District of West Vancouver
750 – 17th Street
West Vancouver, BC V7V 3T3

Attention: Mayor Smith and Council

Subject: Proposed redevelopment of North Shore Unitarian Church property by Darwin Properties Canada Ltd.

Dear Mayor and Council;

As indicated to the North Shore Unitarian Church, we have been informed that a proposal is forthcoming to redevelop the Church’s property, and that such redevelopment is based upon a density which exceeds RS-3. While the developer promises to have a proposal which differs from the recently-failed Hynes developments proposal, it is in essence very similar from a neighbourhood perspective. In a meeting with the developer, an exact density was not forthcoming; however the indication was that it was very close to that of the previous Hynes proposal (the Hynes proposal was for 33 single family dwellings on an area equivalent to approximately six RS-3 lots).

As neighbours that will be directly impacted by any redevelopment of this property, we wish to state our strong opposition to any redevelopment which is based upon a density exceeding that of RS-3 zoning. We take particular exception to the apparent predisposition that this redevelopment should be “high density”. Our small area already has two elevated density developments as well as several churches and Hugo Ray Park, all of which bring a large quantity of vehicle traffic and a high density of people to the area. These attributes are quite inconsistent with the lack of public transport and retail presence within the area. Additionally, the already-existing congestion and safety concerns associated with traffic on Hadden Drive deserve consideration. Simply put, this area needs less density, not more.

The benefit of increased density to the property vendor, the North Shore Unitarian Church, is apparent: the property will be worth more. Given, however, that the Church has long enjoyed a tax-free status in the neighbourhood (i.e. they have been subsidized by residential neighbours), it does not seem fair that they now seek the opportunity to move out with a windfall gain, whilst leaving the remaining neighbours with the negative effect of the proposed high density development. It should be recognized that they can likely easily sell their property, as five residential RS-3 lots, for about $5 million.

One must also consider that increased density may be consistent with an increased tax base for the District, but one would certainly hope that this is not an influencing factor. Of course a development that led to reduced values in surrounding properties could have the opposite effect. Frankly, we would be very happy to pay a bit more taxes in exchange for having a more desirable neighbourhood.
We have always had good and amicable relations with the North Shore Unitarian Church. We certainly understand their motivation to move to a newer facility, and one which is better situated to attract the larger congregation they desire. We wish them well in that endeavour, and hope the members will understand our desire to maintain the quality of our neighbourhood.

Sincerely,

West Vancouver, BC
Dear Mayor and Council;

Please find attached:
- letter to Mayor and Council
- a copy of a petition
- letter to the Unitarian Church.

respectfully:
West Vancouver BC
September 20, 2012

District of West Vancouver
750 17th Street
West Vancouver, BC V7V 3T3
Attention: Mayor and Council

Dear Mayor and Council;

As you may be aware, there is a proposal forthcoming from Darwin Construction Ltd. to redevelop the land currently owned by the North Shore Unitarian Church located at 370 Mathers Avenue. Also proposed to be included in the redevelopment is the property owned by Mr. John Biasucci, whose property is located at 380 Mathers Avenue.

The general nature and layout of the development has been presented on various occasions to the neighbours by the developer and the developer’s consultant Mr. Chuck Brook of Brook Pooni Associates. Following such presentations, a distinct and strong opposition has evolved across our neighborhood. While conditionally supportive of a zoning change to permit residential use, the neighbourhood, having met and organized, is strongly opposed to the density proposed by the developer.

I have been requested by neighbours to consolidate our concerns and to communicate them with the Church so that they, first and foremost, would have a clear understanding of how their neighbours feel. That communication is attached for the benefit of Mayor and Council.

Also attached is a petition which lists every family significantly affected by any new development, which is all residences serviced by and east of the Mathers Avenue and Hadden Drive intersection. Of the 37 homes affected, 35 of the owners have signed the petition opposing this proposed development with 1 and 1 owner.

It is clear that there is little or no support from residents for the Darwin proposal, and that the biggest opposition relates to density in respect of our particular neighbourhood. The neighbours are committed to strenuous opposition. We hope we can rely upon you, Mayor and Council, to help protect our interests in this matter.

Sincerely,
C.c. Ms. Geri Boyle, Manager of Planning; Mr. Bob Sokol, Director of Planning, Lands and Permits
We the undersigned are neighbours of the North Shore Unitarian Church, 370 Mathers Avenue West Vancouver B.C. We do not support the proposed construction of 24 new residential units in the redevelopment of the North Shore Unitarian Church property.

The church property sits in the heart of our neighbourhood whose character is defined by a community that is green, with single family homes and low-density town homes spread through an attractive forest cover. Over the years, the church itself has been a constant and reliable partner with our community in maintaining such an environment. Whether the church now stays or relocates, we strongly prefer to keep it that way. By inserting 24 new residential units onto a street that otherwise holds 19, the project as proposed would have immediate and lasting negative effects.

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Petition signed by 35 Home Owners

Date: 2013/09/20
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West Vancouver BC
September 15, 2012

Members of the Congregation
North Shore Unitarian Church
370 Mathers Avenue
West Vancouver BC
c/o Reverend Stephen Atkinson

Dear Reverend Atkinson,

I have been asked to write to you on behalf of the neighbours of the North Shore Unitarian Church. We would like you and all members of your congregation to be aware of our position regarding the proposed redevelopment of the Unitarian Church property.

You have been good neighbours. Although we would be happy to see you remain as part of our community, we respect your right to seek a more central, transit-accessible location.

We understand that the pending sale of your property is contingent upon re-zoning from Public Assembly to Residential use to facilitate re-development by your purchaser. Please be aware that although we are in favour of re-zoning to residential use, we are decidedly and consistently in disagreement regarding the size and density of the developer’s proposal.

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From the outset, we have supported your church’s determination to move to a different location and believe you would prefer to leave our neighbourhood with our blessing. We will continue to support you if and when we feel that the resulting redevelopment of your church property will integrate well with our community.
On behalf of the neighbourhood,

cc

Mayor and Council,
District of West Vancouver

Mr. Greg Huynh
President of the Board,
North Shore Unitarian Church

Ms. Geri Boyle
Manager of Community Planning,
District of West Vancouver
Dear s.22(1)

Attached please find Bob Sokol’s letter in response to your correspondence to Mayor and Council dated September 20th, 2012 regarding the Unitarian Church Redevelopment.

Regards,

Kim Donohoe on behalf of Bob Sokol

Planning, Lands & Permits | District of West Vancouver
Bob 604-925-7058 | Kim 604-925-7178 | kdonohoe@westvancouver.ca | 750 17th Street, West Vancouver BC V7V 3T3
October 2, 2012

Dear [s.22(1)]

RE: Unitarian Church Redevelopment

Thank you for your correspondence to Mayor and Council dated September 20, 2012 including your letter to Mayor and Council, a copy of a petition, and a letter to the Unitarian Church. I have been asked to respond on behalf of Mayor and Council who have reviewed your correspondence.

An application has not yet been filed for the redevelopment of the Unitarian Church site. We will take your comments and concerns into consideration once an application is received.

If an application is received, there will be opportunity for public comment, and if the process were to go far enough, there would be a Public Hearing as well, with mandatory notification in accordance with Provincial Legislation.

Your input is appreciated. Please keep in touch with the District Community Planning department at 604-925-7055 for future updates on this site.

Sincerely,

Bob Sokol, MCIP
Director of Planning, Lands and Permits

cc: Mayor and Council
Grant McRadu, Chief Administrative Officer
Dear Mayor and Council;
Please find attached:
- letter to Mayor and Council
- a copy of a petition
- letter to the Unitarian Church.

respectfully:

From: 
Sent: September-20-12 9:53 PM 
To: Mayor and Council
Cc: Geri Boyle; Bob Sokol
Subject: Unitarian Church Redevelopment
Attachments: Mayor & Council.pdf
West Vancouver BC
September 20, 2012

District of West Vancouver
750 17th Street
West Vancouver, BC V7V 3T3
Attention: Mayor and Council

Dear Mayor and Council;

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The general nature and layout of the development has been presented on various occasions to the neighbours by the developer and the developer's consultant Mr. Chuck Brook of Brook Pooni Associates. Following such presentations, a distinct and strong opposition has evolved across our neighborhood. While conditionally supportive of a zoning change to permit residential use, the neighbourhood, having met and organized, is strongly opposed to the density proposed by the developer.

I have been requested by neighbours to consolidate our concerns and to communicate them with the Church so that they, first and foremost, would have a clear understanding of how their neighbours feel. That communication is attached for the benefit of Mayor and Council.

Also attached is a petition which lists every family significantly affected by any new development, which is all residences serviced by and east of the Mathers Avenue and Hadden Drive intersection. Of the 37 homes affected, 35 of the owners have signed the petition opposing this proposed development with 1 and 1 owner.

It is clear that there is little or no support from residents for the Darwin proposal, and that the biggest opposition relates to density in respect of our particular neighbourhood. The neighbours are committed to strenuous opposition. We hope we can rely upon you, Mayor and Council, to help protect our interests in this matter.

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Ndated 2012/09/20
West Vancouver BC  
September 15, 2012  

Members of the Congregation  
North Shore Unitarian Church  
370 Mathers Avenue  
West Vancouver BC  
c/o Reverend Stephen Atkinson  

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Mayor and Council,
District of West Vancouver

Mr. Greg Huynh
President of the Board,
North Shore Unitarian Church

Ms. Geri Boyle
Manager of Community Planning,
District of West Vancouver
October 9, 2012

West Vancouver BC

Dear [Redacted]

RE: Unitarian Church Redevelopment

Further to our letter dated October 2, 2012 in response to your correspondence to Council dated September 20, 2012, we write to inform you that an application has been received by the proponent of the Unitarian Church site redevelopment at 370 Mathers Avenue.

The application is now in the staff review phase. The application was received on August 14, 2012. I regret my error in stating that the application was not received. Staff are currently working on preparing a report to Council and have received a copy of your submission. The report to Council will seek Council direction on whether the project should proceed to Public Consultation.

Thank you again for your input on this site. If you have further questions you can contact Lisa Berg, Senior Community Planner at 604-925-7237 or lberg@westvancouver.ca.

Sincerely,

[Signature]
Bob Sokol, MCIP
Director of Planning, Lands and Permits

cc: Mayor and Council
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President of the Board,
North Shore Unitarian Church

Ms. Geri Boyle
Manager of Community Planning,
District of West Vancouver
District of West Vancouver  
750 17th Street  
West Vancouver, BC V7V 3T3  
Attention: Mayor and Council  

March 11, 2013

Rezoning of 370/380 Mathers Avenue

Dear Mayor and Council;

As you may be aware, a revised proposal from Darwin Construction Ltd. to redevelop the lands currently owned by the North Shore Unitarian Church and Mr. John Biasucci, located at 370/380 Mathers Avenue, has proceeded through the District’s staff review process and will be presented to Council on March 18th, 2013.

The general nature and layout of the new proposal has been made available to the neighbours, and while conditionally supportive of a zoning change to permit residential use, the neighbourhood, having met and organized, remains strongly opposed to this newest proposal.

I have been requested by the neighbours to summarize our concerns and communicate them to you. The strength of our concerns -- and depth of resistance to the Darwin proposal -- is confirmed by the attached petition which lists every family significantly affected by the proposed rezoning (i.e. all residences of the 37 homes affected, all 37 of the owners are opposed to this development.

It is clear that there is little or no support from residents for the Darwin proposal, and that the biggest opposition relates to density in respect of our particular neighbourhood. The neighbours continue to be committed to strenuous opposition. We hope we can rely upon you, Mayor and Council, to help protect our interests in this matter.

West Vancouver BC

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We the undersigned are neighbours of the North Shore Unitarian Church, 370 Mathers Avenue, West Vancouver, B.C. We do not support the proposed construction of 11 single-family homes and 4 duplex homes in the redevelopment of the church property. The redevelopment proposal, by Darwin Construction, will significantly change the character of our neighbourhood and leave it vulnerable to increased densification – and reduced green space – in the future.

The church property sits in the heart of our neighbourhood, a community that is green, with single-family homes and low-density town homes spread through an attractive forest cover. As major stakeholders, we strongly prefer that any redevelopment of the church site contribute to rather than detract from the quality of life our community provides. The density proposed will, most emphatically, not do this!

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Dated: 2013/03/10

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dated 2013/03/09
Dear Mr. Mayor and Council:

As a member of the North Shore Unitarian Church and a long-time resident of West Vancouver, I would like to sincerely ask that you approve the re-zoning application by Darwin for this wonderful spiritual community.

Being able to relocate to a more central location will be crucial for our congregation, since the current location is not serviced by Bus.

Thank you for your consideration and support of this worthwhile part of our West Van community.

West Vancouver, B.C.

P.S.
I will be attending the council meeting on Monday, March 18 to support this cause.
Greeting Mayor Michael Smith and Council;

I am a member of North Shore Unitarian Church. I have been attending this church community for [s.22(1)] I do not live in West Vancouver but make the trek as the children’s program and community are a wonderful place for [s.22(1)] and I.

Though our location is picturesque it is very difficult to get to on Sundays. We car pool when we can but the lack of transit accessibility makes it a challenge for many to attend. The proposed rezoning and redevelopment of 370 and 380 Mathers Avenue into 19 residences will enable the NSUC to move to a more accessible North Shore location, serviced by transit. The advantage to West Vancouver residents is increased housing choice in a wonderful scenic location. Creating more diversity and options for people looking to move to West Van.

I thank you for taking the time to look at our request and how it can benefit the community.

Regards,

Vancouver, BC
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Dear Mayor and Council;

Please find attached letter regarding the above rezoning application.

Thank you,
District of West Vancouver
750 – 17th St.
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Subject: Rezoning of 370/380 Mathers Avenue

Dear Mayor and Council;

As you are aware, ALL of the residents in the area immediately affected by the proposed rezoning of the North Shore Unitarian Church property, and the associated Blasucci lot, have indicated an opposition to the current proposal, and to increased densification of our neighbourhood in general. We believe that the neighbourhood is already overly dense, given that we have three churches, a cemetery and many playing fields; all this in an area served by one marginal intersection, and having no supportive services.

We are now aware the members of the Church are being motivated by their Board to demonstrate their support of the proposal. They are being urged to sign a petition, and to encourage others to do so also. These “others” are obviously not from the immediate neighbourhood, as we have all signed a petition in opposition. They may be church members from other non-affected areas of West Vancouver, or may be non-church-members, or may not even be from West Vancouver. In any case, they are not the ones directly affected by the proposal. Of course anyone sympathetic with the church will probably sign such a petition, because they in some manner would like the church and its members to sell the property for the desired windfall. However, none of them would have any stake in what was left behind in our neighbourhood.

A similar plea has been delivered for attendance at the March 18th Council meeting. The credibility of such attendance deserves the same scrutiny as the petition.

The fact of the matter is the church is attempting to exchange their property here, where they hope to convince council to allow high density, for another site where the local council will not allow high density and thus that property will be much less costly. The difference of course would build them a nice new church. Our position is that they should use their own funds to build their own new church. It is not fair to expect to sell in West Vancouver for a windfall, leaving the neighbourhood with something nobody wants (and for good reasons), and then move to North Vancouver and build a new facility on the backs of their old neighbours. This especially after having been subsidized by property taxes from those neighbours for many years. One might also consider the exemption from capital gains taxes on such windfall, again subsidized by others. And maybe too, the major roof job undertaken last year on a federal government grant – on a building they hope will be demolished.
The church has been making assertions that their hopeful new location will allow them to better serve the community due to improved accessibility. Many motherhood terms have been garnered. Let us not forget that they seem to provide those services very adequately from their current location, and that the hopeful new location is in North Vancouver.

Nobody faults the North Shore Unitarian Church for wanting to have a location they like more, for whatever reasons, and a nice new building. They have been a good neighbour here, and it’s doubtful anyone in the neighbourhood does not wish them well. The problem is that we residents of the neighbourhood also have desires, and they are inconsistent with the legacy that the current proposal will impose upon us. We do, after all, have our homes here, and will continue to do so.

We call upon you, Mayor and Council, to protect our neighbourhood please.

Sincerely,
Dear Mayor & Council

Please find attached a letter regarding the rezoning of the North Shore Unitarian Church, 370/380 Mathers Avenue, West Vancouver BC.

Sincerely

West Vancouver
District of West Vancouver
750 17th Street
West Vancouver, BC V7V 3T3
Attention: Mayor and Council

Rezoning 370/380 Mathers Avenue

Dear Mayor and Council

I am writing to impress upon you, the hopes that are contained in the petitions that we the neighbours of the North Shore Unitarian Church have signed and forwarded to you. You are the last resort that we have in what has been four years of pressured sales pitches by the developers that the church has hired to get them what they want. I am aware that the church has called upon its congregation to counter our petition with a petition of their own and to rally their friends in support of this rezoning. As a long standing member of this neighbourhood, I am sorry that this is where our community has ended up.

