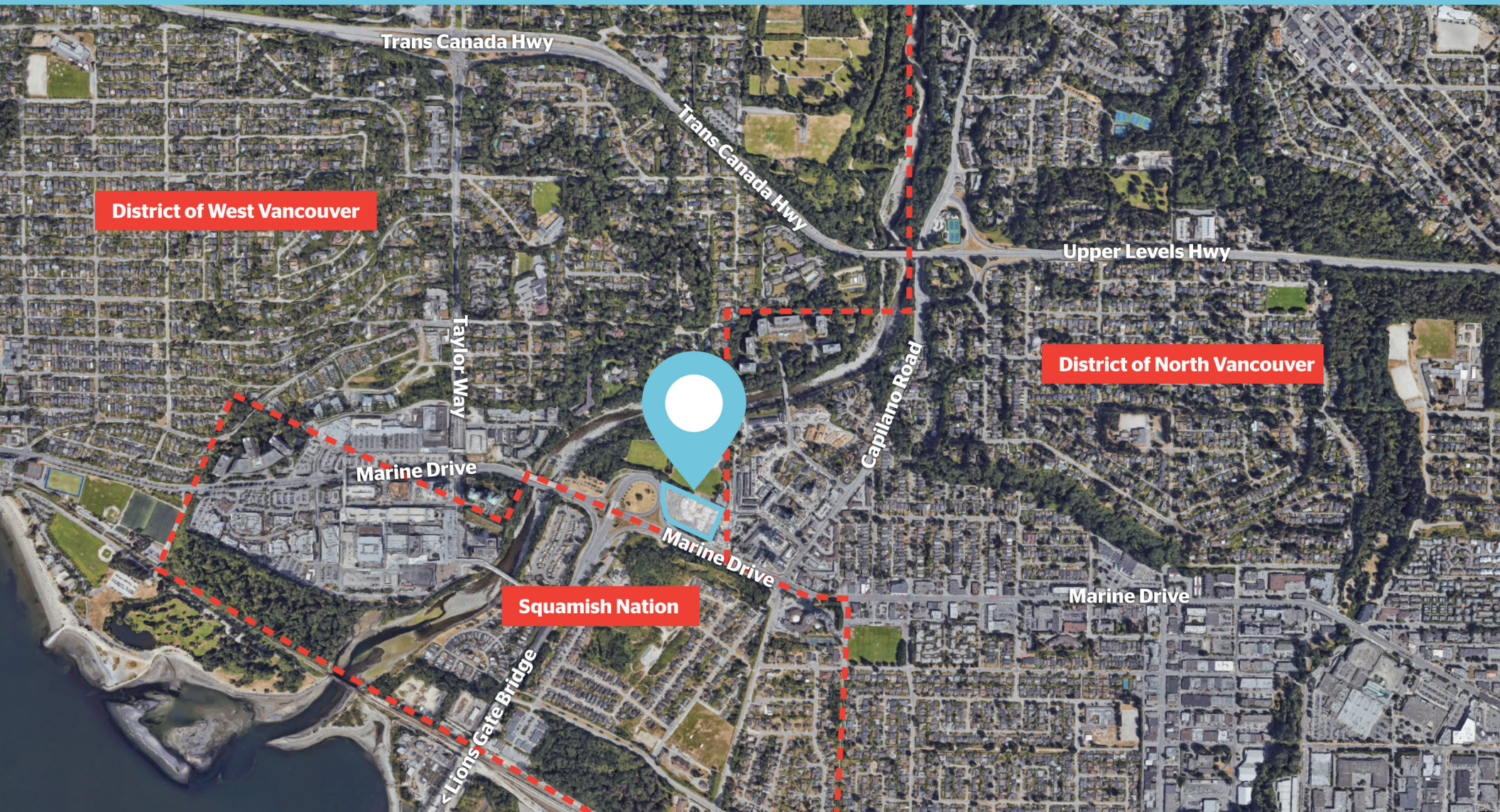
**DARWIN**



## 370-380 Klahanie Court



# Where do you live?





# Who we are



## **BC Housing**

A Crown corporation that develops, manages and administers a wide range of subsidized housing options across the province. We also license residential builders, administer owner builder authorizations and carry out research and education that benefits the residential construction industry, consumers and the affordable housing sector. BC Housing is the owner of the land.



