

DUNDARAVE ENGAGEMENT SUMMARY



2452-2490 MARINE DRIVE
APRIL 5TH, 2022 (VIRTUAL)
APRIL 6TH, 2022 (IN-PERSON)



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Dundarave Beachside Limited Partnership

INTRODUCTION

IBI Group and Dundarave Beachside LP are resubmitting a development permit application for the parcels indicated in the map to the right, 2452-2490 Marine Drive. In advance of the DP resubmission, a Virtual (5th April 2022) and In-Person Open House (6th April 2022) was held. The mailer shown below was sent to the neighbourhood (all addresses within a 100 metre radius).

In addition to these public engagement events, we also presented to the ADRA Board of Directors on March 10th, the ADBIA Board of Directors on March 25th, and the Board Chair and General Manager of the Chamber of Commerce on March 28th.



APPLICANT-HOSTED PUBLIC INFORMATION MEETING



Second Public Input Open House

Development Permit Application
2452 - 2490 Marine Drive

Dundarave Beachside LP and IBI Group are in the process of preparing a revised Development Permit Application to the District of West Vancouver under the existing zoning. The application proposes the redevelopment of 2452-2490 Marine Drive in the heart of Dundarave Village to include retail, commercial, and residential uses, and new public plazas.

In view of Covid, the planning team is hosting both virtual and in-person public information meeting at which interested members of the public will have an opportunity to review the revised drawings and provide feedback.

We hope you will be able to join us.

Background information on the application can be found at <https://westvancouver.ca/home-building-property/planning/major-applications/2452-2490-marine-driveAPPLICANT>

IBI Group **604-683-8797**
Tony Gill dundarave@ibigroup.com



Zoom Virtual Meeting

Date: April 5th, 2022
Time: 5:00pm-6:00pm
Link: <https://zoom.us/j/92948187714>
Dial-In (Phone): +1 778 907 2071
Webinar ID: 929 4818 7714



In-Person Meeting

Date: April 6th, 2022
Time: 1:00-7:00pm (drop-in)
Location: 2460B Marine Drive

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VIRTUAL PUBLIC INFORMATION MEETING

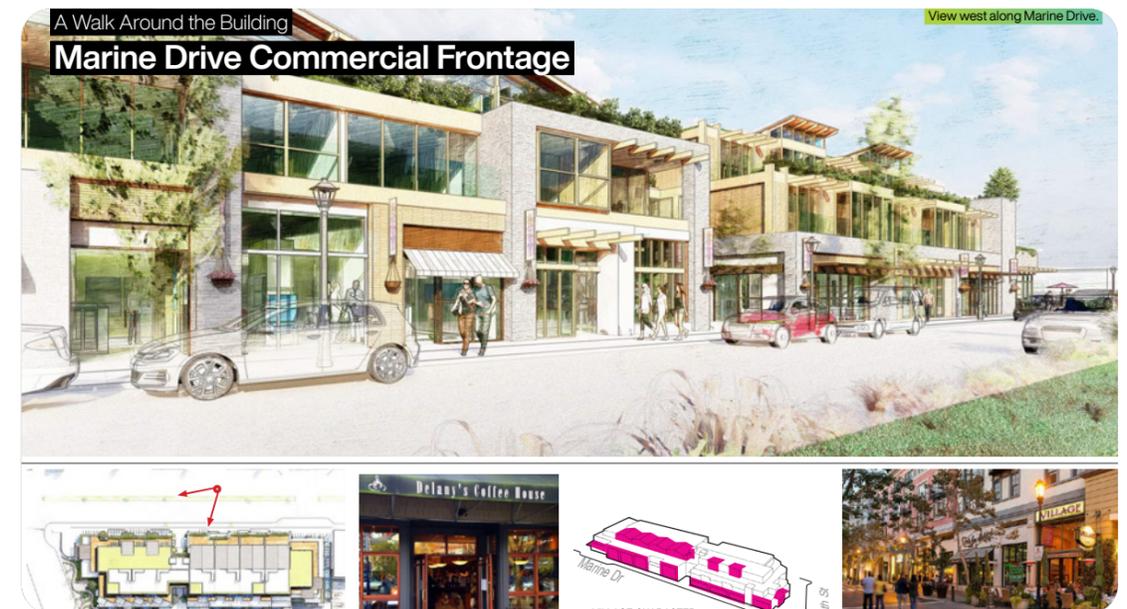
On Tuesday April 5, 2022 from 5:00pm to 6:00pm, IBI Group held a Virtual Public Information Meeting over Zoom with 30 attendees.