Our hopes are, that you will see through the professed altruistic motivation of the church claiming to make West Vancouver a better place by filling their property with high density construction, as they walk out the door. This claim, as they turn their backs on our community in search of something better for themselves, is both high-handed and unfair to those of us who have shared their values and vision of a neighbourhood for decades. I have spoken to members of the congregation, including members of their rezoning committee, who openly admit; this is about the money. They were initially offered an incredible sum of money for their property, by their first developer, and that has set the tone for all negotiations since. For any developer now to provide the church with the windfall that they expect, and make it profitable for themselves, the project must be extensive with the resulting effect being the destruction of the character of our neighbourhood.

We hope that you will see that our neighbourhood already contains high density housing. Esker lane sits in the south-east corner of our community and is almost triple the density of the other properties in the area. It is part of the diversity that makes up our neighbourhood, along with the three churches, four playing fields and the only public cemetery in the city. Esker Lane has been here since 1998. It is a valued part of our neighbourhood but does not define our neighbourhood. Our neighbourhood character is defined by a community that is green, with single family homes and low-density town homes spread through an attractive forest cover. That is what is being overlooked by the church and their developers in their rush to exploit this neighbourhood for their own monetary gains. The developer will point you in the direction of Esker Lane as rationale for this project.
We hope that you recognize that it is one thing to include high density housing into a neighbourhood; it is something totally different to destroy the character of a neighbourhood through high density housing. The 37 families that live here have invested their money and their lives into this neighbourhood, and we need you to protect our interests in this matter.

We hope that you are aware that we, the neighbours, are open to the rezoning of the church property for residential use, and wish the Unitarian Church success in meeting their goals of purchasing a new church in a better location so that they can expand their congregation. However that must not be at the cost of destroying a neighbourhood that we cherish. Surely six contiguous West Vancouver building lots would be a prize for many developers who would build six homes or use the property to build a unique set of townhomes at the density of Mathers Mews on the adjacent property. That would provide the church with millions of dollars at fair market value, would increase taxable income for the District and would meet the needs of our neighbourhood on many different levels. An honest and equitable solution for all parties involved. Thank you.

Sincerely

West Vancouver BC
Mayor Michael Smith and Council
Municipality of West Vancouver
750 – 17th Street
West Vancouver, BC V7V 3T3

March 15, 2013-03-16

Hello Mayor Smith and Council,

I am writing to express my support of re-zoning of 370 and 380 Mathers Avenue, West Vancouver, the present site of North Shore Unitarian Church. The re-zoning would be to accommodate the building of 19 residences. These homes would be in what is already established as a primarily residential area in an excellent location.

Re-zoning would enable the church to relocate in an area more appropriate for public use and accessible by public transit. In addition to use by church members, the church building is used by other community groups such as daycare and preschool programs, community meetings and concerts, educational courses, and children’s and youth programs.

Also, the church provides support to the community by donating our Sunday collection to various charities. In keeping with the views and practices of church members, a new building would be energy efficient and fully accessible for people of all abilities, which our current building is not.

I sincerely hope the re-zoning application is approved so that it can be moved to the next stage for consideration.

Yours respectfully,
This page intentionally left blank
From: Mayor and Council
Subject: Please Vote NO to the Unitarian Church Redevelopment

-----Original Message-----
From: s.22(1)
Sent: March-15-13 6:24 PM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is s.22(1) and I live at s.22(1) West Vancouver, B.C., West Vancouver. I have lived in the area for about s.22(1) resident years now.

I do NOT support North Shore Unitarian Church redevelopment project at this time because our neighbourhood has already made concessions to high density development with the Esker Lane project. Mathers Mews is also a townhouse complex of relatively high density in comparison to the single home properties in the neighbourhood. We are a small cul de sac neighbourhood with significant traffic flow already.

1) A resistance to a high density focus for a low density neighbourhood already having made concessions to higher density living.
2) Traffic congestion is already significant due to Hugo Ray Park, Capilano Cemetery and almost 40 homes in a cul de sac location.
3) The single access and exit intersection at Mathers and Hadden is already dangerous with current flow of traffic, especially on weekends.

I recommend a development of 6 single homes on the property or a Mathers Mews style of townhouse development comprised of 8 - 10 homes. The tax revenue from that will be a benefit to the City of West Vancouver and to our neighbourhood. We love the rural feel this neighbourhood provides. I have invested in my home and wish to see the value maintained.

I urge the Council to evaluate the above on the basis of what will have the best impact on this neighbourhood while acknowledging the need for the Church to sell it's land and relocate. There must be a compromise which is reasonable to both sides of this dispute. I believe the Church (not being comprised of local residents at all and with no vested interest in what happens to the land once they leave) is entitled to sell for fair market value a piece of property which will be developed in keeping with the community as it exists. I appreciate your attention to this matter and trust the Council will weigh all the considerations and come up with a win/win solution.

Best,

I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.

---
West Vancouver, B.C.

cc: Mayor M. Smith
-----Original Message-----

From: MayorandCouncil
Subject: Please Vote NO to the Unitarian Church Redevelopment

-----Original Message-----

From: [Redacted]
Sent: March-15-13 7:04 PM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is [Redacted] and I live at [Redacted] West Vancouver, BC, West Vancouver. I have lived in the area for about 32 years now.

I do NOT support North Shore Unitarian Church redevelopment project at this time because it is too big in size and as a result, will not fit with the existing homes in size and neighbourhood feel.

Size and number of buildings. 2) Duplexes...do not fit in this area of West Vancouver. 3) The wrong (big) development sets a tone for the other Church on Mathers Avenue. 4) Going to this effort again, ie: Hugh Ray park issue, to protect a quite, green space is VERY important to our local residents. Churches, playing fields and a cemetery ALREADY produce too much activity, versus the infrastructure here today. Weekends are a parking lot along through this area.

I think a good solution is five or six homes that blend in with the three other new homes on the corner of Mathers and Third. This keeps the visual appearance in check vs. boxy, random duplex type structures AND protects existing residents property values, some that have lived in this area for forty years!

In closing, we are a fair, understanding group of residents that care about the neighbourhood and it's future. Any developer must consider existing residents and the dead end street, with a large amount of regular traffic already coming through. Multiple townhomes and/or duplexes compound the issue and will become a safety issue, not just on weekends. Thank you for understanding this position. We are not NIMBY's, but would like to strive for a compromise that is win-win-win. The Church, Darwin and the 'hood can all be happy, IF greed comes of the table. To turn a quiet, legacy neighborhood into another Burnaby or Surrey (with higher density) is not fair to long time residents.

I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.

[Redacted]
West Vancouver, BC
cc: Mayor M. Smith
Dear Mayor Smith and Members of Council:

Please find attached a letter regarding the rezoning of the North Shore Unitarian Church, 370/380 Mathers Ave., West Vancouver.

Thank you so much for your attention to this matter.

Sincerely

Leslie Gibbons
Vice President and Trustee
North Shore Unitarian Church
West Vancouver, BC
March 16, 2013

Mayor Smith and Members of Council
Municipal Hall
The Corporation of the District of West Vancouver
750 - 17th Street
West Vancouver, BC V7V 3T3

Re: Proposed Redevelopment of 370 & 380 Mathers Avenue

Dear Mayor Smith and Members of Council:

At your meeting on Monday evening I will deliver a petition signed by a number of members and friends of our church -- all of whom are West Vancouver residents -- in support of the rezoning and redevelopment of our property on Mathers Avenue. I have signed it myself both as a resident of West Vancouver and as Vice President and Trustee of the North Shore Unitarian Church.

Our church is a non-profit, religious, educational and charitable organization that has served the North Shore community since 1947. For almost all that time we have been located in West Vancouver, including the past 31 years in our present building at 370 Mathers Avenue. Our faith community has grown to over 400 men, women and children, one-third of whom live in West Vancouver.

Our programs and services benefit a far larger number. Our assembly hall, social hall and classrooms have been the venue for countless concerts, lectures, weddings, memorial services, community meetings, public forums, educational programs, youth groups, children’s music programs, sex education programs, yoga classes, seniors’ exercise classes, and similar activities that thousands of people -- far beyond our member families -- have enjoyed over the decades.

The preschool programs run from our Mathers property have benefited hundreds of young children, first through West Van Montessori School, which was with us for 20 years, and now Chelsea House Preschool. And our daycare centers -- first Piglet’s Place and now Kiddles -- have been essential support to many busy parents from West Vancouver and elsewhere for years.
Our Sunday collections are donated to outside charities. In short, our church seeks to serve and benefit as many people as we can throughout West Vancouver and the rest of the North Shore.

So why are we now seeking to have our Mathers land rezoned and move elsewhere? For two reasons:

First, our location on Mathers greatly hinders our ability to reach out and provide services. Hidden deep in a residential area, and not serviced by public transit, poorer families or others without a car, teens who want to join our youth programs but whose parents can’t drive them, and the elderly who no longer drive, can’t get to us.

Second, our 43-year old building has become obsolete. The assembly hall is too small for our larger congregation; the kitchen and washrooms are inadequate; the structure has never been seismically upgraded. Most troubling, the building is almost inaccessible to the disabled.

These reasons go to the heart of our religion, Unitarian Universalism. We don’t have a fixed set of beliefs or doctrine. Our members come from many faith traditions and hold differing beliefs. What binds us together are common values we all affirm and strive to live by – values grounded in the inherent worth and dignity of every person. We long to be able to do that from a location far more visible and accessible to the community, and from a sound building the disabled can easily use -- so that every person who wishes can receive our welcome and benefit from what we have to offer regardless of financial or physical ability.

We therefore urge you to approve going forward with this redevelopment application. And we thank you for your time and attention.

Sincerely yours,

Leslie Gibbons, Vice President and Trustee
North Shore Unitarian Church
This page intentionally left blank
From: Mayor and Council
Sent: March 16, 2013 9:47 AM
To: Mayor and Council
Subject: Rezoning Application for 370 Mathers Ave

Dear Mr. Mayor and Council:

This is in support of the application to rezone the North Shore Unitarian Church property at 1130 Mathers Ave, to multi-residential zoning.

This rezoning would facilitate the addition of desirable, well located, higher density accommodation within minutes of Park Royal and Lower Ambleside amenities.

As the housing requirements of many British Properties homeowners change reflecting their increasing age and downsized family units, the proposed Darwin Construction development at 1130 Mathers Ave is well suited to accommodate their need for convenient, accessible, downsized and reduced maintenance accommodations.

As long time residents of West Vancouver, we believe the current application is much more desirable way to meet the future needs of the community than some of the recent proposals for highly obtrusive multi-storey high rise developments on Bellevue Ave at the former Safeway and Police Department sites.

It is our understanding that this rezoning proposal has been under consideration for nearly five years and has been modified and reduced many times to accommodate neighbour and Planning Department concerns. It is now time to act in support of previously expressed wishes of many Councilors for relevant, community friendly, solutions to West Vancouver’s future housing needs.

Yours sincerely,

West Vancouver
From: MayorandCouncil
Subject: Please Vote NO to the Unitarian Church Redevelopment

-----Original Message-----
From: s.22(1)
Sent: March-16-13 5:40 PM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is s.22(1) and I live at s.22(1), West Vancouver. I have lived in the area for about s.22(1) years now.

I do NOT support the North Shore Unitarian Church redevelopment project at this time because the development as proposed is completely out of synch with the neighbourhood. West Vancouver generally, and this street particularly, is not typically high density and that is a major reason why we choose to pay a premium to live here. The density issue is exacerbated by the fact that this section of Mathers Ave. is essentially a cul-de-sac with a fixed number of large lots on it. The existing density defines the neighborhood and confers a certain charm and desirability to the street. The number of homes as proposed will more than double the dwellings on the street and will be visually at odds with the rest of the properties in the street, including Mathers Mews next door which has eight homes on its 2.1 acre property. As opposed to the high density development proposal before Council, Mathers Mews was clearly conceived with a density consistent with the neighborhood and has been built with an obvious sensitivity to the flavour of the neighbourhood.

I think a good solution is a development like Mathers Mews allowing for eight, and no more than ten, single family, premium priced homes in the 2500 to 3000 sq ft range. Situated imaginatively on the site (like Mathers Mews) and landscaped thoughtfully, such a development would more appropriately fit the neighborhood and match prevailing densities.

In closing, I would reiterate that this neighbourhood will not in any way be enhanced by a high density development as proposed. As a long time resident of West Vancouver (s.22(1)) I am very concerned about any development that will degrade the unique qualities that help define West Vancouver as a municipality. Please bear this in mind as you review the proposal. I am not blindly anti-development, but I am strongly dedicated to the preservation of those unique characteristics that make West Vancouver the wonderful place that it is.

I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.

s.22(1)
FW: Please Vote NO to the Unitarian Church Redevelopment

-----Original Message-----
From: 
Sent: March-16-13 12:27 AM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is and I live at West Vancouver. I have lived in the area for about years now.

I do NOT support the North Shore Unitarian Church redevelopment project at this time because the density level is higher than would allow our neighbourhood to retain its character. It is also very important to us that as few trees as possible are cut down. The proposal as it now stands does very little to preserve the natural surroundings. Such a plan would also compromise the aesthetics of our space, the traffic and noise would increase, and other churches in the area may want to follow suit, which would be disastrous for this community. We are not opposed to development of the property, but definitely are opposed to the density of the proposed plan as it stands.

See above

I think a good solution is to have a development along the lines of neighbouring Mathers Mews.

In closing, I want to emphasize that I am not opposed to development. Ideally, I would like to see rezoning that will allow for building at no greater density than is Mathers Mews.

I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.

cc: Mayor M. Smith
-----Original Message-----
From: [redacted]
Sent: March-16-13 12:38 PM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is [redacted] and I live at [redacted], West Vancouver. I have lived in the area for about [redacted] years now.

I do NOT support the North Shore Unitarian Church redevelopment project at this time because of the increased density, change to our neighbourhood character, increased traffic, and loss of green space.

Density is a main issue as we already have Esker Lane town homes and Mathers Mews, developments that have been successfully incorporated into our quiet, treed, single family home enclave. Any increase in density would greatly impact our community which already accommodates: three churches, Hugo Ray playing fields, Capilano Cemetery and 37 homes. The proposed 19 housing units, increasing the neighbourhood by 52%, seems disproportionate with what the neighbourhood should bare.

With narrow streets, no footpaths and entry onto a increasingly congested highway and Taylor Way, this proposal is unexceptionable and a safety hazard to all those, young and old, who access this remarkable corner of West Vancouver.

I think a good solution for any development of the church property is for single family homes and not duplexes.

In closing, since 1998, the Unitarian Church has been tossing development plans to our neighbourhood. Since the first developer gave them a wish list, they have been seeking a plan to improve their meeting place at our expense. I would add that they DO NOT LIVE HERE! Perhaps the Unitarian Church members may take a more Christian viewpoint when they decide to accept a developers windfall, and not burden their tolerant neighbours with depreciation of house values, quality of life and upheaval that we once again have to contend with.

I call upon the Council to turn down this proposal and request Darwin Construction to return with a plan for less density, single family homes, in keeping with our neighbourhood character. We have accepted many changes here but this is not one we can live with.

I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.
cc: Mayor M. Smith
---Original Message-----
From: [redacted]
Sent: March-16-13 7:11 PM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is [redacted] and I live at [redacted], West Vancouver, [redacted], West Vancouver. I have lived in the area for about [redacted] years now.

I do NOT support the North Shore Unitarian Church redevelopment project at this time because I think the density of housing proposed is too high and does not fit into the character of my neighborhood.

I think a good solution is develop the site in keeping with the traditional single family dwellings in this area. If an exception is made in this case then It is bound to set a precedence for the other churches to sell to the highest bidder who will pursue for even greater density for their development.

In closing, I would respectfully urge the council to only allow a development that will maintain the ambiance of our lovely neighborhood which makes west Vancouver a very pleasant place to live in.

I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.

---

[redacted] West Vancouver, [redacted]

cc: Mayor M. Smith
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Subject: FW: Please Vote NO to the Unitarian Church Redevelopment

-----Original Message-----
From: [Redacted]
Sent: March-16-13 7:15 PM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is [Redacted] and I live at [Redacted], West Vancouver. I have lived in the area for about [Redacted] years now.

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis, and Panz:

My name is [Redacted] and I live at [Redacted], West Vancouver. I have lived here for [Redacted] years.