## **Klahanee Park Housing Society**

A non-profit leasehold owner and operator responsible for all aspects of the housing operations.



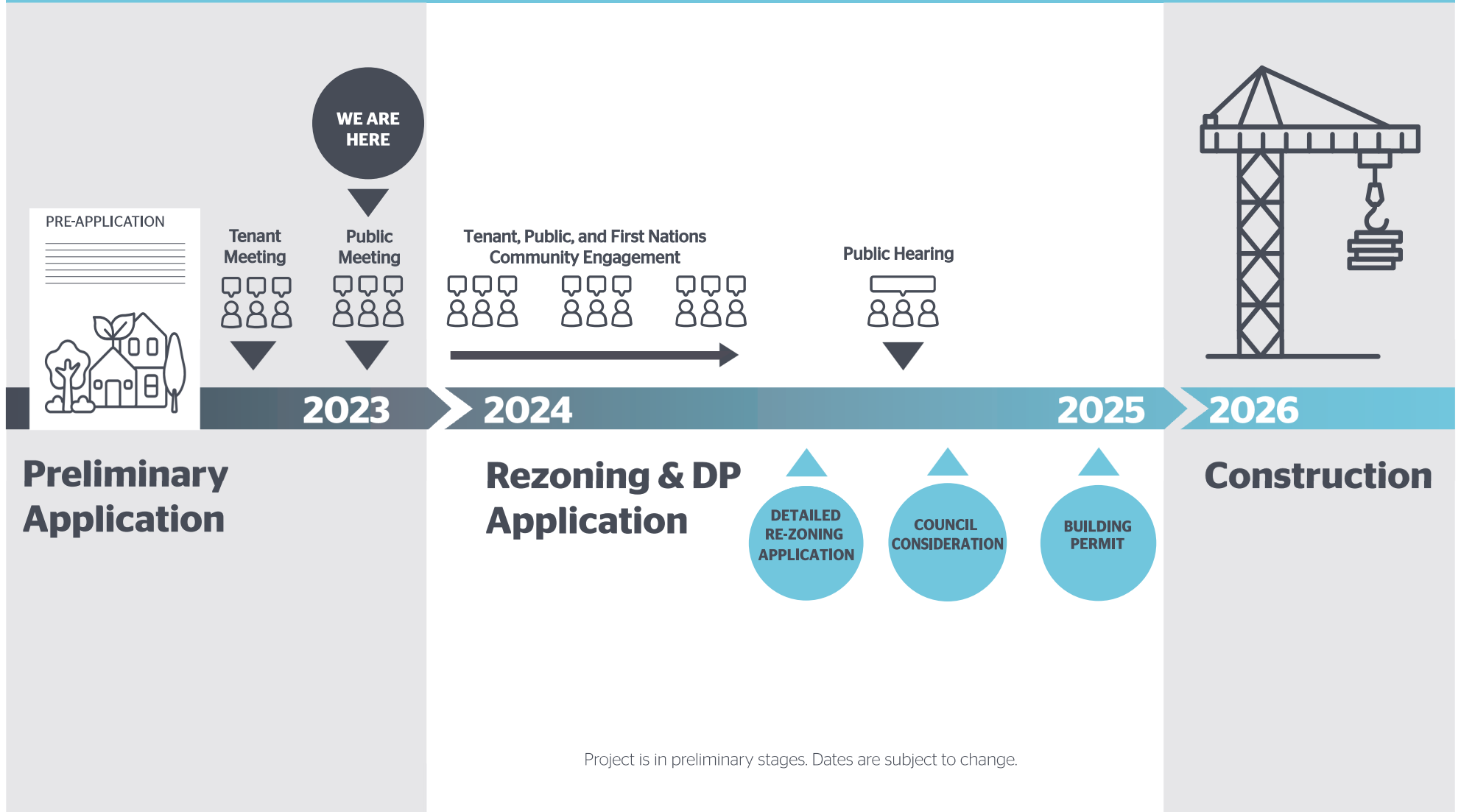
## **Darwin Properties**

A family-owned construction & development company based on the North Shore, founded in 1987. We are committed to building for the future by supplying housing that provides great benefit to our communities.