The project team gave a presentation about the project design, and how it has changed from the previous Development Permit application submission.

Meeting attendees were given the opportunity to participate in three polls during the presentation:

1. Describe your relationship to Dundarave Village
2. Preferences on proposed public art contribution
3. Preference of architectural style (West Coast vs Seaside Village)

Additionally, a 40-minute question and answer period followed the design presentation where attendees were able to ask typed or verbal questions that were answered by the project team.



DROP-IN OPEN HOUSE

On Wednesday April 6, 2022 from 1:00pm to 7:00pm, IBI Group held a drop-in Open House at 2460B Marine Drive in West Vancouver with approximately 110 attendees.

Attendees were able to participate to provide their:

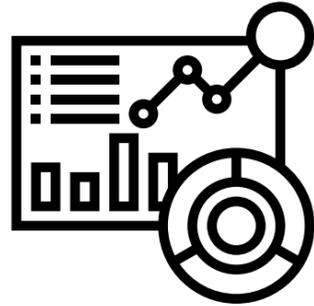
1. Opinion on how well the updated design responds to community aspirations
2. Preferences on proposed public art contribution
3. Preference of architectural style (West Coast vs Seaside Village)

Additionally, participants could leave comment cards that indicated their relationship to Dundarave Village and leave any further comments not incorporated in the feedback stations. Throughout the day, members of the project team were available to answer questions from attendees.

This document provides a summary of the feedback from both the virtual and drop-in events.

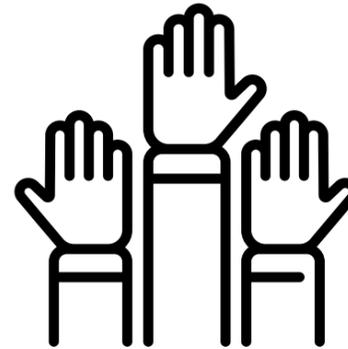


DATA SOURCES



1. Zoom Webinar Reports

Data from the Zoom virtual webinar was automatically collected in a report issued by Zoom. This includes a list of attendees, as well as results from the Zoom polls. These polls collected information about participant demographics and design preferences.



2. Voting Exercises

The design preference reports presented in the Zoom webinar were mirrored in in-person activities at the drop-in open house. These structured “dot voting” polls gathered data about design preferences.



3. Questions and Comments

In addition to the structured and simplified polling and voting data collected, open-ended data was collected in the form of questions and comments. This includes the Zoom webinar Q&A period, the in-person open house questions, filled out comment cards collected at the open house, and post-it notes for open-ended written comments on the presentation boards.

1. DEMOGRAPHICS

Participants of the Zoom Virtual PIM were counted in an attendee report. Attendees at the in-person event were tallied, and their relationship to Dundarave Village was determined by answers on comment cards received.