I do NOT support the North Shore Unitarian Church redevelopment project as proposed because the density requested by the Church will negatively impact the character of our neighbourhood. It sets a dangerous precedent considering that there are 2 more Churches nearby who may decide the cash windfall available to them with bonus density, if allowed by Council, is too much to pass up. Furthermore, the proposed design with 11 single family homes plus 8 homes in 4 duplexes will negatively impact the privacy of ALL adjacent properties more so than 6 homes on the 6 lots that make up the property in question. I see NO compelling reason to justify Council agreeing to give the Church and their developer bonus density other than allowing them to make more money to be spent in another municipality. There is simply no benefit to the neighbourhood accruing from this development.

I understand that the developer hopes to use Esker Lane as the benchmark for density for the Unitarian Church development proposal although they are asking for higher density than Esker Lane. I live in Esker Lane. It is 12 units located at the end of 3rd Street, on one side is the highway, Hugo Ray Park is on another side, the Jehovah Witness Kingdom Hall is on the third side, and the Unitarian Church and a cement wall for the Mathers Mews tennis court on the fourth side. There is only one private dwelling next to the Kingdom Hall parking lot that is adjacent to Esker Lane and it sits above Esker Lane with a mature evergreen privacy screen between the two properties. There is simply NO comparison worth considering to justify allowing the Unitarian Church development bonus density given the drastically different locations of the two developments and their impact on surrounding properties.

I have seen communication from the Church rallying their congregation hoping to pad the Council meeting where their proposal is being discussed with people from outside the neighbourhood, their friends and family no matter where they live, and their congregation from outside West Vancouver. Since 100% of the immediate neighbourhood has signed a petition against this development none of these people will be impacted where they live by the decision Council might make. Given these tactics on the part of the Church I am inclined to only support 6 homes on the 6 lots in question. However, if they were interested in developing the land with 8 homes like Mathers Mews which is the same size lot and adjacent to the property I would be interested in reviewing that proposal.

In closing, I ask that each of you consider the impact of your decision with regard to allowing bonus density, on the neighbourhood first and foremost. If you do, you will have no
choice but to vote no. This neighbourhood has already done its bit for the city in providing alternative forms of housing with Esker Lane and Mathers Mews. It is time to look to another neighbourhood to further Council's wishes to expand the housing variety within West Vancouver.

I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.

- -

West Vancouver, BC

cc: Mayor M. Smith
-----Original Message-----
From: [REDACTED]
Sent: March-17-13 11:30 AM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is [REDACTED] and I live at [REDACTED], West Vancouver. I have lived in the area for about [REDACTED] years now.

I do NOT support the North Shore Unitarian Church redevelopment project at this time because of the fundamental way in which the proposed density will change our neighborhood. While I am not opposed to a change in use (Zoning) from church (Public Assembly) to Residential, I am strongly opposed to the density proposed by the developer.

With reference to the plans presented by Darwin Construction Ltd., I respectfully ask members of council to closely examine the proposed site coverage. Specifically, please consider the distance between the proposed northernmost unit and the existing (or replacement) house fronting on Mathers Ave. In addition, please examine the distance between units and existing neighbors. Given the density and site coverage proposed, any room for trees or green space is minimal or non-existent. Without separation and room for trees, privacy -- both within the development and relative to existing neighbors -- is severely compromised.

I think a good solution would be redevelopment of the church property to create 6 single family lots or, alternately, carefully grouped and sited town homes similar to those in the adjacent Mathers Mews. Either alternative could result in a development that would not severely compromise the green qualities our neighborhood provides. For this to happen, any residential development on the Unitarian Church property should be limited to Floor Space Ratio and Site Coverage parameters not exceeding those of Mathers Mews.

When examining the issues involved, please consider that the Unitarian Church property sits in the very center of our community. Unlike Esker Lane which occupies land on the edge of the neighborhood and immediately adjacent to the freeway right-of-way, the Unitarian property is, in reality, our heart. What happens to this property will affect us to a far greater degree than was the case with Esker Lane. In a very real and disturbing sense, it will set a precedent to which other cash-hungry church congregations (we have two more) and their developer partners may aspire.

In closing, we request that you, our elected representatives, ensure that our neighborhood quality of life continues to be that for which West Vancouver is known. The density and site coverage proposed by the developer are not characteristic of the neighborhood we chose, a neighborhood in which we hope to remain long after the church has departed.

Using appropriate density limitations as herein suggested, we now respectfully ask you to protect the green qualities and livability of our community.
I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.

--

cc: Mayor M. Smith
From: Mayor and Council
Subject: Please Vote NO to the Unitarian Church Redevelopment

-----Original Message-----
From: s.22(1)
Sent: March-17-13 7:22 AM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is s.22(1) and I live at s.22(1), West Vancouver. I have lived in the area for about s.22(1) years now.

I do NOT support the North Shore Unitarian Church redevelopment project at this time because the project in its present form does not fit our neighbourhood at all.

density, traffic, noise and a precedent for future development

I think a good solution is to scale the size down and keep to single standing houses that would match surrounding area

In closing I strongly urge you not to approve the proposal in its current form and send Darwin back to drawing board to include changes mentioned above until this proposed development fits our neighbourhood.

I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.

cc: Mayor M. Smith
-----Original Message-----
From: MayorandCouncil
Subject: Please Vote NO to the Unitarian Church Redevelopment

Sent: March-17-13 1:02 PM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is and I live at West Vancouver. I have lived in the area for about years now.

I do not support the proposed redevelopment of the Unitarian Church site because of the fundamental way in which it will change our neighborhood. While I am not opposed to a change in use (Zoning) from church (Public Assembly) to Residential, I am strongly opposed to the density proposed by the developer.

With reference to the plans presented by Darwin Construction Ltd., I respectfully ask members of council to closely examine the proposed site coverage. Specifically, please consider the distance between the proposed northernmost unit and the existing (or replacement) house fronting on Mathers Ave. In addition, please examine the distance between units and existing neighbors. Given the density and site coverage proposed, any room for trees or green space is minimal or non-existent. Without separation and room for trees, privacy -- both within the development and relative to existing neighbors -- is severely compromised.

I think a good solution would be redevelopment of the church property to create 6 single family lots or, alternately, carefully grouped and sited town homes similar to those in the adjacent Mathers Mews. Either alternative could result in a development that would not severely compromise the green qualities our neighborhood provides. For this to happen, any residential development on the Unitarian Church property should be limited to Floor Space Ratio and Site Coverage parameters not exceeding those of Mathers Mews.

When examining the issues involved, please consider that the Unitarian Church property sits in the very center of our community. Unlike Esker Lane which occupies land on the edge of the neighborhood and immediately adjacent to the freeway right-of-way, the Unitarian property is, in reality, our heart. What happens to this property will affect us to a far greater degree than was the case with Esker Lane. In a very real and disturbing sense, it will set a precedent to which other cash-hungry church congregations (we have two more) and their developer partners may aspire.

I think a good solution is 6 to 9 residential single family homes
In closing, we request that you, our elected representatives, ensure that our neighborhood quality of life continues to be that for which West Vancouver is known. The density and site coverage proposed by the developer are not characteristic of the neighborhood we chose, a neighborhood in which we hope to remain long after the church has departed.

Using appropriate density limitations as herein suggested, we now respectfully ask you to protect the green qualities and livability of our community.

I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.

- -

cc: Mayor M. Smith
-----Original Message-----
From: s.22(1)
Sent: March-17-13 5:08 PM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is s.22(1) and I live at s.22(1), West Vancouver, BC, s.22(1), West Vancouver. I have lived in the area for about s.22(1) years now.

I do NOT support the North Shore Unitarian Church redevelopment project as proposed because the density requested puts at risk the fundamental character of my neighbourhood. There are already two multi-unit developments in the area, namely Mathers Mews (8 units) and Esker Lane (12 units) and I would ask Council to find another neighbourhood to impose this development on if their objective is to provide various housing options within the city. Also, with two additional churches nearby any precedent set by Council in relation to the Unitarian Church development will present each of them with the potential for the same cash windfall this group is asking for after having operated in this neighbourhood tax free for many years. If I had wanted to live in a densely populated community like the area south of Marine Drive in Ambleside and Dundarave I would have bought there. Instead I chose to live in this comfortable corner of the British Properties that contains a nice mix of single family homes, multi-unit complexes, community amenities such as the park and graveyard, plus an abundance of churches.

I have yet to see any benefit to the community accruing from this development proposal while there are several points of contention. Of most concern is that the proposal for 11 single family dwellings and 8 more homes in 4 duplexes will affect the privacy of every adjacent property including mine to a much greater extent than 6 homes on the 6 lots under discussion. I understand that the developer wants to use Esker Lane as the benchmark for density however they are asking for higher density than Esker Lane. In fact, the two developments are in no way comparable given where the lots are situated. Esker Lane is at the end of 3rd Street and it borders on the Highway, Hugo Ray Park, The Jehovah's Witness Kingdom Hall and the Unitarian Church. Esker Lane does not affect the privacy of any neighbouring property.

I find the Church's attitude towards the community to be negative and uncompromising. With that it is difficult to support anything but 6 homes on the 6 lots that make up the land in question. However, in a spirit of compromise, since their land is situated adjacent to Mather's Mews and the properties are the same size, I would be interested to see a proposal for a similar development with 8 homes.

In closing, I trust that you, our elected representatives, will consider what is best for this neighbourhood first and foremost rather than the ambitions of a Church that intends to leave West Vancouver. If you do so, you have no choice but to vote no.

I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.
West Vancouver, BC, s.22(1)

cc: Mayor M. Smith
-----Original Message-----
From: Mayor and Council
Sent: March-17-13 2:17 PM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is [REDACTED] and I live at [REDACTED], West Vancouver. I have lived in the area for about [REDACTED] years now.

I do NOT support the North Shore Unitarian Church redevelopment project at this time because of:

1. The added density to our predominately single family area
2. The lack of public transit and walkable amenities means that any new housings units will be car dependant
3. The current traffic into our "NO EXIT" community which has grown with the expansion of the cemetery and added use of Hugo Ray park will become even more congested and unsafe. We currently have a large number of cars that speed down Mathers ave.
4. West Van will lose a valuable day care facility located on the church property

I think a good solution is

1. For the church to stay and if they require funds to upgrade their facility to investigate the possibility of subdividing off some land to create one or two building lots.
2. If the church decides to move then it can sell it's land to another church or talk to the locals on a rezoning application that can work for the church and the local residents.

As a note no one from the church or the developer has had the courtesy to contact me regarding their proposal

In closing, I would like to say that I choose to live in West Van for a certain lifestyle which I consider the best anywhere. While I understand the need to provide a variety of housing options especially for our aging population it would seem obvious that this proposal does not satisfy the needs of West Van residents.

Increased density if required should start with proximity to public transit and walkable amenities.

The church seems to want to secure a windfall for it's members who are not predominately from West Van while they build a church in North Van.

All this at the detriment of our neighborhood.
I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.

- -

cc: Mayor M. Smith
-----Original Message-----
From: [REDACTED]  
Sent: March-18-13 9:36 AM  
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich  
Cc: Michael Smith  
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is [REDACTED] and I live at [REDACTED], West Vancouver. I have lived in the area for about [REDACTED] years now.

I do NOT support the North Shore Unitarian Church redevelopment project proposal and application. Being [REDACTED] to the proposed development, I see no reason why it should be allowed and plenty of reason why it shouldn’t. Aside from the community’s legitimate opposition , I see the project as an outright money grab for the developer and church, with little regard for the people that will have to live with the results. I am not fooled by the developers proposition , with a professional sales pitch , using all the buzz words that are empty, and for the most part irrelevant. I can only hope that the district will see through it as well.

Thanks very much

I see no reason why the application should be given special consideration. It should be limited to the community and current zoning restrictions.

Thank you.

- -

[REDACTED]

cc: Mayor M. Smith
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Petition in Support of 370 & 380 Mathers Redevelopment

To Mayor Smith and Members of Council:

We, the undersigned, support the proposed rezoning and redevelopment of 370 & 380 Mathers Avenue into 19 residences. The proposed redevelopment will increase housing choice and diversity in West Vancouver while enabling North Shore Unitarian Church to move to a more accessible North Shore location serviced by public transit.

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Petition with 102 Signatures
Petition in Support of 370 & 380 Mathers Redevelopment

To Mayor Smith and Members of Council:

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Petition In Support of Rezoning: 370 & 380 Mathers Redevelopment (continued)
Petition in Support of 370 & 380 Mathers Redevelopment

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Subject: FW: Please Vote NO to the Unitarian Church Redevelopment

-----Original Message-----
From: [Redacted]
Sent: March-18-13 2:31 PM
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich
Cc: Michael Smith
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is [Redacted] and I live at [Redacted], West Vancouver. I have lived in the area for about [Redacted] years now.

I do NOT support North Shore Unitarian Church redevelopment project at this time because I believe that it of too great a density and that under it's current iteration it will destroy the character of my neighbourhood. I also believe that this is a dangerous precedent to set allowing the unitarian church to gain a windfall from the sale of this property by allowing the property to be rezoned to accommodate 19 families on this 2 acres site.

I think a good solution is to return the property back to its original R3 zoning with 6 homes on the site, or zoned to build a complex of no greater density than that of Mathers Mews on the property to the west of the site.

In closing, I would say to you Mr. Mayor and Council, that there is nothing in the OCP that suggests that West Vancouver should be plowing everything under and building high density at the cost of neighbourhoods. To the contrary, the OCP speaks of alternative housing specifically referring to what would be "acceptable to area residents". The area residents have twice (once in September and once last week) sent petitions to the District showing 100% opposition to this development. How much clearer can it be that this is the wrong plan for our neighbourhood.

I have included my phone number below so please feel free to contact me personally on this issue.

Thank you.

cc: Mayor M. Smith
Subject: FW: Please Vote NO to the Unitarian Church Redevelopment

-----Original Message-----
From: [Redacted]  
Sent: March-18-13 1:45 PM  
To: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Michael Lewis; Trish Panz; Bill Soprovich  
Cc: Michael Smith  
Subject: Please Vote NO to the Unitarian Church Redevelopment

Dear Councillors Soprovich, Booth, Cameron, Gambioli, Lewis and Panz:

My name is [Redacted] and I live at [Redacted], West Vancouver. I have lived in the area for about [Redacted] years now.

I do NOT support the North Shore Unitarian Church redevelopment project at this time because they propose to build duplexes, literally over the fence from properties which are valued in multi millions of dollars. To me this is unconscionable and reflects a density of housing way beyond that of the homes adjacent to it. To contemplate the construction of duplex style homes in any plan is a gross misread and complete lack of understanding of the character of our neighbourhood.

My Main Issues are to do with density, style and character. While I congratulate the church and the developer on their honest attempts to satisfy the concerns of the neighbourhood and while the proposal is a huge improvement over that previously proposed by Hynes Development, it nevertheless less creates a few jarring details which are difficult to live with.

The Issue of duplex structures is foreign to our area. The inclusion of this aspect merely in order to maximize revenues, is not acceptable as it sets precedent for future development as well as totally misinterpreting the character of the area, especially the multi million dollar homes adjacent to the property. This is not a good mix.

According to the OCP the area under consideration was estimated to house 5 or 6 detached homes under redevelopment and rezoning from PA2. It should be noted that the highest density, 4 duplexes, falls totally inside the PA2 portion of the property, which expresses a wide diversity from the OCP definition.

The proof of this type of precedent setting lies in the comparison used by the proposer to show that the FAR is in line with that of Esker Lane on its southern boundary. But an examination of previous concern over the FAR shows that Mathers Mews observed the same ratio as the other single family housing surrounding it. This is the ratio which should be used rather than that of Esker Lane which is in its own buffer zone away from the rest of the neighbourhood and is in keeping with the OCP recommendations.

I understand that the Church solicited grants from the government to reroof their church building within the last two years, after the demise of the Hynes proposal. I note there is no record of a permit being issued to cover this work. Your permit department advised me that a permit would not necessarily be required for this purpose. If my understanding is true then the justification for the grant would have required to contain an expression of need and future continued use of the building as a Church. Again, if true, it definitely represents a waste of time, money and effort to write off this recent taxpayer windfall. Will this money require to be repaid? Was there a conditional agreement for a minimum project life for these funds to be granted?
I note on the project justification that the NSUC "require" a huge amount of money in order to justify leaving their existing plot of land and go elsewhere where there is good public access and visibility. To expect to walk into such a situation clear and free from financial obligation is unrealistic in extreme. Most Churches I have belonged to have had to use the financial muscle of their own congregation to effect improvements like roof repairs, structural alterations and mortgage support to achieve similar results which the NSUC seem to feel they can leverage from the rezoning application. I think this is totally unrealistic. I also feel it is slightly contrary to Christian teachings to leave a legacy which inflicts an unacceptable situation on their neighbours in the face of our current opposition and dislike of their plans. Recently the roof of WestVancouver Presbyterian at 29th and Marine Drive, underwent roof replacement at congregational cost. The adjacent property to on 29th was purchased by down payment and mortgage from the congregation. I would ask the question as to what makes the NSUC feel they can do all this without using the involvement and financial power of a congregation to satisfy their needs.