**DARWIN**

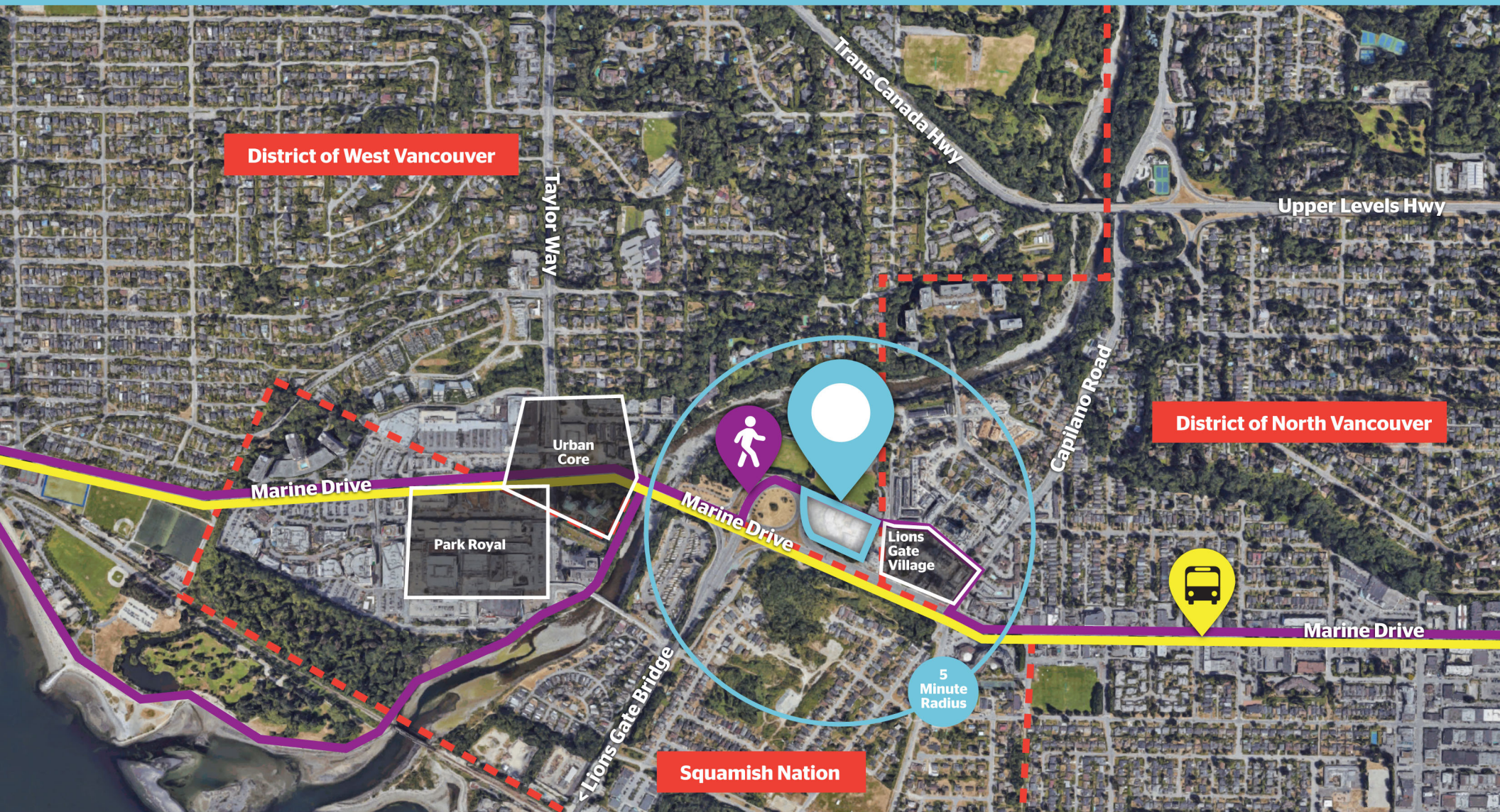


# Schedule & Process





# Neighbourhood Context





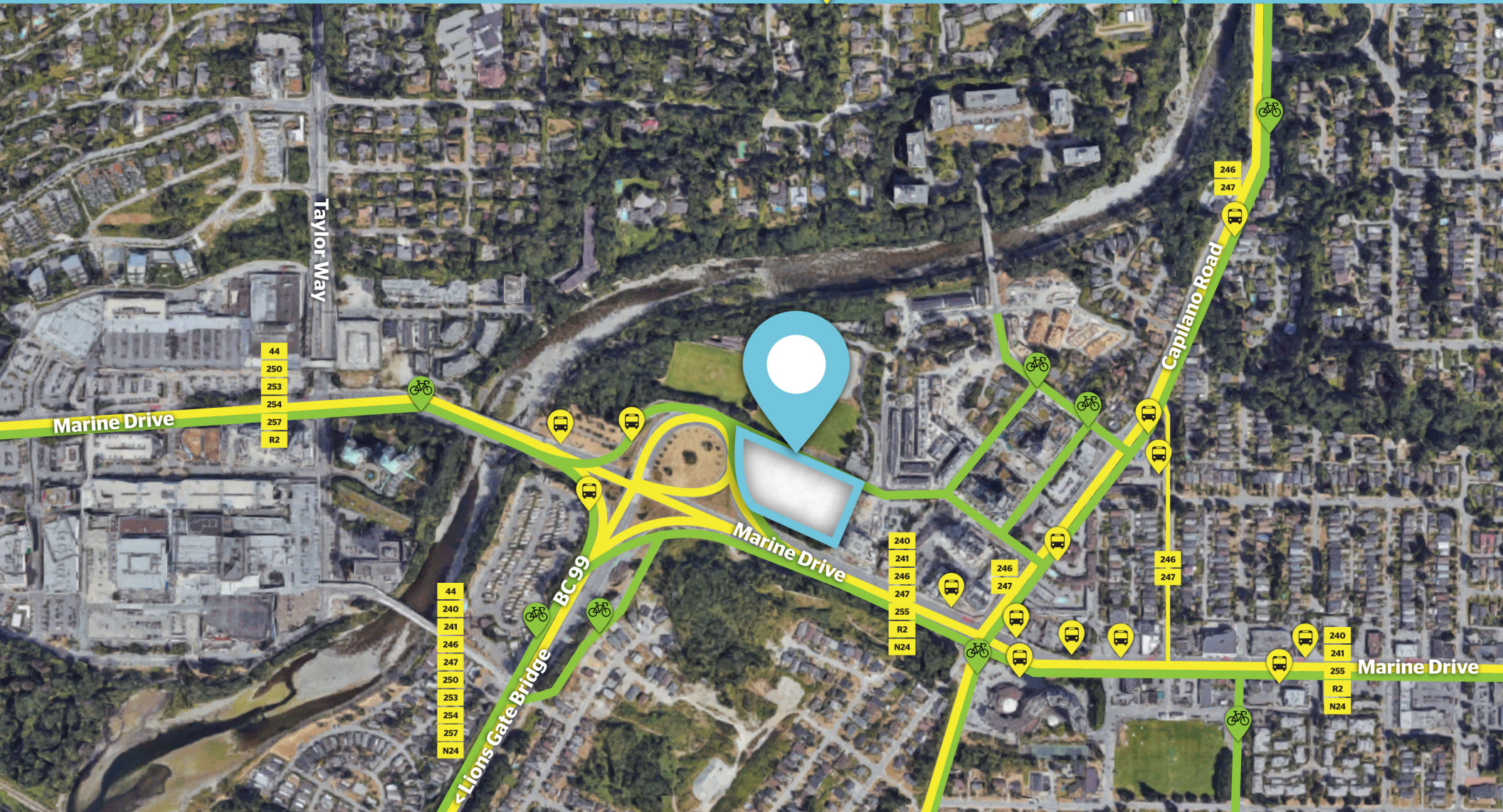
# Mobility & Transportation



Existing Transit Network



Existing Cycling Network



DARWIN



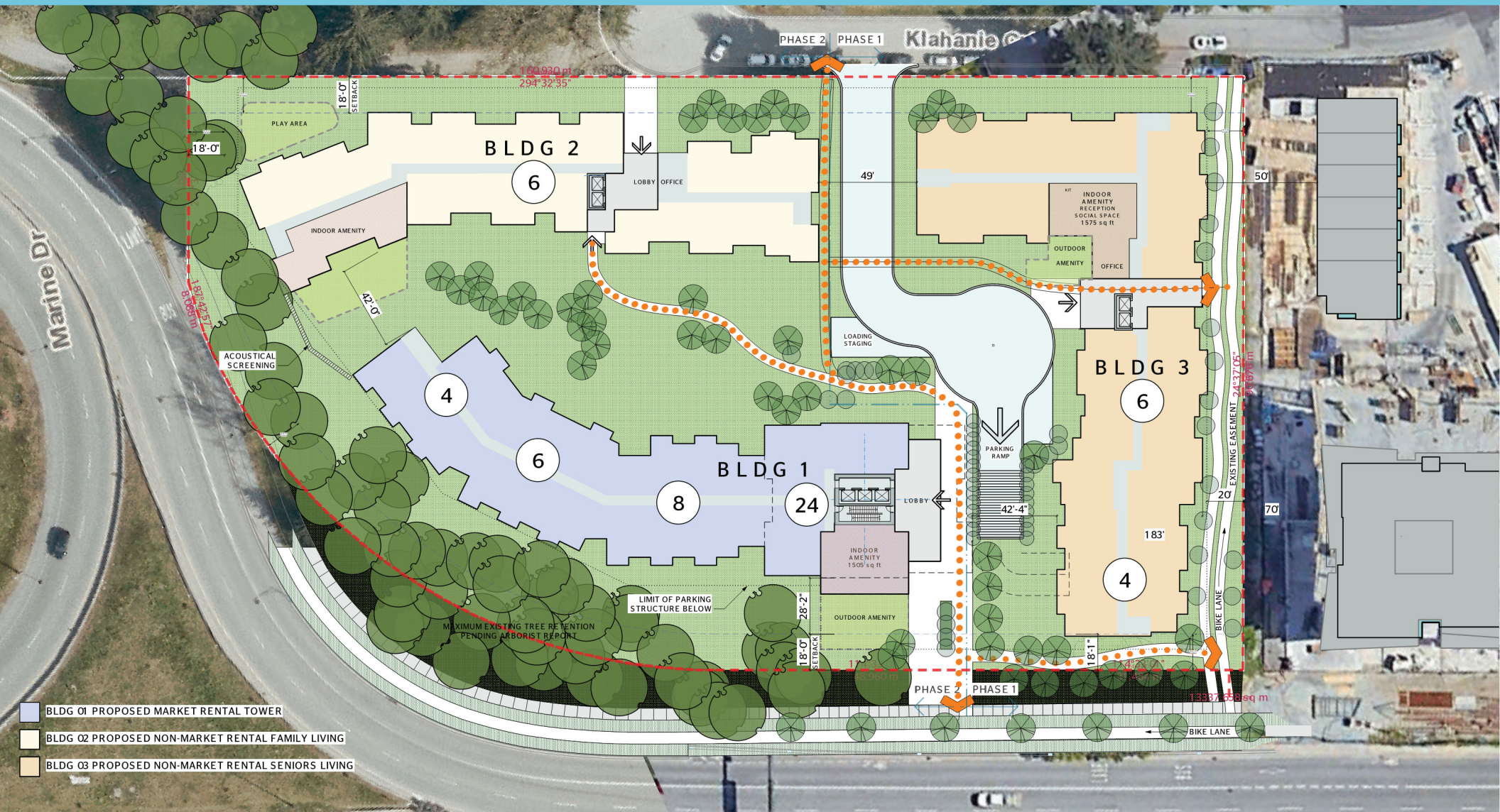
BC HOUSING



KLAHANEE PARK  
HOUSING SOCIETY



# Site Plan



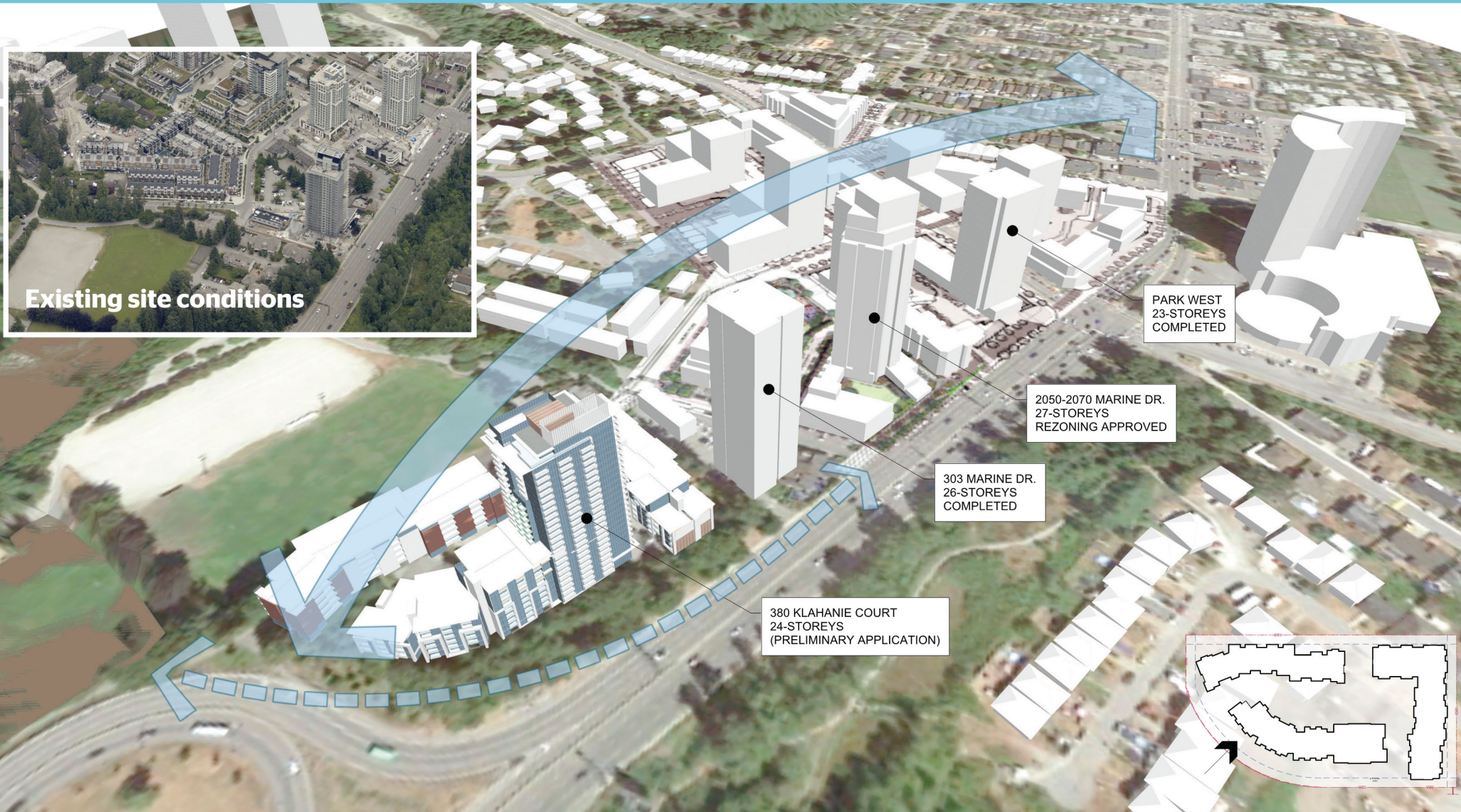
**DARWIN**



**KLAHANEE PARK  
HOUSING SOCIETY**