AT OUR TWO ENGAGEMENT EVENTS, APPROXIMATELY

140 PEOPLE PARTICIPATED

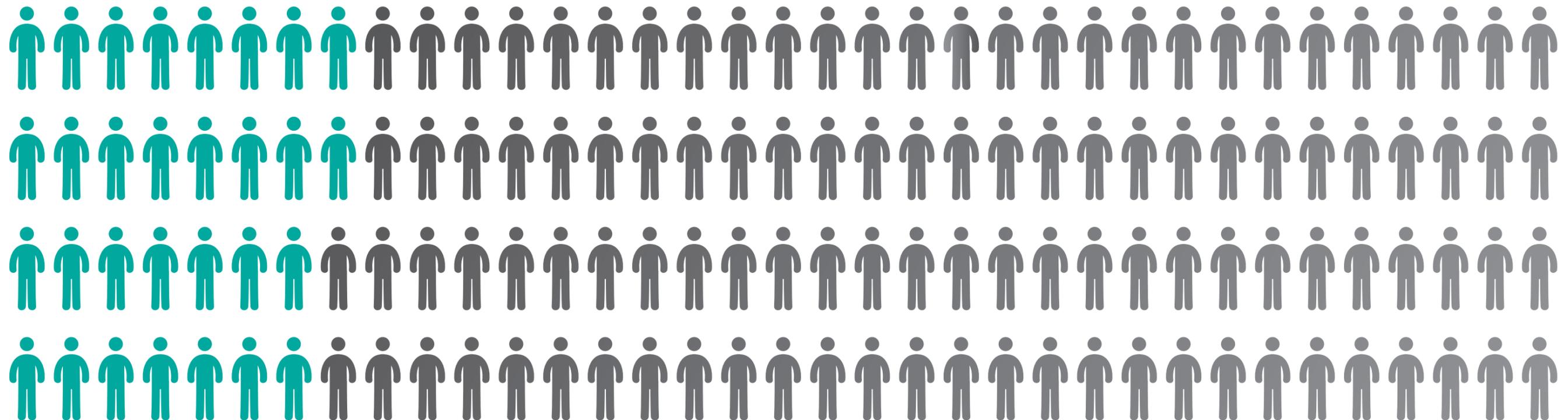
30 people attended the Zoom Virtual PIM, and approximately 110 people attended the drop-in, in-person event.

Of the 30 attendees at the Virtual PIM, we received approximately 15 questions.

Of the 110 attendees at the drop-in Open House we received 38 Comment Cards.

30 - Virtual PIM

110 - Open House