I think a good solution is

In closing, let me state that the need for involvement of developers and the creation of upset it has caused in a neighbourhood of our style and character is unfortunate. It is difficult for me to justify all of this merely to let the Church proceed with their strategy of being in free and clear financial circumstances for relocation. I think the Church should examine its motives and look more closely to their Christian principles and the power of congregational input before they go much further in this enterprise.

I would ask you to vote down this proposal as being self serving and contrary to neighbourhood character and style.

Thank you.

- -

s.22(1)

cc: Mayor M. Smith
3 April 2013

District of West Vancouver
750 – 17th St.
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Subject: Rezoning of 370/380 Mathers Avenue, Council Meeting of 18 March 2013

Dear Mayor and Council;

I attended the 18 March 2013 Council meeting, and would like to provide some feedback to Mayor and Council on my observations on proceedings with respect to the Darwin proposal to rezone 370/380 Mathers — the North Shore Unitarian Church.

Several members of the affected neighbourhood spoke in opposition to the proposal. Clearly, since every resident of the affected area has twice signed a petition opposing the development, this should not be news to Council. The ultimate outcome of the discussions however, being the decision to put the matter to public consultation, made my neighbours and me wonder if Council had given credence to our opinion. Does our opinion really matter, or is Council just "going through the motions"?

One of the things discussed was the new approach of increasing the size of the area which is being "consulted" to include the area north of Mathers, up to Stevens Drive. This appears a thinly disguised attempt to dilute the opposition, and it is not acceptable to those of us genuinely affected by the proposed development. Frankly, it is unlikely any of the residents north of Mathers ever even venture onto Mathers Avenue. They clearly have no stake in what is happening here. Council should redirect on this matter, and deal with the appropriate area only.

Several folks, presumably all members of the North shore Unitarian Church, gave impassioned statements about why they wish to move, and how much better it will be for them to do what they personally want to do in their (hopeful) new location in North Vancouver. There seems to be an absence of understanding here! The affected neighbours respect the Church’s desire to move, and really have only passing interest in their reasons — that is the Church’s business. What is absolutely at issue is what will be left behind. It was quite apparent that most of Council was very patient and respectful in listening to accounts of improved access for disabled, closer transportation, etc. Perhaps it would have been appropriate to point out that they were missing the point, and that the District of West Vancouver was charged with representing the residents and businesses of West Vancouver, not supporting church endeavours in North Vancouver. It was also noted that no attempt was made to hurry the Church speakers in their presentations; such was not the case for some of the tax-paying residents.
Of course there were several assertions by residents that the whole name of this game is financial gain for the church and the developer, and of course Brook Pooni, the professional lobbying force hired by Darwin to sell this project to you. Some members of Council seemed to hear this and responded appropriately, recognizing the Church as becoming an untaxed land developer. Well, as the expression goes, “it’s all about the money, stupid”. Let’s be real here; there is no honest desire on the part of the Unitarian Church, or the developer, to improve our neighbourhood. It’s all about the money.

By their own statement, 70% of the Church members come from outside West Vancouver, yet the Church contributes zero tax dollars to the maintenance of our community. While they are considered by all to be good neighbours, let’s just recognize that their leaving would reduce the uncompensated burden on our community. Replacing the Church facility with tax-paying residences would be a financial benefit. That said, most residents have indicated they would be happy if the Church stays. We just don’t want to be the abandoned windfall enabler.

One concern expressed by multiple residents was the precedent that would surely be set if this development is approved: the other two churches in the neighbourhood would very likely, after seeing the windfall circumstances, also elect to sell their property for high density development. Really, who could blame them? And what defence could West Vancouver mount, if they had already set the precedent? During the course of the meeting, there was a beginning of discussion amongst councillors on the dangers of such a precedent. Mayor Smith, however, squashed the discussion, and said it would not be pursued. Why? What is that all about? This matter is a very real concern! The denial of due process to consider such future impact is clearly contrary to the mandate of our government. Council cannot just ignore this element of the evaluation; to do so would be a dereliction of duty. One thing is for certain: if all the churches in our small area are permitted to cash out and be replaced with higher density, this neighbourhood will be severely depreciated. Council should make discussion of this concern a priority.

The issue of traffic was discussed. There was a misconception; the residents agree that daily traffic would not be worsened by the proposed development. The issue is that there is already far too much traffic! And as pointed out, the survey provided by Darwin conveniently does NOT take in to consideration the effects of Hugo Ray Park and the cemetery, so it understates the worst traffic levels. On weekends, Mathers is a freeway. Council needs to recognize that we should be trying to REDUCE the amount of traffic in the area, which is serviced by one marginal intersection, for the benefit and safety of the neighbourhood.

Not to go unnoticed were the impassioned “closing remarks” of Councillor Cameron, which occurred at a late hour, when many were likely eager to leave, and less resilient in their resolve to debate. The statement that “six big homes and each with a suite would equal twelve homes, and that’s only seven less than the proposal” was especially entertaining. We have 37 homes in our neighbourhood now, but only two known suites. Seems like pretty shaky logic that the next six will all have suites. However if this logic is valid, it can also be argued that six beautiful new homes with suites, homes that would make sense for and would provide an enhancement of
the neighbourhood, are only seven less than the proposal, so that should be a far more desirable option than the proposal.

So in the end. Council voted to send this proposal to community consultation. Given the universal rejection of it by a very cohesive neighbourhood, one can only wonder why we are about to embark on a project, at even further taxpayer expense, to find answers that have already been very clearly delivered.

The law embedded in our OCP is supposed to provide protection for the neighbourhoods within our community. Given that, we are talking about a neighbourhood which:

- is already diverse beyond most or all others in West Vancouver
- is overloaded with traffic
- has universal taxpayer opposition to the proposal
- is already inclusive of two higher density developments
- is saddled with three churches, a large cemetery and several playing fields; all in a very small area
- has no services to support what we already have, let alone increased density

And at the same time we are considering a proposal which;

- would bring in a lot more residents
- would not provide any realistic rental housing
- would be poorly suited for young families
- would be more expensive to buy than most of the existing homes
- would not preserve green space as well as six new homes could
- would be comprised of not smaller homes, but ones which are in fact larger than almost all the existing homes (Existing are predominantly 1600-2400 square feet; Darwin proposes 2500-2700 square feet. The FAR numbers quoted by Planning are misleading because they exclude the 550 square foot basement areas, for whatever reason...)

In short, the proposed development would not provide enhanced diversity in housing, just a lot more of the same. The result would be an overall negative impact on the neighbourhood.

The best solution for this property is still six modern homes on RS3 lots:

- The current street layout and servicing support this layout well
- They would integrate well with the existing homes in appearance and alignment
- Existing adjacent homes would not be forced to look down on a sea of roofs and asphalt
- They would better preserve the character of the neighbourhood
- They would enhance the value of the neighbourhood
- They would increase the density of the area by six to twelve residences
- Any suites that were built would be small, and rental, housing
- Such a development would be in compliance with our OCP
It is the writer’s hope that Council will make the effort to revisit this proposal, and give more consideration to the logic of putting it to public consultation. For certain, the resolve of the affected neighbours to oppose will not diminish, and we are not going to go away. Dragging it out unnecessarily is not to anyone’s benefit.

Sincerely,

[Signature]

West Vancouver BC
Dear Mayor and Council;

Please find the attached document for your information.

Sincerely
Dave Lust
West Vancouver BC

Attn:
Mr. Grant McRadu, Chief Administrative Officer
Mr. Bob Sokol, Director of Planning, Land Development & Permits
District of West Vancouver
750, 17th Street
West Vancouver, BC V7V 3T3

Attention Mayor and Council;

Subject: Rezoning of 370/380 Mothers Avenue, Community Consultation April 24th, 2013

Dear Mayor and Council

We write to advise you that we, the Hugo Ray area residents, have formed a committee to better consolidate our concerns regarding the above noted rezoning application and the upcoming Community Consultation process.

We remain opposed to the rezoning application as proposed by the Unitarian church and their agents, Brook, Pooni Associates and Darwin Construction.

In addition, we question District Planning department’s impartiality in their choice of using the Unitarian church as a location for this meeting. It should be apparent to anyone that it is inappropriate to not choose a neutral location for this consultation. This meeting is seen by us as the District’s opportunity to consult with area residents to determine the viability of this proposal to the area. It will be seen as a farce if it is allowed to deteriorate into the discreditable “we need the money” sales pitch employed by church members at the Council meeting of March 18th.

By way of introduction, we are respectfully;

Dave Lust (Chair)
West Vancouver

Howard Whishaw
West Vancouver

Bob Thomson
West Vancouver

Jerry Page
West Vancouver

Beatrice Donald
West Vancouver

Paul StDenis
West Vancouver
cc
Mr. Grant McRadu
Chief Administrative Officer
District of West Vancouver

Mr. Bob Sokol
Director of Planning,
Land Development & Permits

4/12/2013
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From: HugoRayNeighbourhoodCommittee [hugorayneighbourhoodcommittee@shaw.ca]
Sent: April-21-13 6:00 PM
To: MayorandCouncil
Subject: Letter from Hugo Ray Neighbourhood Committee re Planning Department report of 7 March 2013; 270/380 Mathers
Attachments: Bob Sokol letter 19 april 2013.pdf

Please find attached letter to bob Sokol, for the attention of Mayor and Council.
District of West Vancouver  
750 – 17th St.  
West Vancouver, BC V7V 3T3  

19 April 2013

Attention: Mr. Bob Sokol, Director of Planning

Subject: Rezoning Application for 370/380 Mathers Avenue; Planning Department report to Council, 7 March 2013

Dear Mr. Sokol:

There are many statements contained in the Planning Department’s report to Council, dated March 7, 2013, which are contentious. There are a few in particular, which we believe deserve comment, as given below. Since this report was generated to assist Councillors in determining the viability of the proposed development within the community, the accuracy and relativity of statements made is of critical importance. We would appreciate your clarification or comment as may be appropriate on the concerns stated.

Comments with reference to the sections and verbiage of the report:

1. Sect 2.1 – OCP:
   a. “Sites considered for rezoning should present unique opportunities and conditions for alternate zoning”. The subject site does not seem particularly “unique” – it is six already-developed RS3 lots in the middle of a residential neighbourhood, and not any more unique than six typical lots elsewhere in West Vancouver. What are the opportunities and conditions that make this site so appropriate for alternate zoning? If it is the fact that the NSUC vacating will make six contiguous lots simultaneously available, then it should be considered that if a windfall was offered to residents in many places, this circumstance would be easy to achieve.
   b. “The site would provide a degree of physical separation (e.g. a road, green belt, alternate use, or change in natural grade) from the surrounding neighbourhood.” Aside from an attempt to conceal the development from traffic passing on Mathers Ave., this site does not provide any of these separations, with the possible exception of minor separation from Esker Lane. How is this requirement met?
   c. “The required Community Plan amendment will include a designation to require a development permit review to ensure the siting, design and building forms contribute to desired neighbourhood character.” The neighbourhood character is large single family residential lots, with significant stands of trees – this was established decades ago. Aside from the grove of trees retained on Mathers Avenue, and the retention/replacement of the Elliott house, the proposed development seems to be contrary to the neighbourhood character. Is it
Planning's position that the neighbourhood character is now desired to be different?

2. Sect 4.1 – Discussion – The Proposal:
   a. "...an "S" shaped driveway to preserve mature trees and complement the single family character of the street." This clearly confirms the character of the street as "single family" – see 1.c above. A point to be recognized: the impact of the development from the street, as seen by people zooming by on their way to and from church/park/cemetery is relatively unimportant compared to the impact on the adjacent neighbouring homes.
   b. "...to maintain the treed character of the site and to provide privacy for the abutting homes..." Removing 84% of the trees before starting construction on an already-developed property does not maintain a treed character; and no amount of trees added will effectively provide privacy. This may be the developer's professed intent, as stated, but it is certainly not reality.
   c. "...tree retention plans offer interesting green features (?) that are high-level at this stage (?) and will require further refinement and details as the application proceeds." Hopefully the intent was "if the application proceeds". Since the Tree Inventory Plan bears only marginal similarity to the proposed development, it definitely would require further refinement. Was that the basis for this comment?

3. Sect 4.1 – Discussion – Neighbourhood Context and Character:
   a. "Travel through the neighbourhood, primarily down Mathers Avenue and Hadden drive, is necessary when either accessing or departing the institutional and public use areas. This arrangement has proven unsatisfactory for the single family area, given the periodic high peak traffic volumes associated with the churches, Hugo Ray Park and the cemetery." Again, a recognition of the character being a single family area. The real question is, if this arrangement (which cannot be practically changed) HAS PROVEN UNSATISFACTORY, why is any consideration being given to installing a greater than RS3 density development?
   b. The density table provided gives an FAR for Mathers Mews of approximately 0.35 which is considerably higher than the reality of 0.22. Further, the FAR stated for RS3 Zoning is "0.35 max". While this may be the maximum FAR allowed under RS3 zoning in West Vancouver, the reality is that typical FAR for the Hugo Ray neighbourhood is approximately 0.2. The former inaccuracy, although very obvious, might be attributable to error; however the grossly misleading FAR listed for RS3 zoning, contained in a report to Council so they could evaluate this proposal, is a very misleading claim, and of questionable intent. It is further unfortunate that it was decided to not include site coverage data in this report, which is to many a much more important factor than FAR. Why no site coverage?

4. Sect 4.1 – Discussion – Land Use:
   a. "The intent of the H3 policy is to meet community housing needs in a way that does not compromise existing neighbourhoods..." Clearly this proposal DOES compromise this neighbourhood, to the extent that some home values will be depreciated.
b. "...it would be necessary to ensure the new developments do not negatively impact existing neighbourhoods..." Again, the proposal DOES negatively impact the neighbourhood, to the extent that some home values will be depreciated.

c. "...ensure that new developments... be within close proximity to community services and amenities..." Again, the proposed site very obviously is NOT in close proximity to services or amenities.

5. Sect 4.1 - Discussion - Heritage: The report did not contain Appendix "F".

6. Sect 4.1 - Discussion - Community Amenity Contribution: We would like to know if the contribution would be all or partly (and if partly, how much?) spent directly to improve the access, traffic, safety, and other amenities within the affected Hugo Ray Neighbourhood. We recognize that a straight answer to this question will never be given; however it angers many residents to know that the skim from a project forced upon them will most likely be spent to improve another area.

7. Sect 4.2 - Sustainability: "preservation of significant groves of trees at the north end of the site..." Retaining only 16% of the existing trees on an already-developed site is a very dubious claim in a discussion of "sustainability".

With respect to the issue of precedent, it seems fairly obvious that if this application is granted, the other two churches in the immediate vicinity might well decide to sell out for a similar windfall, and West Vancouver would have little defence against such an action. Few people would argue against the fact that this eventuality would represent an effective destruction of the Hugo Ray neighbourhood as it now exists.

Given the significance of such a precedent, it is concerning that the Planning Department Report to Council, to evaluate this application, did not include any reference to this threat. Will you please advise why this critical element of the evaluation was omitted?

Thank you for your response to our concerns.

Yours truly,

Hugo Ray Neighbourhood Committee.
Contact: Mr. D Lust
West Vancouver.

cc. West Vancouver Mayor and Council
Attention: West Vancouver Mayor and Council

Subject: Rezoning Application for 370/380 Mathers Avenue; Community Consultation Meeting held 24 April 2013

Dear Mayor and Council;

Following the subject Community Consultation Meeting, we are including as a part of this letter, several documents representing information that was presented at the meeting by the Hugo Ray Neighbourhood Committee. We want to ensure that Mayor and Council are fully apprised, without delay, of the information that was provided.

The following documents are attached and are part of this letter:

- Opening comments: “Why Are We Here Tonight”
- PowerPoint presentation covering aspects of the neighbourhood and its character, the negative impact of the proposal and the destructive precedent that would be set if this proposal is approved
- Chart showing 84% tree removal
- Esker Lane versus Darwin/NSUC -- perspective comment
- Potential Logical Layout drawing
- List of questions and counterpoints regarding lack of OCP compliance of the proposed development
- Density spreadsheets as produced by the Planning Department, and as produced by the Hugo Ray Neighbourhood Committee, showing questionable data from the Planning; also site coverage data
- Petition in opposition to the proposal signed by every neighbour who is adjacent to and shares sight lines with the proposed development
- A map of the Community Consultation area with highlighting showing residents’ positions on the proposal.