# Marine Drive Area – Lions Gage/Klahanie Sub-Area





# Official Community Plan Compliance

Source: Marine Drive Local Area Plan and Design Guidelines, District of West Vancouver



## Transit Supportive Development

Development should incorporate transit-oriented design principles by providing pedestrian and cycle infrastructure, and improving public realm connections to transit.



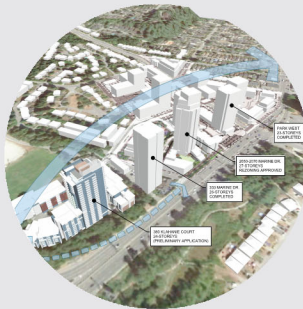
## Meet Housing Objectives

Increase density to provide affordable, rental, or supportive housing.



## Minimize Trip Generation

Land use planning should generally prioritize residential uses and seek to minimize required residential vehicle parking.



## Hierarchy

Buildings should demonstrate a clear hierarchy with appropriate transitions to surrounding lower scale housing.

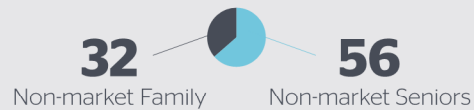


## Respond to Context

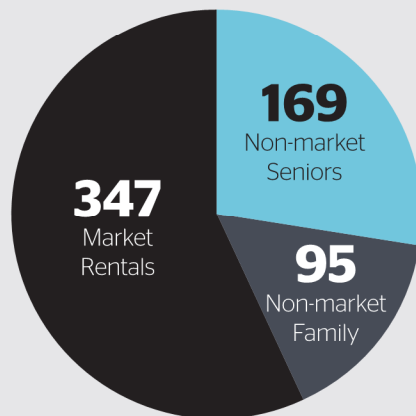
Built form expression, materials, scale, and public realm should respond and contribute to context outside of DWV jurisdiction.

# Affordable Housing

## 88 Existing Units



## Approximately 611 Proposed Units



## West Vancouver Housing Statistics

Source: CMHC



### Low Supply

Total apartment units: 2,397  
1% annual vacancy



### Rental Stock Reaching End of Life

58% were built prior to 1980



### Lack of New Units

336 units approved in the last 5 years



### High Rent

Compared to Metro Van  
\$2,303 versus \$1,665

## Proposed Non-Market and Market Housing

Tenants remain our top priority throughout this process. 32 units will be temporarily relocated and tenants will be supported with:

- Professional tenant relocation support.
- Temporary relocation at current rent rates.
- Priority access to new units at current rent rates.