RESPONDENTS' RELATIONSHIP TO DUNDARAVE

Of the 54 attendees who answered the poll during the Zoom or provided a Comment Card, the large majority of attendees at the two events live in Dundarave (70%).

A smaller number visit Dundarave (15%), and one person worked or owned a business in Dundarave (2%). A further 13% of attendees answered "Other".



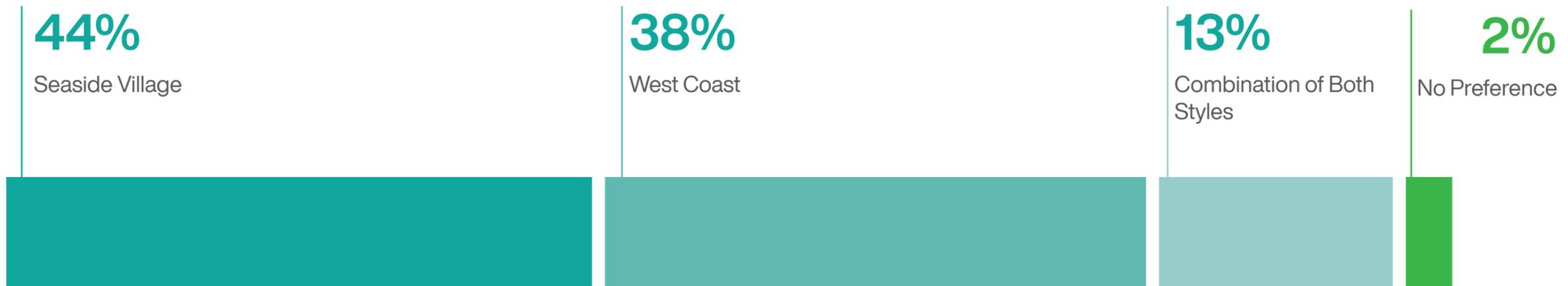
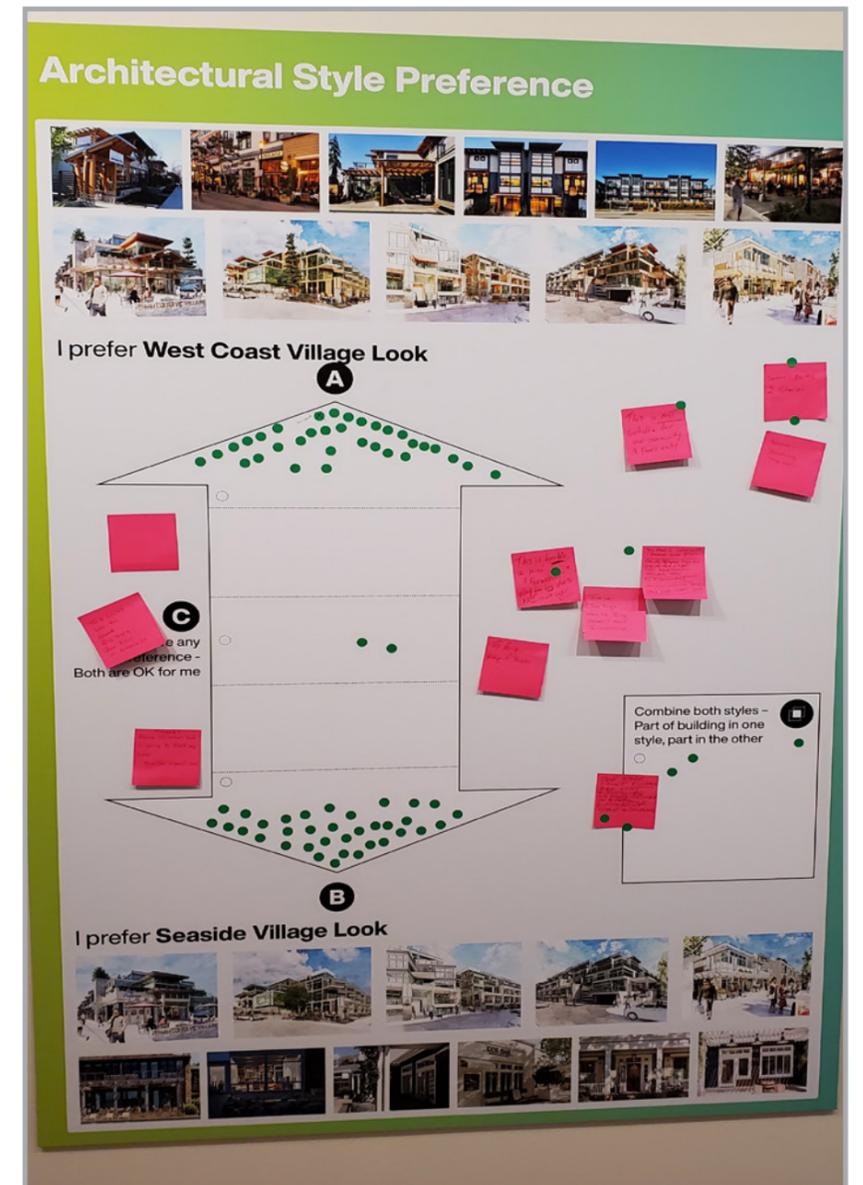
2. DESIGN ELEMENTS