There are 136 homes within the consultation area, summarized as follows:

- 114 households that are “opposed in writing” and supported by at least one signed letter of opposition
  - this represents 92% of the households participating
- 1 (one) home “expressed support”
- 10 homes where no contact was made
- 6 homes that did not want to be involved, as they don’t think it has anything to do with them because they live north of the Hugo Ray Neighbourhood, or they did not speak English and could not communicate, or they are a renter and did not want to be involved
- 5 homes that wanted more information, and might attend the consultation meeting, and might drop off their letters of opposition then

- Letters of opposition to the proposal signed by 205 adult residents of the Community Consultation area defined by the Planning Department for evaluating this proposal.

The community has been consulted, and the community has spoken very definitively.

Sincerely,

Hugo Ray Neighbourhood Committee
Dave Lust, chair

hugorayneighbourhoodcommittee@shaw.ca
370/380 Mathers Ave., Community Consultation 24 April 2013

Opening comments – Hugo Ray Neighbourhood Committee

WHY ARE WE HERE TONIGHT?

We are here tonight because our West Vancouver government wants to be what they believe is progressive. They have developed a new “Housing Action Plan” intended to promote “diverse” housing in West Vancouver. What does this mean? It means small homes of various types, like coach houses and town houses, as well as rental housing. All this is intended to provide housing for people deemed to need these alternatives, such as downsizers and renters.

Council is now determined to test drive this Housing Action Plan, and get some of this “diverse” housing under way. At the same time, we have a church that wants to move to a fancy new building in North Vancouver, without having to fund it from their members’ pockets. Add a hungry developer, with a professional lobbyist in tow, and you have the Perfect Storm for ramrodding through a project like this one.

- Never mind that the project is not compliant with the OCP, which was developed to protect our neighbourhood
- Never mind that it’s inconsistent with what made West Vancouver the most desirable community in Western Canada
- Never mind that it’s physically illogical – it does not adhere to the surrounding lot layout, and does not utilize the existing road grid or infrastructure
- Never mind that it’s a high density residential development, in an area with no supporting services
- Never mind that it does not enhance the character of the neighbourhood – in fact it bastardizes it
Never mind that it does not enhance the value of the neighbourhood, but rather would lead to depreciated values for many

Never mind that the first action on the developer’s Tree PROTECTION Plan is to destroy 84% of the existing trees

Never mind that it sets an unthinkable precedent, for the other two churches to also line up for the pot of gold

And finally, Never mind that absolutely no one who lives here wants it!

No, Never mind any of that! The real reason we are here tonight is because Council has this urgency to cram some “diverse” housing into somewhere. And WE’RE IT. And they are catalyzed by an opportunistic church, and a hungry developer, both of whom are very willing to accommodate.

The bottom line, is that this is JUST WRONG, and Council needs to tell these people “Not on MY watch”! Unitarian Church: use your own funds to buy your new church. And developer: forget it! It’s time for Council to pay attention to the taxpayers who have skin in the game.
The Hugo Ray neighbourhood has always been a destination for families from both West and North Vancouver.

- We are the home of West Vancouver's only public cemetery.
- We have three churches, a day care, and a preschool,
- We host cricket, field hockey and soccer at our Hugo Ray Park.
- The police train their dogs here and their members practice high risk take-downs on our streets.
- Engineering department uses our neighbourhood to dispose of organic waste on the south slopes of Hugo Ray.
- We are thirty-seven families with just a single entrance to our neighbourhood, but we provide a lot of service to the North Shore. We are unique, we are distinct.

In 2009 West Vancouver Field Hockey estimated that 70% of their playership came from North Vancouver into the park.
Only 1/3 of the Unitarian church congregation comes from West Vancouver. We presume most come in from North Vancouver. This is probably true for the Baptist and Jehovah's witness churches as well

So our neighbourhood provides a service to the entire north shore.
The Hugo Ray neighbourhood was designed to be a part of the British Pacific Properties and was built primarily in the 1960's

ESTABLISHING A HIGHER STANDARD

In 1933, the Guinness family hired the Olmstead Brothers, a renowned Boston firm of landscape architects responsible for such distinctive city landmarks as New York's Central Park and Montreal's Mount Royal Park. Determined to create a remarkable subdivision that would feature pleasant parks, winding, treed streetscapes and spectacular vistas, the British Properties were designed as an exclusive sanctuary from the pressures and distractions of city living. The British Properties also set an innovative tone for future development and helped to establish the unique character and values of an emerging community.

That was the vision when our neighbourhood was built and that was how the character of our neighbourhood was established. To add to the gentrification of this neighbourhood, mayor Hugo Ray ensured the finest cricket pitch in all the lower mainland was placed in our south east corner where it replaced the old land fill.
This the new proposed Residences on Mathers.

What we are here to talk about tonight, are the changes that this rezoning application would have on us as individuals, and on a neighbourhood that was designed to provide a character offering:

"exclusive sanctuary from the pressures and distractions of city living"
The precedent the developer is using to rationalize this proposed rezoning is Esker Lane. Because of similar density, what could possibly be wrong with ramming another Esker Lane into the neighbourhood. What the Neighbours know and what we believe most everyone here in this room knows, is that Esker Lane and the Residences on Mathers are two very different animals.

It might be news to our northern neighbours, that Esker Lane cannot be seen by any other residential lot in the neighbourhood. Built in 1998, the district ensured that it conformed strictly to the objectives of the Official Community Plan.

It is quite likely that the Baptists, the Unitarians, and those who come into the neighbourhood to visit the cemetery, Cuddles daycare and Chelsea House pre-school have never seen Esker Lane.

You have to drive right through our neighbourhood to even find it. And that more than anything is what makes it fit so well into our neighbourhood.

Developed in Harmony with the Landscape (It presented a unique opportunity)
Without negatively impacting the desired neighbourhood character
Provided sensitive transition between the existing and the new development
Provided housing options that increased density and relative affordability in the marketplace
A statement from the promoter of the proposed development made during the council meeting of March 18th.
The proposal has unique features:

-a very narrow frontage on Mathers. If you drove by the front you simply would not know that there were 19,18,16 or 11 houses back there.
-flanking sides face the back yards or side yards of adjacent homes

Here’s the reality. The people who race up and down our streets getting there kids to soccer, field hockey, day care, preschool the churches or the cemetery, don’t really care what they see in our neighbourhood. They are here to get in and get out as quickly as they can.

And it is because of that traffic in this area, that people who live here don’t spend their leisure time sitting in their front yards facing traffic ridden Mathers or 3rd Street. The people who live here do, their living in their back yards where it is quiet and private. Each has built there own exclusive sanctuary from the pressures and distractions of city living.

What does this development do for that sanctuary? It destroys that sanctuary
And what sanctuary do we offer those who would move into this complex. Very Little
s.22(1) gave me this picture looking onto the church property. You can see that this yard is made for relaxing in. You can also see the separation in homes that is common throughout the entire area. This is what we are accustomed to in our neighbourhood. This is "exactly" what West Vancouver and the British Pacific Properties held this neighbourhood out to be when we bought our homes here. This why we chose to live here and this is why we pay the taxes that we pay.
Here is a view of two story townhomes on the lot. I even took the time to cut the tops off them to try and make them look less intimidating. It didn’t help!!

Somehow we just don’t think that they are going to be as invisible as the developer would have you believe. Yes they would put some shrubs and trees in an effort to disguise what they’ve done here, but the reality will remain the same. The character of this neighbourhood will be destroyed. The privacy and seclusion that existing homeowners have now will be forever gone. And there is no need for this to happen.

This is not preserving character. This is warehousing families within a neighbourhood. Shoehorning them into a spot that is far too small to be appropriate.

Once again, “this is what people do to other people’s neighbourhoods”.
Here's how the developer would like us to see this fitting into our neighbourhood. Great drawing and on it's own, like this, the casual observer could imagine how beautiful this complex would be tucked into a wooded area. Beautiful homes, trees, I envision there being a lake in behind there somewhere maybe a mountain, maybe a stream.

But that is why these drawings are done in isolation. It gets more complex and a little grittier when you plunk this complex into reality.
Look closely at what the neighbours would like on these lots.

Boring as this is, it fits with the OCP in maintaining the character of this neighbourhood. And, I might add, the character defined by the people who live here.

And, if these six lots end up being 8 or 9 households because of a secondary suite or a carriage house, that represents a 7 or 8 hundred percent increase in density over what has existed on this property “EVER”.

Will it be as dense as the developer wants “NO”

Will it adhere to the objectives of the OCP “Absolutely”

Can it be said that it helps meet the needs of a growing community while maintaining the principles that made this neighbourhood in the first place. “Without Question”

OCP Objectives
“Develop in harmony with the Landscape, surrounding uses, and desired neighbourhood character. Preserve and enhance the character of residential neighbourhoods. Provide sensitive transitions in form and density between existing and new development.”
Here is a representation of the church property developed appropriately into the neighbourhood. Green space, Trees, Alignment, privacy; all of the things needed to provide sanctuary from the pressures and distractions of city living. An yet, room for families, rental space perhaps, carriage homes perhaps.
No warehousing of people.

No need for shoehorns.
We don’t agree that this is what should be happening in our neighbourhood. We have with us tonight letters of opposition from the neighbours. In our canvassing from the upper levels highway to Stevens Drive we found one person who thought this might be OK to do in this neighbourhood.

As I said at the council meeting on March 18th, you would be hard pressed to find any West Vancouverite who would do this to their own neighbourhood. This is what people do to other peoples neighbourhoods.

And unfortunately this is what the Unitarians want, and this is what Darwin Construction and Brook Pooni Associates do to make money.

*It is as simple as that!!*
In the fall of last year I visited you Lisa Berg at the Planning department office. Of the many questions that I asked one of them was “have you considered what would happen to our neighbourhood if all of the churches decided to follow suit and sell out for the windfall that the Unitarian church hopes to make through rezoning their property.

And you said “Yes it was the first thing that Wendy LeBreton and I spoke about when we first looked at the rezoning application.” You said “it would certainly have to be taken into consideration.”

It was good that you noticed that Lisa because you were in good company. We in the neighbourhood certainly saw the danger signs.

Prior to the meeting of March 18th, the Mayor, Councilor’s Soprovich, Cameron and Lewis also talked about the possibility of the Baptist and the Jehovah’s witness churches getting “Motivated” to do the same thing.. So everyone is talking about it but it never gets mentioned in Planning Dept.’s report to council nor are council members allowed to even mention this possibility while in council chambers. This has generated the following phrases in this neighbourhood. Suppression of Information. “an Apprehension of Bias toward the developer”. Willful Blindness and “a breach of Natural Justice.
There is no way on god's green earth, you are going to find Anyone who would be able to "square" this existing neighbourhood with this proposed development by using these objectives from our own Official Community Plan.

To any reasonable mind,
It simply can't be done.!!
WE LIVE HERE!

and we’re proud of that!!
## TREE INVENTORY

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TREES BEING REMOVED 84%

INCLUDES:

- 62 CEDAR
- 20 DOUGLAS FIR
- 2 GRAND FIR
- 9 HEMLOCK
- 14 MAPLE
- 3 CHERRY
- 1 ARBUTUS
ESKER LANE

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<td>$1,500,000!</td>
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WHY? BECAUSE DARWIN HAD TO PAY NSUC AN EXTRA $5,000,000!
NOW THAT'S REALLY HELPING DOWNSIZERS!
GOOD EXAMPLE OF WEST VAN CRANKING UP LAND VALUES!
370/380 Mathers Avenue
Potential Logical Layout

SIX HOMES ON SIX LOTS
Utilizing existing streets

All trees shown on this drawing are ones that are slated for removal in the Darwin proposal, but that could be kept. Trees not slated for removal are not shown, so there would be more than seen here.
WEST VANCOUVER OFFICIAL COMMUNITY PLAN (OCP)
VS
DARWIN DEVELOPMENTS – NORTH SHORE UNITARIAN CHURCH PROPOSAL

Following are elements of the OCP, followed by how the requirements would be met:

1. Sites consistent for rezoning should present unique opportunities and conditions for alternate zoning.

Site is not unique; essentially six RS3 lots in a residential area. If NSUC vacating six contiguous lots simultaneously is “unique”, then offer a rezoning windfall to multiple lot owners anywhere for the same result. The only thing unique is NSUC gets a windfall.

2. the site would provide a degree of physical separation (e.g. a road, green belt, alternate use, or change in natural grade) from the surrounding neighbourhood.

None of these separations are provided for adjacent residences. A few trees will not!

3. ensure the siting, design and building forms contribute to desired neighbourhood character

Neighbourhood character is single family homes on large lots with significant stands of trees. This was established decades ago and is the residents’ desired character – that’s why they moved here. It is not contributed to, but rather detracted from, by the proposal.

4. The intent of the H3 policy is to meet community housing needs in a way that does not compromise existing neighbourhoods

This proposal does compromise the neighbourhood – many home values would drop.

5. It would be necessary to ensure the new developments do not negatively impact existing neighbourhoods

Clearly the residents of the neighbourhood overwhelmingly believe there would be a negative impact. High density can only have a negative impact on any neighbourhood of this type. There is just no up-side.

6. Ensure that new developments... be within close proximity to community services and amenities

The area is particularly devoid of any of these things. Planning Department has repeatedly stated the area is not appropriate for increased density.
The table below compares the proposed density for the site with surrounding properties:

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<th></th>
<th>Ecker Lane Strata 1253-1275 3rd Avenue (south of site)</th>
<th>Mathers Nova 382-396 Mathers Avenue (west of site)</th>
<th>RS3 Zoning (surrounding single family neighbourhood zoning)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area (square metres)</td>
<td>8,825.5</td>
<td>6,288</td>
<td>8,822</td>
</tr>
<tr>
<td>Number of Units</td>
<td>19</td>
<td>12</td>
<td>8</td>
</tr>
<tr>
<td>FAR</td>
<td>0.41</td>
<td>0.425</td>
<td>Approximately 0.35</td>
</tr>
<tr>
<td>Site Coverage</td>
<td>32%</td>
<td>35%</td>
<td>17%</td>
</tr>
</tbody>
</table>

Added notes by Hugo Ray Neighbourhood Committee
### Hugo Ray Neighbourhood -- Density Data

<table>
<thead>
<tr>
<th></th>
<th>Land area (acres)</th>
<th># of homes</th>
<th>Home total size (Sf)</th>
<th>Home less bsmt (Sf)</th>
<th>Homes per Acre</th>
<th>FAR incl bsmt</th>
<th>FAR not incl bsmt</th>
<th>Site (2) Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Worst case: Typical RS3 house - smallest lot</td>
<td>0.29 (1)</td>
<td>1</td>
<td>2,400</td>
<td>2,400</td>
<td>3.6</td>
<td>0.20</td>
<td>0.20</td>
<td>22%</td>
</tr>
<tr>
<td>Typical RS3 house - large lot</td>
<td>0.35</td>
<td>1</td>
<td>2,400</td>
<td>2,400</td>
<td>2.9</td>
<td>0.16</td>
<td>0.16</td>
<td>18%</td>
</tr>
<tr>
<td>Large RS3 house/bsmt - medium lot</td>
<td>0.31</td>
<td>1</td>
<td>5,331</td>
<td>3,874</td>
<td>3.2</td>
<td>0.39</td>
<td>0.28</td>
<td>20%</td>
</tr>
<tr>
<td>Mathers Mews</td>
<td>2.18</td>
<td>8</td>
<td>2,622</td>
<td>2,622</td>
<td>3.7</td>
<td>0.22</td>
<td>0.22</td>
<td>17%</td>
</tr>
<tr>
<td>Esker Lane</td>
<td>1.55</td>
<td>12</td>
<td>2,365</td>
<td>2,365</td>
<td>7.7</td>
<td>0.42</td>
<td>0.42</td>
<td>35%</td>
</tr>
<tr>
<td>Darwin NSUC</td>
<td>2.18</td>
<td>19</td>
<td>2,791 (3)</td>
<td>2,016</td>
<td>8.7</td>
<td>0.55</td>
<td>0.40</td>
<td>32%</td>
</tr>
</tbody>
</table>

**Notes:**

1. minimum lot size allowed for RS3 zoning, i.e. worst case for density
2. includes garage of 240 sf for typical house, 700 sf for large house, and 409 sf (average as proposed) for Darwin
3. Assumes average basement of 775 sf (average of type A and type B homes per drawings)
23 April 2013

District of West Vancouver
750 – 17th St.
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Subject: Rezoning of 370/380 Mathers Avenue; Statement by Hugo Ray Neighbours immediately adjacent to the proposed development

The proposed development by Darwin Developments of the North shore Unitarian Church property will have an immediate negative impact on our property. Our property is located such that we would have clear sight lines into the development, and they of our home. We do not accept that any amount of landscaping can ameliorate this situation.