One 26-storey tower + Two 6-storey apartments



# Thank You!

## Thank you for taking the time to review our information boards.

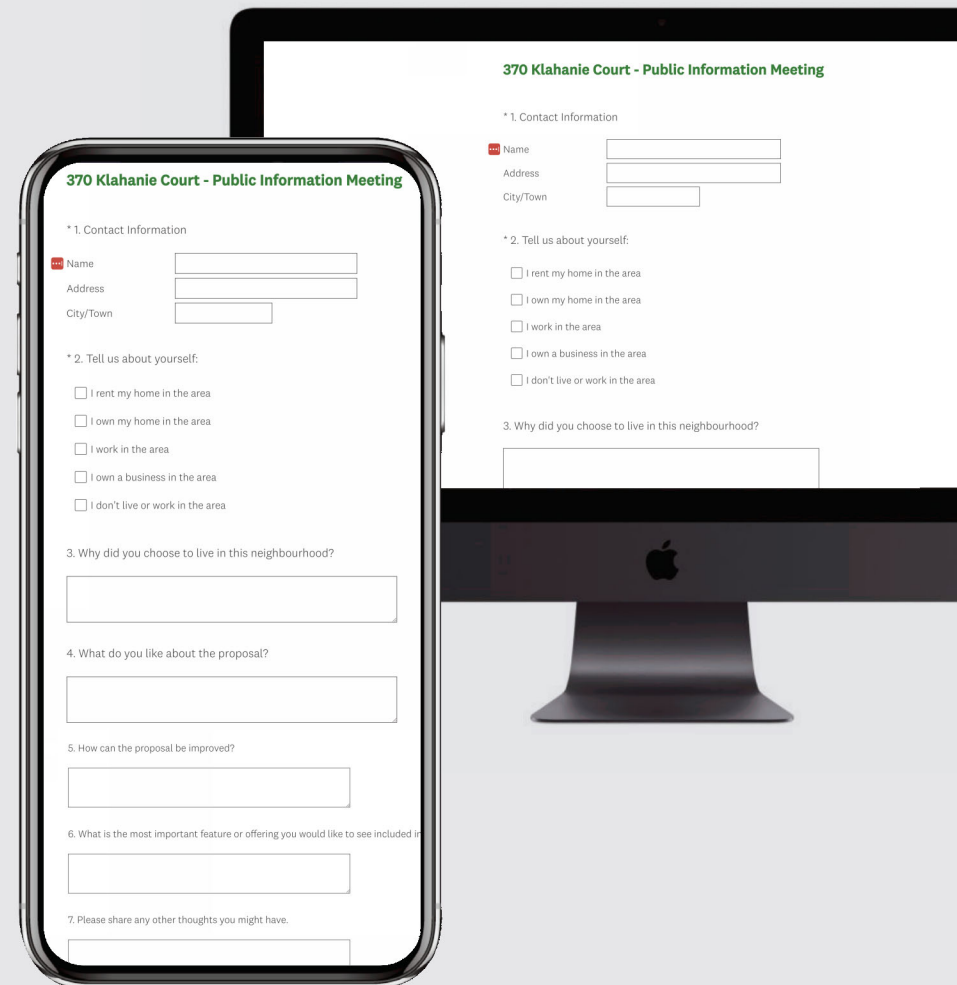
Darwin is committed to engaging with the public throughout the planning and design process. We will use your feedback to inform our designs for the future redevelopment of Klahanie.

### Scan the QR code to provide feedback.

Survey open until December 15th.



[www.Darwin.ca](http://www.Darwin.ca)



**370 Klahanie Court - Public Information Meeting**

\* 1. Contact Information

Name   
Address   
City/Town

\* 2. Tell us about yourself:

☐ I rent my home in the area  
☐ I own my home in the area  
☐ I work in the area  
☐ I own a business in the area  
☐ I don't live or work in the area

3. Why did you choose to live in this neighbourhood?

4. What do you like about the proposal?

5. How can the proposal be improved?

6. What is the most important feature or offering you would like to see included in

7. Please share any other thoughts you might have.

**DARWIN**



**BC HOUSING**



**KLAHANEE PARK  
HOUSING SOCIETY**