Participants at both the Virtual PIM and drop-in Open House had the opportunity to participate in polls (virtual) or interactive boards (drop-in) to provide their opinions on design elements of project, including how well the development responds to the community aspirations, their preferred architectural style, and their public art preference.

DESIGN ELEMENTS 1

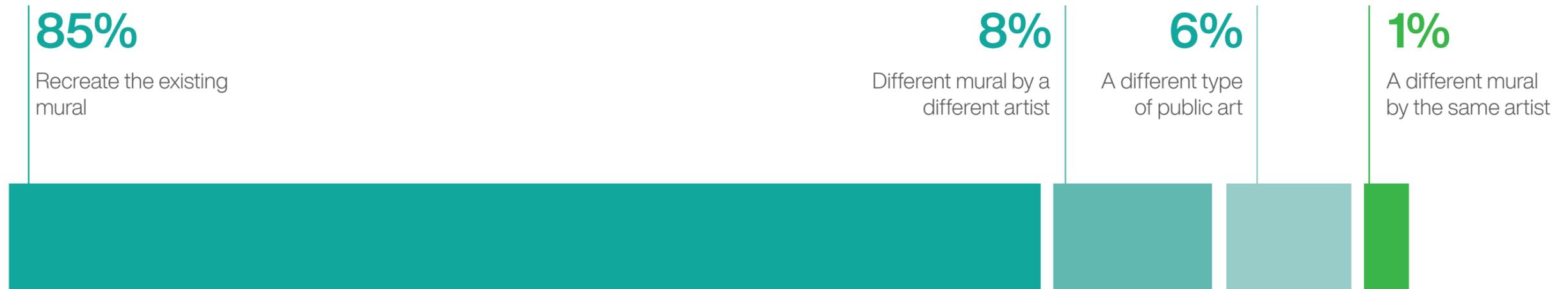
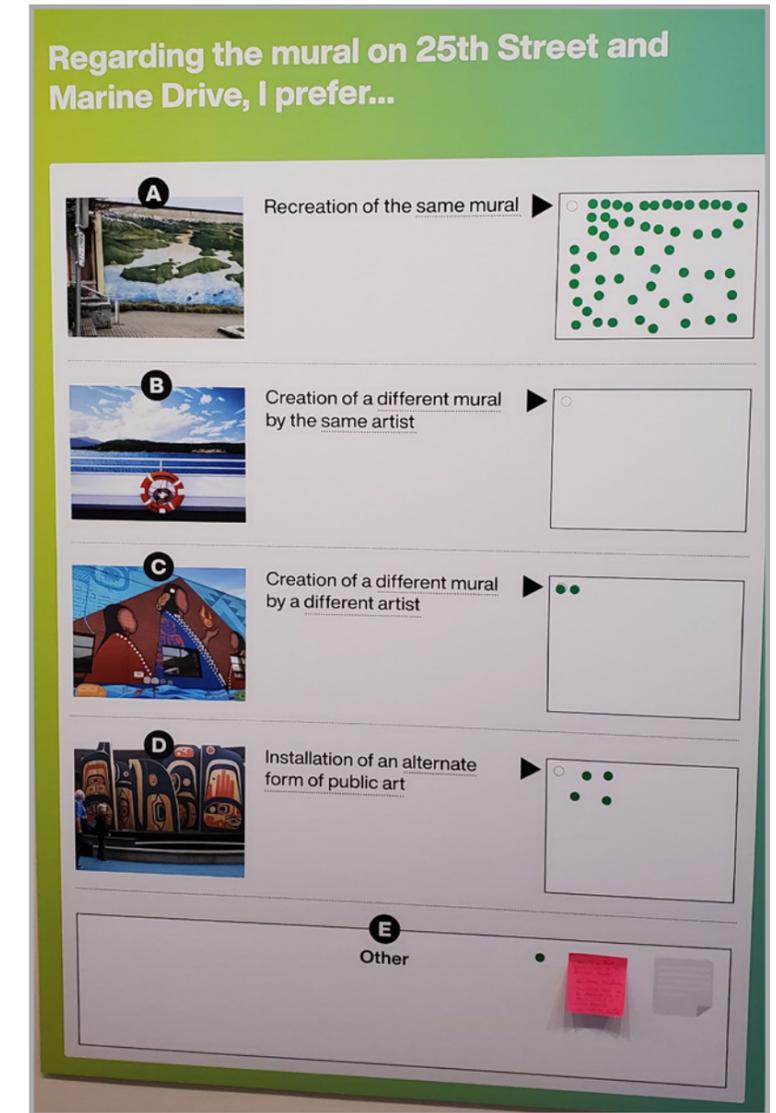
PARTICIPANTS SHOWED MOST INTEREST IN “SEASIDE VILLAGE STYLE”

During the engagement we asked which architectural style participants preferred between a West Coast look, a Seaside Village look, a combination of the two styles, or no preference. The results were close, however a plurality of participants preferred the Seaside Village look (44%) over the West Coast look (38%), or a Combination of Both (13%).