Any form of higher density development in our neighbourhood will clearly have a negative impact on property values. People buying homes on large single family lots will simply NOT want to be looking at a high density development next door – they will expect to see front and rear yards that are green spaces, as they reasonably should, given the character of our neighbourhood. This character is, after all, why those of us that live here now elected to do so.

For these reasons we very strenuously oppose this proposal. It would be very unfair for a new development to result in our losing value in our own homes.

Petition with 24 Signatures
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: 17/4/2013

Additional comments:

I would like to keep this beautiful area as it is.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: ____________

Additional comments: ____________________________
Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: APRIL 17 2013

Additional comments: ________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________________________

My address is: __________________________________________________________________________

West Vancouver

I wish to record my opposition to the proposed development. I do not believe this is an appropriate

Date: April 17, 2013

Additional comments:
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: Apr. 17/2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: APRIL 15, 2013

Additional comments: ____________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: April 15 '13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ______________________________________________________

My address is: ___________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: __________________________________ Date: Apr 15th, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________ West Vancouver

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: April 11th, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: April 25, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: W. Van, B.C

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: April 25, 13

Additional comments: 
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted] West Van

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: April 21, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________________________________________

My address is: ______________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ______________________________________________________ Date: April 15, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: __________________________________________________________

My address is: __________________________________________________________

I wish to receive information regarding the development. I do not believe this is an appropriate addition to the development.

Signed: ___________________________ Date: ___________________________

Additional comments: ____________________________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted] West Vancouver, BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: 15/04/13

Additional comments:
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [redacted]

My address: [redacted] West Vancouver BC [redacted]

I write to object in opposition to the proposed development. I do not believe this is an appropriate addition to our community.

Signature: [redacted] Date: April 15, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:__________________________

My address is:________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the community.

Signed:______________________________ Date:________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signature:______________________________ Date: April 9/13.

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is ________________________________

My address is ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed ________________________________ Date: __________, __________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: __________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ___________________________________ Date: ______________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighborhood.

Signed: ____________________________ Date: __________

Additional comments:
District of West Vancouver
750 17th Street East,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: _____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: _____________________________ Date: 4/4/2013

Additional comments: ____________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: APR 15, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: __________/________/________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: APRIL 23/2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: __________________________

My address is: West Van BC.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: __________________________ Date: April 23, 2013.

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: ____________________________ Date: April 23, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________
My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighborhood.

Signed: ____________________________

Dates: April 23, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [REDACTED]
My address is: [REDACTED]

I wish to [REDACTED] development. I do not believe this is an appropriate addition to the development.

Signed: [REDACTED]  Date: April 23, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________ WEST VANCOUVER, BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: APR 23, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Blacked out]

My address is: [Blacked out] West Vancouver BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: [Blacked out] Date: APR 13 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: 

My address is: 

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighborhood.

Signed: 

Date: 4/23/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ______________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: April 14, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:______________________________

My address is:______________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighborhood.

Signed:__________________________ Date: April 17, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is [redacted].
My address is [redacted].

I was not consulted during the development of this project. I do not believe this is an appropriate approach.

Signed: [redacted] Date: April 17, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:_________________________________________________________

My address is:_______________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed:___________________________________________________________

Date: ______________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC  V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

Signed: ____________________________ Date: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ___________________________  [Redacted]

My address is: _________________________  W. Vancouver

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: ______________________________  Date: __________________  [Redacted]

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

W. Vancouver, B.C.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the

Signed: ________________________________ Date: ______________ April 2013

Additional comments:

I strongly oppose these attempts at densifying our suburb.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 270 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Name redacted]

My address is: [Address redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the community.

Signed: [Signature redacted] Date: April 14/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________

My address is: __________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signature: ____________________________________________________________ Date: April 14/13

Additional comments:
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighborhood.

Signed: ____________________________ Date: ____________________________

Additional comments: ____________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________  

My address is: ________________________________  

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighborhood.  

Signed: ________________________________  Date: ________________________________  

Additional comments: ____________________________________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: __________________________________________________________

My address is: _______________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: __________________________________________ Date: 14 Apr 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________

My address is: __________________________________________________________

W. V.

I wish to record my opposition to the above development. I do not believe this is an appropriate addition to the neighborhood.

Signed: ___________________________________________ Date: ____________________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________

My address is: __________________________________________

W. VAN.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________________________ Date: ____________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: _____________________________

Vancouver, BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: April 13th, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________
My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the

Signed: ____________________________ Date: April 14, 2013

Additional comments:

should be minimal impact on
neighbourhood and residents. Maxima should be
in line with surrounding properties. Acro lot min. perhaps 8 signable lots
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ___________________________________________________________

My address is: _________________________________________________________

I wish to record my concern regarding the development. I do not believe this is an appropriate addition to the neighborhood.

Signed: ____________________________________________________________ Date: April 14th, 2013

Additional comments: __________________________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: April 14th, 2013

Additional comments: ________________________________
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3  

Attention: Mayor and Council  

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053  

My name is: ________________________________  

My address is: ________________________________  

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.  

Signed: ________________________________ Date: 4/14/2018  

Additional comments: ________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]
My address is: West Van BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: [Redacted] Date: April 17/13

Addition:

Very concerned about traffic issues already existent on Hadden and Mathers. More density will only exacerbate the problem.

Increased density also will have a huge negative impact on the quiet enjoyment of many people living in this area.
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the process.

Signed: ____________________________ Date: 14/April/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________

My address is: ____________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________________________ Date: 14/4/13

Additional comments: 
Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________________________

My address is: ________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the community.

Signed: ___________________________________________ Date: 4/13/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: __________________________________________

My address is: _________________________________________

[West Van]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ___________________________________________ Date: ____________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: ____________________________ Date: April 14th 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ______________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the city.

Signed: ________________________________ Date: ___________ 2013

Additional comments:
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3  

Attention: Mayor and Council  

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053  

My name is: ___  
My address is: ___  

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the community.  

Signed: ___  
Date: April 14, 2013  

Additional
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________

My address is: ____________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to.

Signed: ____________________________________________ Date: Apr. 14, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:

My address is:

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the

Signed: ___________________________ Date: APRIL 14/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________

My address is: __________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighborhood.

Signed: ____________________________ Date: April 14, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:  

My address is:  

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed:  

Date: April 13, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: [Redacted]  Date: April 13/13

Additional comments: [Redacted]
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighborhood.

Signed: ________________________________ Date: 14 April 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]
My address is: W. Van BC [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to our neighborhood.

Signed: [Redacted] Date: Apr 14 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________
My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighborhood.

Signed: ________________________________ Date: ________________________________

Additional comments:
District of West Vancouver  
750 17\textsuperscript{th} Street,  
West Vancouver, BC V7V 3T3

\textbf{Attention: Mayor and Council}

\textbf{Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053}

My name is: ________________________________  
My address is: ________________________________  

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________  
Date: ________  
Address: ________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ____________________________________________

West Van. ___________________________ s.22(1)

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ___________________________________________ Date: April 14, 2013

Additional comments: ________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________

My address is: ____________________________________________

West Vancouver, BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________________________ Date: ________ 13/2013.

Additional comments: ____________________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record that I strongly believe that the above proposed development is not an appropriate addition to the existing community. I do not believe this is an appropriate development.

Signed: ____________________________ Date: ______/____/____

Additional comments:

[Signature]

[Date: April 14, 2013]
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ______________________________________________________________

My address is: ____________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: _________________________________________________________________ Date: ____________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________________________________________

My address is: __________________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: ___________________________ Date: ________________

Additional comments: ________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: ________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________
My address is: ____________________________

West Vancouver BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: April 14, 2013

Additional comments:

I am opposed to this development because I am concerned about dangers involved with construction and the development of that area. Haddon Drive is already dangerous without this project. I also have a question and would set me also my back by creating more worry and stress if we have to search for another...
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]
My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: [Redacted]

Additional comments:

Traffic volume is unacceptable.
All traffic will be going down Hidden Drive.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: __________________________________________

My address is: _________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: ______________________________________________ Date: 14 APR 2013

Additional comments:

I'll be there.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: __________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: ______________________________ Date: April 14/2013

Additional comments: ____________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: ________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is [Redacted]

My address is [Redacted]

I was disappointed with the presentation. I do not believe this is an appropriate
admittance to the public.

Signature: [Redacted] Date: April 14, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: __________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: ________________

Additional comments:
District of West: Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________

My address is: __________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ______________________________________________ Date: _____________________

Additional comments:

[Handwritten: need other options]
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________________________________________________________

West Van, BC

I wish to express my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: ____________________________ Date: April 19, 2013
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

West Vancouver, BC

I wish to respond to the above Development. I do not believe this is an appropriate

addition to the area.

Signed: ____________________________ Date: April 19, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:_________________________

My address is:_________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed:_________________________ Date: 17/04/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: ________________________________ Date: APRIL 19, 2013

Additional comments: ______________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ___________________________ Date: April 09, 2013

Additional comments:

I don't like a crowded neighbourhood
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:  

My address is: West Vancouver  

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed:  

Date: April 17, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:___________________________________________________________

My address is:_________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed:___________________________________________________________ Date: April 19, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [redacted]
My address is: [redacted] (WEST VAN)

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: [redacted]  Date: [redacted]

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [reddedacted]

My address is: [reddedacted] West Vancouver, BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [reddedacted]  Date: 19 April 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-2012-053

My name is:

My address:

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed:

Date: April 19, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: 

My address is: 

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition. 

Signed: 

Date: APRIL 20 '13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: ____________________________ Date: _____________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: __________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the community.

Signed: ____________________________ Date: 19/Apr/2013

Additional comments:
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3  

Attention: Mayor and Council  

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053  

My name is:  ____________________________________________________________  
My address is:  ____________________________________________________________  

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.  

Signature:  ____________________________________________________________  
Date:  ________________________________________________________________  

Additional comments:  

District of Wet Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: s.22(1)

My address is: s.22(1)

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to s.22(1)

Signed: s.22(1) Date: April 19/15

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to oppose this development. I do not believe this is an appropriate development.

Signed: ________________________________ Date: April 20/2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]
My address is: W. Vanw.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: April 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: __________________________
My address is: __________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: __________________________ Date: __________________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ___________________________ s.22(1)

My address is: ___________________________ s.22(1)

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ___________________________ Date: Apr. 20, 2013

Additional comments: ___________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ______________________________________________________________________

My address is: _____________________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate
addition to the neighbourhood.

Signed: ___________________________________________________________________________

Date: ____________________________________________________________________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________________________

My address is: ____________________________________________________________________________

WEST VANCOUVER

I wish to record my opposition to the proposed development. I do not believe this is an appropriate
addition to the neighborhood.

Signed: ____________________________________________________________________ Date: APRIL 20, 2013

Additional comments: ____________________________________________________________________
District of West Vancouver
750 17th Street
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted]

I wish to register my opposition to the proposed development. I do not believe this is an appropriate addition to the neighborhood.

Signed: [Redacted]  Date: April 20/2013

Additional information (if any): [Redacted]
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted]  Date: [Redacted]

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________

My address is: __________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: April 14

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]
My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted]  
Date: 24/4/2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]
My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted]  Date: 24/4/2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: W. Van

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: 24/4/2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:

My address is:

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ___________________________________________ Date: __________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to request that the requested development not be approved. I do not believe this is an appropriate addition to the community.

Signed: ____________________________ Date: 19.04.15
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:

My address is:

I wish to register my opposition to the development. I do not believe this is an appropriate addition to the area.

Signed: ________________________________  Date: 19.04.13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: April 19/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________
My address is: __________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate additional use for the property.

Signature: _____________________________________________________________
Date: APRIL 19, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________
My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the community.

Signed: ________________________________ Date: April 20, 2013

Additional comments:

*LISTEN TO THE CITIZENS.*
Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 270 and 280 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate [Redacted] development.

Date: [Redacted]
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________

My address is: ________________

WEST VANCOUVER

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________  Date: ________________

Addition: ________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Matthews Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: ____________________________ Date: April 20, 2013

Additional comments:

Save Elliot House and respect the neighborhood integrity
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: _____________________________.

My address is: _____________________________.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signature: _____________________________. Date: 20/4/13

Address: _____________________________.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: April 21, 2019

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: __________________________________ Date: April 21st 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: __________________________________________________________________________________
My address is: __________________________________________________________________________________
I wish to record my opposition to the proposed development. I do not believe this is an appropriate
addition to the area.____________________________________________________________________________
Signed: ________________________________________________________________________________________
Date: _______________________________________________________________________________________
Additional comments:

Hidden drive already completed—so is Taylor Way at HWY #1—after 3pm don't try to go to bank
time on Taylor Way.

Trees ________________________________________________________________________________________
that is why I am here for yes

25/2013

s.22(1)
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________
My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: ____________________________ Date: April 20, 2013

Additional comments:

I oppose it for the reason that the area is so enclosed (almost like being backed into a corner) that it is unfair any additional development will be very detrimental to the quality of life and mental well being of all residents regardless.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 390 Matthew Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: April 22, 2015

Additional comments:

Wed April 24
7:00
Unitarian Church
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: 

My address is: 

Vancouver, BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: 

Date: April 29, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mothers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted], W. Van, BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: April 21, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

WEST VANCOUVER, BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: APR 20, 13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________
My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: APRIL 22, 2013

Additional comments:
Although I do not deny that the church is entitled to develop their property, I strongly feel that any development must accord with the general feel, history and ambiance of the neighbourhood. Hence the proposed 19 unit development I feel is utterly out of sync with this area.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signature: ________________________________

Date: April 22/13

Address: ________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________

My address is: ________________

I wish to express my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: ________________ Date: 21 April 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________________________

My address is: __________________________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate
addition to the neighbourhood.

Signed: ________________________________________________________________________________ Date: ____________

Additional comments: _____________________________________________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 270 and 280 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________________________________

My address is: __________________________________________________________________________________

West Vancouver, BC.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate
addition to the City.

Signed: _______________________________________________________________________________________

Date: 4/21/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: 

My address is: 

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: 

Date: April 21/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted], West Van

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted]

Date: [Redacted]

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________

My address is: __________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: _____________________________________________

Date: ____________________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is ________________________________ s.22(1)

My address is ________________________________ s.22(1)

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area. s.22(1)

Signed: ________________________________ Date: ____________

Additional comments:
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: ___________ 21, 2013

Additional comments:
I think it is incumbent on the municipal councillors to protect the interests of our neighbourhood now and in the long term. This development as it stands would dramatically change and damage our community atmosphere now and in the future. The character of the neighbourhood consists of a rich system of influences that must be respected. It is where we live and it matters a great deal to us all— we can’t walk away from the disaster this development would create.
District of West Vancouver
750 17th Street,
West Vancouver, BC  V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: _____________________________________________________________________

My address is: ___________________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate
deduction to the neighborhood.

Signed: __________________________________________________________________________

Date: ____________________________________________________________________________

Additional comments:
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________ S.22(1)

My address is: ____________________________ West Vancouver S.22(1)

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: 22 April 2013

Additional comments:

The density of the development is too high. A development with less housing similar to existing density is acceptable.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:

My address: West Vancouver

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ___________________________ Date: 22 April 2013

Additional comments:

The density of the development is too high. A development with less houses similar to existing density is acceptable.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________________________

My address is: __________________________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate
addition to the neighbourhood.

Signed: ________________________________________________________________________________

Date: 22 April 2013

Additional comments:

THE DENSITY OF THE DEVELOPMENT IS TOO HIGH.

A DEVELOPMENT WITH LESS HOUSES SIMILAR TO THE EXISTING DENSITY IS ACCEPTABLE.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]
My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: 20 April 2013

Additional comments:

THE DENSITY OF THE DEVELOPMENT IS TOO HIGH.
A DEVELOPMENT WITH LESS HOUSES IS ACCEPTABLE.
WE ACCEPT A DEVELOPMENT OF EXISTING DENSITY.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: APR 19 / 2013

Additional comments: ____________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________

My address is: __________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________________________ Date: APR 19/2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: __________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: __________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: Apr. 19/2013

Additional comments: ____________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: W. Vancouver, BC [Redacted]

I wish to request that the development be rejected. I do not believe this is an appropriate addition to the area.

Signed: [Redacted] Date: April 18, 2013

Additional comments: [Redacted]
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Blank]

My address is: [Blank]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: [Blank]  Date: APRIL 15, 2013

Additional comments: [Blank]
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

W. VANC.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: April 15, 2013

Additional comments:
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:__________________________

My address:_____________  ________________
WEST VANCOUVER

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed:________________________Date:APRIL 14/13

Additional comments: SIX HOMES FIT THE PARCEL.