PARTICIPANTS WANT TO RETAIN OR RECREATE THE EXISTING MURAL

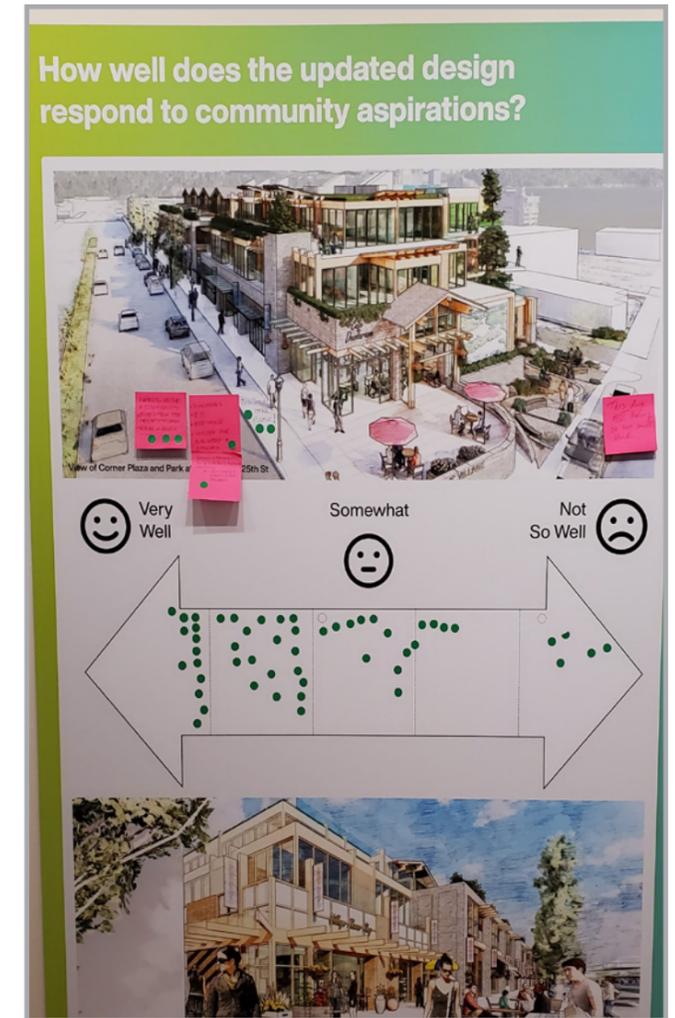
Participants were asked about their preference for the project's contribution to public art. The large majority of participants prefer to recreate the existing mural located at 25th Street and Marine Drive (85%), over commissioning a different mural by a different artist (8%), a different form of public art (6%), or a different mural by the same artist (1%).



DESIGN ELEMENTS 3

ALMOST TWO THIRDS (62%) OF RESPONDENTS FELT THAT THE NEW DESIGN MET THE COMMUNITY'S ASPIRATION WELL OR VERY WELL.

A majority of the participants felt that the new design of the project met the community's aspirations. 25% of the respondents felt that the new design met the community's aspirations "Very Well", with 37% of respondents feeling that the new design met the community's aspirations "Well". 21% of respondents felt that the new design met the community's aspirations "Somewhat". Only 17% of respondents did not believe that the new design met the community's aspirations, with 8% saying that it "Somewhat Did Not" meet the community's aspirations, and 9% saying "Not at All".



3. GENERAL COMMENTS

Participants had the opportunity to ask questions during a Q&A period in the Virtual PIM, and to fill out Comment Cards with additional comments following the drop-in Open House. The following section summarizes the common questions, comments and concerns that we heard.