THE OCP SHOULD NOT BE ADJUSTED TO SUIT A CHURCH AND OVERGReEDY DEVELOPER. DENSITY IS NOT ON THE TABLE, WHEN THE AREA ALREADY WORKS AND DEALS WITH A CEMETARY AND PARK, AND OTHER CHURCHES!

TWO

THE CHURCH HAS TO LISTEN TO THEIR NEIGHBOURS FOR ONCE! IT WOULD BE A GREAT START TO A *WINWIN SOLUTION.

* NOT THE DEVELOPER OR BROOKWOOD
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________ s.22(1)

My address is: __________________________________________________________________________ s.22(1)

West Vancouver

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ___________________________________________________________ Date: APRIL 14/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: _________________

My address is: _________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: _________________

Date: April 14, 2013

Additional comments:
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3  

**Attention: Mayor and Council**  

**Re:** Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053  

My name is: ______________________________________________________________  

My address is: ____________________________________________________________  

WEST VANCOUVER, S.22(1)  

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood. S.22(1)  

Signed: _______________________________________________________________  

Date: 14 April 2013  

Additional comments:
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________  W. VANCOUVER

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.  

Signed: ____________________________ Date: April 17, 2013

Additional comments: ____________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: West Vancouver

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition. [Redacted]

Signed: [Redacted]
Date: April 17, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________

My address is: _________________________________________

WEST VANCOUVER.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________________________ Date: April 4

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: ____________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:

My address is:

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: ____________________________ Date: April 18, 2013

Additional comments:
My (221) and I strongly oppose the addition of 19 more residential complexes planned for the Unitarian Church and adjoining property. We realize that this property someday will be developed, but hope it be in accord with adjoining homes and condominiums, with preservation of the rare old growth giant cedar trees. Without the clearing of these precious trees the property would not support 19 units unless being multi levelled, which is certainly not appropriate. Let the church reconsider the belief that only God can make a tree...
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: __________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: ____________________________ Date: ________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________

My address is: __________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ___________________________ Date: April 14, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

West Vancouver, B.C.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________________ Date: April 14, 2013

Additional comments:

It would overcrowd this quiet neighbourhood and cause too much traffic.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

W VANCOUVER BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: ________________________________ Date: ________/____/____

Addition:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted] WEST VANCOUVER BC

I wish to oppose the proposed development. I do not believe this is an appropriate addition.

Signed: [Redacted] Date: Apr 15/13

Addition: [Redacted]
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: APRIL 17/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: __________________________

My address is: __________________________
West Vancouver

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to ________

Signed: __________________________
Date: ________________

Additional comments: __________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

West Vancouver

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: ________________________________ Date: April 14, 2013

Addition: ________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ______________________________________________________

My address is: ___________________________________________________

WEST VANCOUVER

I wish to record my opposition to the proposed development. I do not believe this is an appropriate
addition to the neighbourhood.

_____________________________ Date: _______________________________

Signature: ______________________________________________________}

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area. [Redacted]

Signed: [Redacted] Date: APRIL 18, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: April 14, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Methers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted]

I write to express my concern. I do not believe this is an appropriate development.

Signature: [Redacted]

Date: [Handwritten] April 17/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: ________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ______________________________

WEST VAN

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: April 16/13

Additional comments:

- Raping the land of trees does not make for good neighbours
- Does not fit in with the rest of the neighbourhood
- Will be an eyesore for many neighbours
- Taking down so many trees will increase highway noise within the neighbourhood.
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the existing lot and road system layout. This means 6 x RS2 lots. Anything else will have a huge negative impact upon adjacent properties.

This neighbourhood is not the right place for increasing density! West Vancouver should be seeking ways to reduce density, for reasons well-known to Planning & Council.

Signed: ____________________________

Date: 17 April 2013
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: 04/17/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate additional development.

Signed: ____________________________ Date: April 17th 2018

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________

My address is: __________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: April 16, 2013

Additional comments: _________________________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]
My address is: West Vancouver

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: April 14, 2013

Additional comments:

We value our privacy and green spaces. This development goes against what we feel is our neighbourhood character. We are a very unique neighbourhood, we are very surprised that Council has gone ahead with this process, when 100% of residents directly affected are in opposition. We do not feel that we are being listened to or acknowledged as a valued part of West Vancouver.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

West Vancouver BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighborhood.

Signed: ________________________________ Date: ____________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

West Vancouver, BC

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: ____________________________

Date: April 17, 2013

Additional comments: ____________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:  

My address is: W. VAN. BC.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed:  

Date: APR. 15, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ______________________________

My address is: ____________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ______________________________ Date: ____________

Additional comments: ______________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name: 

My address: 

I wish to express my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ___________________________ Date: April 15, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ___________________________

My address is: ___________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the area.

Signed: ___________________________ Date: ___________________________

Additional comments:

- This project is far too dense.
- There should be a north-south road running through the project. The houses should be accessed via Mathers and on Lawson.
- Six lots, six homes: Secondary suites for those who wish.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: April 2013

Additional comments:

we have [Redacted] that 
enjoy our family neighborhood 
this high density development 
will change the character of this nice family area.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________

My address is: __________________________________________________________

WEST VANCOUVER

I wish to record my opposition to the proposed development. I do not believe this is an appropriate development.

Signed: ___________________________________________ Date: April 18, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

West Vancouver.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: April 18, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: _____________

Additional comments:
Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________________________________________

My address is: _________________________________________________________

West Vancouver

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the community.

Signed: _____________________________________________________________ Date: April 18th, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]
My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: 4-20-2013

Additional comments:

2 Developments, 3 churches,
sport field, & a cemetery. Is it all
too much? Too many units in
proposal. Less is better & fair! remove
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: __________________________________________________________

My address is: _________________________________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ___________________________________________ Date: April 20th 2013

Additional comments:

Too many units on a street with a cul-de-sac ending. There are better places for such a development not in a neighborhood with similar developments, three churches, a school and a sports field...
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Hidden]
My address is: West Vancouver

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Hidden] Date: 20 April 2013

Additional comments:
we already have 2 developments in our neighborhood—Mathers Mews and Esker Lane. I do not approve of changing the zoning laws, and the proposal has too many units planned.
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:  

My address is:  

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed:  

Date: Apr 22/2013

Additional comments:
District of West Vancouver  
750 17th Street,  
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: ____________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: [Handwritten date]

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________

My address is: ________________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signature: ________________________________ Date: April 21, 2013

Additional comments: ________________________________
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: [Redacted] Date: April 21, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]
My address: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: April 21, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address is: ____________________________ WEST VANCOUVER, B.C.

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: April 21, 2003

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation: Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________

My address: ____________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: ____________________________

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: [Redacted]

My address is: [Redacted]

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: [Redacted] Date: 4/20/2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ________________________________
My address is: ______________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ________________________________ Date: ______/____/____

Additional comments: ________________________________
District of West Vancouver
550 17th Street,
West Vancouver, BC V7T 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Queens Avenue, file 1010-20-12-053

My name is:

My address is:

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed:

Date: April 21, 2013

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is: ____________________________
My address is: __________________________

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition to the neighbourhood.

Signed: ____________________________ Date: 4/20/13

Additional comments:
District of West Vancouver
750 17th Street,
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Re: Public Consultation; Development Proposal for 370 and 380 Mathers Avenue, file 1010-20-12-053

My name is:

My address is:

I wish to record my opposition to the proposed development. I do not believe this is an appropriate addition.

Signed: __________________________

Date: April 20, 2013
May 10, 2013

West Vancouver, BC

Dear [Name],

RE: 370/380 Mathers Avenue, Council Meeting March 18, 2013

Thank you for taking the time to write to Mayor and Council regarding the development proposal for 370 and 380 Mathers Avenue.

As you are aware, a District-hosted Community Consultation Meeting was held on April 24, 2013. As the proposal requires an amendment to the Official Community Plan (OCP) a consultation meeting with the neighbours was held to provide an opportunity for initial public comment. Opinions do matter, and the feedback received at the meeting will be reported back to Council for their consideration in determining the appropriate course of action with regard to the application.

The notification area for the April 24, 2013 consultation meeting was based on the same notification boundary from the May 2009 visioning workshop that the District held with the neighbourhood. There has been an expression of interest from the neighbourhood beyond Mathers Avenue on the application, and their concerns will be factored into the discussion.

The consultation meeting held on April 24, 2013 was hosted by the District for the neighbourhood. The Hugo Ray Neighbourhood Committee was given the opportunity to appear on the agenda and we encouraged the neighbourhood to be active participants at the meeting. There was no hidden intent to dilute the neighbour's voices or ignore their concerns with presentations or representations from the North Shore Unitarian Church. In fact, the church was not given a space on the agenda as the issues that were discussed at the meeting related to the development proposal by Darwin Construction.
The Official Community Plan also sets out the consultation process for proposals that seek an amendment. The consultation meeting allowed for an opportunity for people to be informed about the proposal and allowed the District to explore specific aspects of the proposal with the neighbourhood, ultimately so that Council will be able to determine whether it proceeds further.

The other concerns that you have raised about the development proposal will be fully examined and reported on to Council after the outcome of the consultation meeting. If you have any further questions please feel free to contact Lisa Berg, Senior Community Planner at 604-925-7237 or lberg@westvancouver.ca.

Best regards,

Bob Sokol, MCIP, RPP
Director of Planning, Land Development and Permits

Cc: Mayor and Council
3 April 2013

District of West Vancouver
750 – 17th St.
West Vancouver, BC V7V 3T3

Attention: Mayor and Council

Subject: Rezoning of 370/380 Mathers Avenue, Council Meeting of 18 March 2013

Dear Mayor and Council;

I attended the 18 March 2013 Council meeting, and would like to provide some feedback to Mayor and Council on my observations on proceedings with respect to the Darwin proposal to rezone 370/380 Mathers – the North Shore Unitarian Church.

Several members of the affected neighbourhood spoke in opposition to the proposal. Clearly, since every resident of the affected area has twice signed a petition opposing the development, this should not be new to Council. The ultimate outcome of the discussions however, being the decision to put the matter to public consultation, made my neighbours and me wonder if Council had given credence to our opinion. Does our opinion really matter, or is Council just “going through the motions“?

One of the things discussed was the new approach of increasing the size of the area which is being “consulted“ to include the area north of Mathers, up to Stevens Drive. This appears a thinly disguised attempt to dilute the opposition, and it is not acceptable to those of us genuinely affected by the proposed development. Frankly, it is unlikely any of the residents north of Mathers ever even venture onto Mathers Avenue. They clearly have no stake in what is happening here. Council should redirect this matter, and deal with the appropriate area only.

Several folks, presumably all members of the North shore Unitarian Church, gave impassioned statements about why they wish to move, and how much better it will be for them to do what they personally want to do in their (hopeful) new location in North Vancouver. There seems to be an absence of understanding here! The affected neighbours respect the Church’s desire to move, and really have only passing interest in their reasons – that is the Church’s business. What is absolutely at issue is what will be left behind. It was quite apparent that most of Council was very patient and respectful in listening to accounts of improved access for disabled, closer transportation, etc. Perhaps it would have been appropriate to point out that they were missing the point, and that the District of West Vancouver was charged with representing the residents and businesses of West Vancouver, not supporting church endeavours in North Vancouver. It was also noted that no attempt was made to hurry the Church speakers in their presentations; such was not the case for some of the tax-paying residents.
Of course there were several assertions by residents that the whole name of this game is financial gain for the church and the developer, and of course Brook Pooni, the professional lobbying force hired by Darwin to sell this project to you. Some members of Council seemed to hear this and responded appropriately, recognizing the Church as becoming an untaxed land developer. Well, as the expression goes, “it’s all about the money, stupid”. Let’s be real here; there is no honest desire on the part of the Unitarian Church, or the developer, to improve our neighbourhood. It’s all about the money.

By their own statement, 70% of the Church members come from outside West Vancouver, yet the Church contributes zero tax dollars to the maintenance of our community. While they are considered by all to be good neighbours, let’s just recognize that their leaving would reduce the uncompensated burden on our community. Replacing the Church facility with tax-paying residences would be a financial benefit. That said, most residents have indicated they would be happy if the Church stays. We just don’t want to be the abandoned windfall enabler.

One concern expressed by multiple residents was the precedent that would surely be set if this development is approved: the other two churches in the neighbourhood would very likely, after seeing the windfall circumstances, also elect to sell their property for high density development. Really, who could blame them? And what defence could West Vancouver mount, if they had already set the precedent? During the course of the meeting, there was a beginning of discussion amongst councillors on the dangers of such a precedent. Mayor Smith, however, squashed the discussion, and said it would not be pursued. Why? What is that all about? This matter is a very real concern! The denial of due process to consider such future impact is clearly contrary to the mandate of our government. Council cannot just ignore this element of the evaluation; to do so would be a dereliction of duty. One thing is for certain: If all the churches in our small area are permitted to cash out and be replaced with higher density, this neighbourhood will be severely depreciated. Council should make discussion of this concern a priority.

The issue of traffic was discussed. There was a misconception; the residents agree that daily traffic would not be worsened by the proposed development. The issue is that there is already far too much traffic! And as pointed out, the survey provided by Darwin conveniently does NOT take into consideration the effects of Hugo Ray Park and the cemetery, so it understates the worst traffic levels. On weekends, Mathers is a freeway. Council needs to recognize that we should be trying to REDUCE the amount of traffic in the area, which is serviced by one marginal intersection, for the benefit and safety of the neighbourhood.

Not to go unnoticed were the impassioned “closing remarks” of Councillor Cameron, which occurred at a late hour, when many were likely eager to leave, and less resilient in their resolve to debate. The statement that “six big homes and each with a suite would equal twelve homes, and that’s only seven less than the proposal” was especially entertaining. We have 37 homes in our neighbourhood now, but only two known suites. Seems like pretty shaky logic that the next six will all have suites. However if this logic is valid, it can also be argued that six beautiful new homes with suites, homes that would make sense for and would provide an enhancement of
the neighbourhood, are only seven less than the proposal, so that should be a far more
desirable option than the proposal.

So in the end, Council voted to send this proposal to community consultation. Given the
universal rejection of it by a very cohesive neighbourhood, one can only wonder why we are
about to embark on a project, at even further taxpayer expense, to find answers that have
already been very clearly delivered.

The law embedded in our OCP is supposed to provide protection for the neighbourhoods within
our community. Given that, we are talking about a neighbourhood which:
- Is already diverse beyond most or all others in West Vancouver
- Is overloaded with traffic
- Has universal taxpayer opposition to the proposal
- Is already inclusive of two higher density developments
- Is saddled with three churches, a large cemetery and several playing fields; all in a very
  small area
- Has no services to support what we already have, let alone increased density

And at the same time we are considering a proposal which;
- Would bring in a lot more residents
- Would not provide any realistic rental housing
- Would be poorly suited for young families
- Would be more expensive to buy than most of the existing homes
- Would not preserve green space as well as six new homes could
- Would be comprised of not smaller homes, but ones which are in fact larger than almost
  all the existing homes (Existing are predominantly 1600-2400 square feet; Darwin
  proposes 2500-2700 square feet. The FAR numbers quoted by Planning are misleading
  because they exclude the 550 square foot basement areas, for whatever reason...)

In short, the proposed development would not provide enhanced diversity in housing, just a lot
more of the same. The result would be an overall negative impact on the neighbourhood.

The best solution for this property is still six modern homes on RS3 lots:
- The current street layout and servicing support this layout well
- They would integrate well with the existing homes in appearance and alignment
- Existing adjacent homes would not be forced to look down on a sea of roofs and asphalt
- They would better preserve the character of the neighbourhood
- They would enhance the value of the neighbourhood
- They would increase the density of the area by six to twelve residences
- Any suites that were built would be small, and rental, housing
- Such a development would be in compliance with our OCP
It is the writer's hope that Council will make the effort to revisit this proposal, and give more consideration to the logic of putting it to public consultation. For certain, the resolve of the affected neighbours to oppose will not diminish, and we are not going to go away. Dragging it out unnecessarily is not to anyone's benefit.

Sincerely,

[Signature]

West Vancouver BC
Dear Mayor and Council:

I DO NOT support the amended proposal and I am counting on Mayor and Council to support the homeowners who have been relentless in trying to have their concerns heard. There is simply no question this development will dramatically change the character of the neighbourhood and it is contrary to Council's desire to address Housing Bulk.

I am a frustrated homeowner and taxpayer. I am tired of fighting to maintain the character of my neighbourhood having gone through considerable upheaval with a thoughtless proposal for Hugo Ray Park that should never have gone forward and with over six years of back and forth with the Unitarian Church trying to get a cash windfall at my expense. I am also tired of listening to Mayor and Council talk about maintaining the character of neighbourhoods and limiting housing bulk and then voting in favour of this development. For years my neighbourhood has been under assault from outsiders who want to destroy the character of this corner of the British Properties for their own selfish interests, whether it be field hockey players or developers - both who represent constituencies the majority of which don't live in West Vancouver!