61 COMMENTS

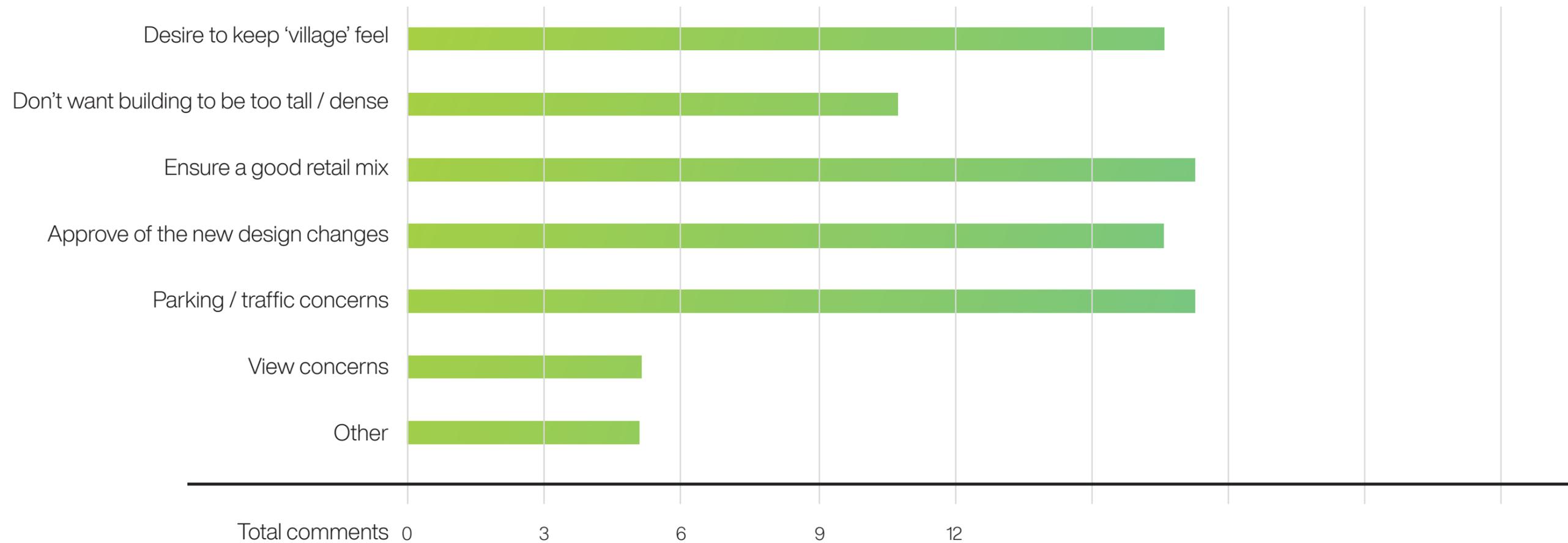
RECEIVED ON WRITTEN COMMENT CARDS

The reaction on the comment cards was mixed. Many comments suggested satisfaction with the design and considered it an improvement over the previous iteration, while some attendees expressed concerns about the building height (3 storeys) and density. Some nearby residents commented that they were worried about their views being impacted.

Another common subset of concerns related to the retail mix and village character of Dundarave. Many residents want to ensure that small retailers are maintained on Marine Drive, and some would like to see the Shoppers Drug Mart remain as a tenant. There were concerns over the quantity of Real Estate Offices in the area. Ensuring the development maintains the “village feel” of Dundarave Village was a common comment submitted.

THE TOP THEMES ARE **HEIGHT/DENSITY**, RETAINING **NEIGHBOURHOOD CHARACTER**, AND ENSURING A **DIVERSE RETAIL MIX**

While most comments indicated an aspiration for the site, some comments were clearly concerns or positive reactions to the new design.



SOME OF THE POSITIVES

Some of the attendees who wrote comments had positive responses to the development...



Much improved project
Much prefer the Seaside Village character
Lets have some modern buildings in West Van



I am happy to see the building will not be higher than 3 stories



Excellent project. Significant improvement from previous plan. Well done.



Very well organized!
Clear images & maps
Thank you!



Looks great



Hurry up!



SOME OF THE CONCERNS

...while others shared negative views or constructive suggestions on the development.



Make the it 2 storeys OR Reduce the commercial unit height



I am concerned that the small lane cannot handle the number of units being proposed. Number of units is out of proportion to the neighbourhood. Small lane is often blocked by trucks already. Front of unit looks better but back is still one dimensional.



Very upset about losing our views



Less density, parking entrance off 25th Street



Lower height of building



Concern about signage and lights!?
Avoid large illuminated signs – need “village-style” signage guidelines. Avoid light pollution!
View looking west is too distorted!!



COMMUNITY ASPIRATIONS

The community also provided their aspirations for the project.



Maintain Shoppers Drugmart



Guidelines to avoid light pollution



Ensure small retailers ie. Mitch's Catch, Red Horses can continue to be in Village
Affordability for small retailers with unique offerings



Covered transit area
Transit pull-off area for several busses
Sufficient parking for employees & residents (and contractors)



Maintain village feel – small, quaint, small shops, varied shop fronts, “Happy City”



Maintain the village feeling with scale, articulation, warm West Coast finishes



Improve the bumpy sidewalk on north side



More interesting businesses



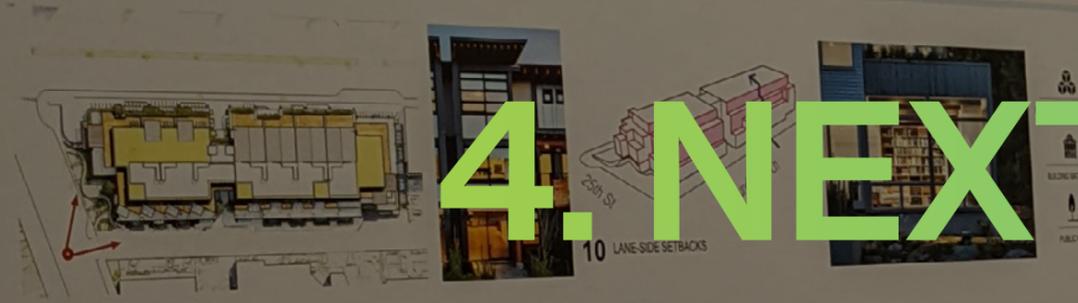
VIRTUAL Q&A

During our Virtual PIM we received approximately 15 typed and verbal questions that were answered during the event. Questions received were generally seeking information, and not providing positive or negative insights. All questions were answered live by the project team. These questions included:

- The anticipated timeline for development;
- Whether affordable housing would be included;
- Whether the lane would be upgraded;
- Whether there will be a retail mix, including essential services like a post-office; and,
- How this project will impact views to the north.



West Coast Look



Key Plan



4. NEXT STEPS



NEXT STEPS

01

VIEW STUDIES

To respond to concerns from neighbours, we are committed to provide view studies from residential units to the north of the development, and share them with the neighbours via email.

02

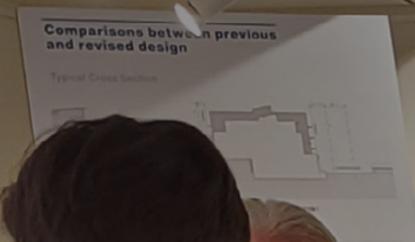
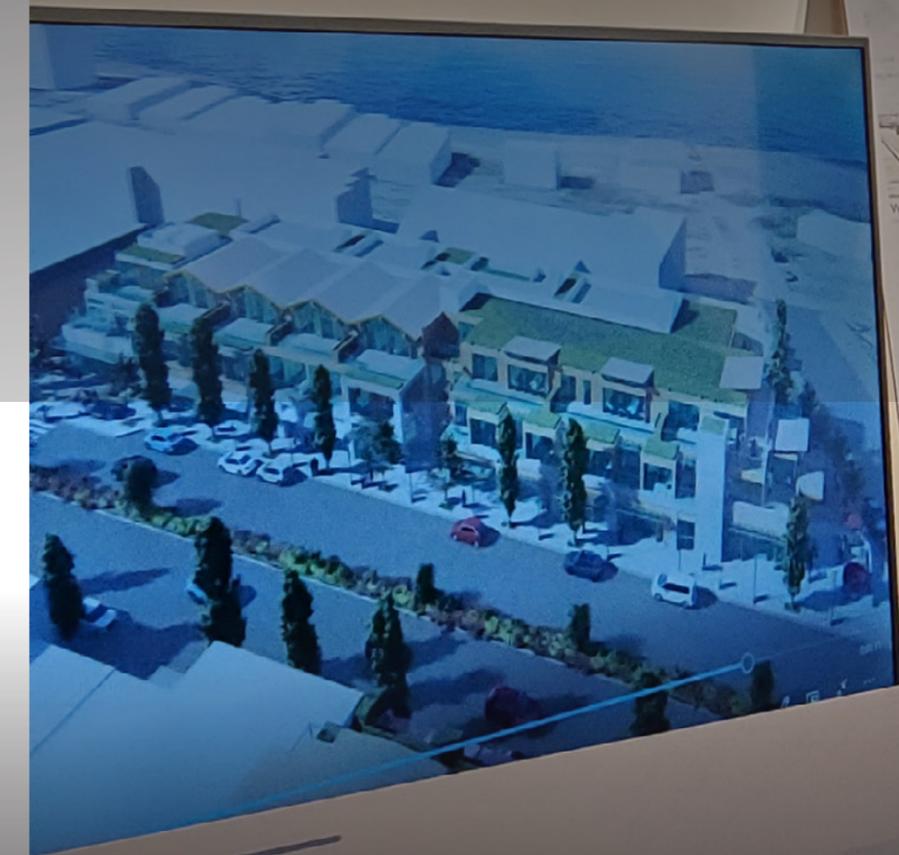
LOCAL RETAIL

Maintaining the “village feel” and keeping local businesses is important for the community, and we will work with current tenants to continue their leases in the new development, as well as carefully crafting the scale and the design of commercial space to contribute to the scale of the village.

03

ADDITIONAL COMMENT CARDS

A few attendees took comments cards from the drop-in event and will be mailing them in. These will be included in an updated Engagement Summary Report to send to the District.



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