I live at the of the proposed development and I don't see any changes to the previous proposal that address my concerns.

Firstly, given the slope of the land, I am situated at a to the development which means that anything built there will have clear sight lines into my home completely eliminating my privacy and the enjoyment of my home. From the proposed duplex, the windows will look into my windows and my back yard will be completely exposed. There is currently a wall of trees that spans the entire length of the two properties that protects my privacy. The proposal suggests some trees on the southeast side will be retained, but they do nothing to protect my privacy which is adversely affected with the elimination of all the trees on the southwest side.

Included in the proposal is a wooden deck at the According to the plan, none of the green belt trees there now will be maintained. It is situated squarely overlooking . Because any gathering place will overlook and impact on the enjoyment of .

There is currently a fence behind the trees which is not in the proposal. This, in concert with the elimination of the mature trees will adversely affect the security of my home.

The proposal calls for 85% of all trees on the lot to be removed. They plan to keep only 28 of 191 trees! I was STUNNED at that figure. These are mature beautiful healthy trees. It is the trees that protect our privacy! As soon as you eliminate 85% of them you are dramatically impacting EVERY home surrounding this property.

Staff and Council have recently engaged in discussions concerning HOUSING BULK. Councillors who spoke out against housing bulk and seeking ways to curb the size of new homes in order to maintain the character of neighbourhoods, were the same Councillors who have supported this development. I don't get it. The proposed duplexes will be 4,000
square foot boxes on land smaller than a single family lot situated on top of existing properties at a lower elevation. If this isn’t housing bulk destroying the character of the neighbourhood I don’t know what is.

There are no services here, no bus service, no street lights, no sidewalks, one road in and out. This is not the right location for increased density and it is unfair to keep coming back here expecting the neighbourhood to evolve in a way that is clearly not acceptable to the homeowners.

I ask you once again to do what is right for this neighbourhood. Respect the OCP and turn down this development proposal. There are 6 single family lots there - let them build 6 single family dwellings.

Yours truly,

West Vancouver, BC

Sent from my iPad
Unfortunately, we will be away for the Nov 25th open house at Hugo Ray Park.

Since we can’t fill out comment cards here are our concerns.

After talking to [Author] from Darwin last week while our sight line analysis was being performed, we have some concerns re the new proposal.

We still believe that the project is too big for our residential neighbourhood. This is our official letter of opposition to the development at 370/380 Mathers Ave.

We strongly feel that 6 homes with coach houses would fit our neighbourhood ocp without diminishing our neighbourhood characteristics.

We are extremely concerned about the potential parking on our street from the new development. People who will move into the lower town homes in the development are more than likely going to park their extra vehicles on Lawson ave. I know this because that is what I would do if I lived there. When owners of the development have people over, where do you think they are going to park, right in front of my house. We are not ok with this. Yes people from the church congregation does park in front of my house but it’s only on Sundays and for a couple hours from 10:30 -12.

We are also extremely concerned that if the development does go through, that a lot of the construction vehicles are going to park on Lawson Ave. We have had to put no parking signs up across the street from our house many years ago to prevent the church congregation from parking there. The street was so busy with cars that an emergency vehicle could not get through when needed and we weren’t able to get out of our own driveway.

Thanks,

West Vancouver.
Dear Mayor & Council

Please find our message to West Vancouver Planning Department below for your information:

West Vancouver

Good Morning Lisa;

In regards to the community consultation on the 370/380 Mathers rezoning application held last week, my wife and I would like it recorded that we oppose the project. Despite our best efforts to work with the developer, Darwin Associates continues to propose design and density on the site that is not in keeping with the character of our neighbourhood.
To the District Planning Department.
District of West Vancouver
Attention: Lisa Berg

Re Unitarian Church development.

I refuse to attend this latest Open House called for 25 Nov, 2014.

My reasons are simply this,
Being one of many involved in the neighbourhood of Hugo Ray Park, and a property owner of the Unitarian Church's proposed development, I am completely fed up and frustrated by this continuous harassment by the District, as yet another iteration of the church property development goes through yet another open house process to get the input of the neighbourhood.
I would like to point out that this is the second developer of that property and at least 5 proposals/open houses later in the process of attempting to inflict this project on the neighbourhood.
At every stage we have stated that while we are not anti development, we do wish to see the OCP definition of this parcel of land observed and we have told the Planning Department this, in no uncertain terms. Yet here we are again. Without knowing the full details it would appear that the latest version is a reduction of two units. May I say "BIG DEAL".
If it was not for the avariciousness of the Unitarian Church which seems to fly in the face of everything I hold dear in my more conventional religious persuasion, we would not be here at all.
Because they wish to relocate and rebuild so they can be free and clear of financial obligation, they chose to approach developers to see what could be milked out of their property, without regard for the character of the neighbourhood they have called home for many years and walk away with complete alacrity for their residual mess and legacy of corporate greed.
I do not understand why the District is a party to this process, but is 5,6,7 or more Open Houses going to solve anything when the one steady position has been that of the neighbourhood. This continual browbeating and expectation that we should upset our lives to attend one more Open House is too much for me. Where is the democracy in all of this. Must we keep coming out on demand until we are driven into submission?
I suggest the District review their procedures to stop this sustained bullying of taxpayers when the answer has been staring you in the face since Open House #1.
After the debacle of the failed Hugo Ray Park Field Hockey project, Council felt that this neighbourhood was owed some recompense for the fight which we had to endure and in which we prevailed. I would suggest we call in that favour NOW! and reject this proposal and revert to the OCP definition of use for the property.

President, Strata Council Esker Lane.
We are writing on behalf of the residents of Esker Lane regarding the current proposed development of the Unitarian property.

Aside from the issues that have been raised on numerous occasions by the residents of the Hugo Ray neighbourhood, we wish to raise the following additional concerns.

**Drainage**: We are very concerned with how the proposed drainage system would function. As you are aware the Unitarian church property is substantially higher than that of Esker Lane. The Darwin proposal indicates there will be impervious paving stones, on site retention and rain gardens.

Our concern here is obviously what happens if this does not work as projected. Given we are below grade homes in Esker Lane are in danger of being flooded. On site retention also leads to breeding grounds for insects and all sorts of critters inhabiting the area and we have already had serious with raccoons and if it means a pool(s) of water it can become an issue for small children.

We respectfully request that this proposed water management system receive serious scrutiny and review by WVD staff and engineers. We would appreciate receiving a copy of the current plans specifically around the drainage component. Please advise and I can make arrangements to pick them up.

**Privacy**: The plan indicates that there will be a curtain of trees retained around the perimeter of the property and groups of trees at the north and south end of the property. It appears that approximately 85% of the trees are to be removed and very few retained at the south east end of the property which leaves the homes in Esker Lane situated on the south perimeter of the church property completely exposed given the elevation difference. Please address and confirm this concern.

**Security**: The Darwin plan would appear to indicate no perimeter fence at the south end of the property where there is currently a fence! This leaves the Esker Lane property wide open to people to simply walk into our complex. It is compounded by the fact that the majority of existing trees are to be eliminated. Please respond to this concern as it is a major concern to the many elderly residents who reside here.

Looking forward to your replies as concerned residents are approaching this as another overly ambitious project, that is far removed from the OCP. Care and attention is requested to ensure existing property owners are protected, today and into the future.

C Jerry Page, President Esker Lane Strata Council

Craig Turner, Vice President Esker Lane Strata Council
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Dear Mr. Page,

Thank you for taking the time to write to Mayor and Council regarding your concerns about drainage, privacy and security related to the land development proposal at 370 and 380 Mathers Avenue (Unitarian Church Site). I have been asked to respond on their behalf and offer the following:

**Drainage:**

Your question about drainage is timely as the developer was recently questioned about the functioning of the storm water management system at a recent Design Review Committee (DRC) meeting. The committee commented that the system should be designed to account for run off if the proposed pavers are not properly maintained. The developer has also stated that he does not anticipate that the onsite water retention system will have water in it except for during rain events (much like the weather we are currently getting). Otherwise, it will be dry and not a standing pond. Should the project proceed any storm drainage system would be reviewed by a District Engineer and would need District approval prior to its construction.

**Privacy:**

Tree removal is a part of the current plans. Due to the proposed siting of the buildings, the curving road to access the site and other site development requirements, most trees cannot be retained. The majority of the trees to be retained include the grove of mature trees near the entrance of the site and a strip of trees along the south property line between the site and Esler Lane. These trees are shown on the Landscape Plan (page L1 noted as "Existing Trees to Remain"). These trees will be protected via a Tree Protection Covenant as part of the rezoning. To mitigate tree removal and privacy concerns, new trees will be planted as shown on the plans. Together with preservation of some trees and the planting of new trees, hedges and other vegetation, the site would mature over time to blend in with the area.

**Security:**

There is an existing wood retaining wall along a portion of the south property line, as shown on the survey plan. This wood wall seems to be located directly on the property line and is around 2 feet in height (as shown on the survey plan). On page L3 of the landscape plans, it is noted that the existing fence is to remain and a new cast-in-place concrete wall is to be located inside the property line of the development site, behind the fence. The new concrete wall will also be about 2 feet in height.

Both the landscape plans and the storm water design brief for this project can be found on the website at http://westvancouver.ca/home-building-property/planning/major-applications/370-380-mathers-avenue-residences-mathers. The landscape plans are included in the "Development Proposal Booklet."

Updates with regard to this development proposal will be posted to this page so you are encouraged to check back regularly. The next steps in the process is that staff will be reporting back to Council on the plans and the community meeting held in November. This will likely occur in February or March (scheduling has not been finalized), and at that time Council will decide if amending bylaws and a development permit should be prepared or not.

Sincerely,

Bob Sokol, MCIP, RPP
Director of Planning, Land Development & Permits | District of West Vancouver
t: 604-925-7058 | westvancouver.ca
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Looking forward to your replies as concerned residents are approaching this as another overly ambitious project, that is far removed from the OCP. Care and attention is requested to ensure existing property owners are protected, today and into the future.
Dear Mayor and Council;

Please see the attached letter regarding the subject proposed development of 370/380 Mathers Ave. This letter was prepared after the last community consultation, and held to be presented prior to your reconsidering this development application. PLEASE spend the few minutes necessary to actually read and consider it, and to respect the effort that our neighbourhood has invested in trying to be heard.

Thank you,

[Signature]

West Vancouver, BC
26 November 2014

Mayor and Council
District of West Vancouver

Subject: Open House, 370/380 Mathers Proposal, held 25 November 2014

Dear Mayor Smith and Councillors;

I am writing to provide feedback as requested subsequent to attending the above-captioned Open House.

The simple reality for me is that despite some minor tweaking over the last year and a half, this project is still a million miles away from what I and the majority of residents of this neighbourhood believe is appropriate. At the last consultation meeting held 19 months ago (and that following already clearly-stated opposition), the neighbourhood delivered a resounding NO to you. That opposition was supported by individual written statements of opposition by almost every home in the "consultation area". That opposition unfortunately was not heard, and Council proceeded on what is apparently its own agenda -- one which does not seem to include representing the wishes and opinions of the affected residents/taxpayers/voters who voted for them.

Now here we are 19 months later, being dragged through this again, and being shown something that in essence is pretty much the same as the original proposal. This is made even sadder by the fact that this issue of developing the church’s property, for the church’s sole benefit of a windfall and a new facility in North Vancouver, has been going on for about six years now. During that time the affected residents have been living in a state of flux, which includes not only undeserved stress, but a stigma on the value of and sales opportunities for their own homes. I’m advised that West Vancouver puts no obligation on a developer to execute a development application in a timely manner, and this is a real travesty. It is very unfair to those very residents the government is supposed to be protecting.

I have appended a document prepared by the Hugo Ray Neighbourhood Committee in July of 2013, and individually addressed and delivered to the Mayor and all Councillors. It is slightly out-of-date now, but the minor changes to the proposal will not have any significant impact on the level of opposition. I implore you to please spend a few minutes and read this document. These are your constituents talking to you!

Thank you for your consideration,

West Vancouver
Unitarian Dream Windfall

is

Neighbours’ Nightmare

A COMMENTARY ON THE PROPOSED REDEVELOPMENT OF THE NORTH SHORE UNITARIAN CHURCH PROPERTY BY DARWIN PROPERTIES LTD.

from the

Hugo Ray Neighbourhood Committee
We...

Bought into the dream
District of West Vancouver  
750 17th Street  
West Vancouver, BC V7V 3T3

16 July 2013

Att’n: Mayor Smith

Subject: Redevelopment Proposal 370/380 Mathers Ave., North Shore Unitarian Church property

Dear Mayor Smith

You will shortly be voting on the proposal to redevelop the North Shore Unitarian Church property into an increased density development which is almost universally opposed by the entire neighbourhood. We want to remind you of the details.

Many decades ago the founders of British Pacific Properties had a vision: to create a natural and exclusive sanctuary on the hills of West Vancouver. The execution of that vision is the British Properties. Today this community, having been resilient through decades and generations, still proves the excellence of that vision. Those fortunate enough to call the British Properties home live in a unique and extraordinary place; one to be cherished and protected, one that requires no modification.

Unfortunately that community is now threatened by the proposal to replace the Unitarian Church with a higher density development within the Hugo Ray neighbourhood. The details are simple: the North Shore Unitarian Church wants to sell their six residential lots to Darwin Developments for a non-taxable windfall gain. Darwin Developments has proposed to West Vancouver to build 19 homes of moderate size on the property, which density, if allowed, would allow the windfall to be paid. Concurrently West Vancouver Council has decided that “diverse” housing would be a desirable addition to West Vancouver, and has thus far been accommodating this proposal, with the influence of a professional lobbyist hired by the developer.

We, the residents of the Hugo Ray Neighbourhood, who would be most directly affected, oppose this proposal for a multiplicity of reasons. We do not believe that a dense 19 home development jammed into the centre of a traditional RS-3 zoned neighbourhood makes sense. It would require a rezoning which is absolutely inconsistent with the provisions of our Official Community Plan, the very plan that was instituted to protect our community. The proposed development is physically illogical within the surrounding area, would be without local supporting services and would not enhance the character or value of the neighbourhood. It is inconsistent with what has made our community one of the most desirable communities in Canada. We also note that the Design Review Council has expressed very similar concerns.

Perhaps the biggest threat is the precedent that approval of this development would create. If every church, or indeed any entity that was able to assemble a group of existing lots, was able to sell out for the windfall gain high density allows, it could have a serious negative impact on our community. By approving this development, West Vancouver would be setting that precedent, and making it difficult to say “no” to future proposals. We ask “what is the motivation to initiate this change to our community – what is wrong with what we have now? Why are you not protecting a proven winning formula?”

As you are aware, our Hugo Ray Neighbourhood has organized in an effort to convince Council that this proposed development is ill-considered, and that if logical at all, it is certainly not logical in the proposed location. The results of our community’s resolve to disallow this project are very clear: of the 126 homes consulted in the Planning Department-determined consultation area, 114 provided individual written letters of opposition. Five homes wanted more information, six homes did not want to be consulted, and only one expressed support. In total 205 adult residents expressed their disagreement in writing.

Those of us in the immediate neighbourhood, who would be directly and negatively impacted, have been frustrated in our apparent inability to be heard by our elected government. Our resolve, however, is not in any manner diminished, and we will continue to maintain our vigilance. We strongly believe the Church should be happy to sell six RS-3 lots, collect about six million tax-free dollars, and move on. Doing so would make sense, and it would maintain the integrity of our neighbourhood. The proposed development is purely greed, and does not make sense for West Vancouver.

Mayor Smith, we would very much appreciate some indication from you regarding where you personally stand in this matter. Will you please let us know? May we count on your support?

Sincerely,

Hugo Ray Neighbourhood Committee

Contact: Dave Lust, chair
The preceding page shows the layout of the proposed development. The community has many valid concerns, including:

1. The proposed project is triple the density of homes of the surrounding properties.
2. Green space and trees are not consistent with the surrounding neighbourhood.
3. The developer’s attempt to improve the feel of the property by retaining a stand of trees at Mathers only helps passers-by; it does nothing to provide privacy amongst neighbours.
4. The layout is inconsistent with the surrounding road and infrastructure grid.
5. The proposed alignment of homes creates huge overlook issues amongst neighbours.
6. The development contains no playground. Close-by Hugo Ray Park has only bare sports fields, and is heavily pre-booked by field sports groups.
7. The proposal is just a high density development dropped into the middle of a spacious and well-established RS-3 zoned neighbourhood. It does not contribute, and it does not fit!

The proposed development clearly does not meet the requirements of the Official Community Plan, as is necessary to allow the required rezoning. For example, it does not provide the required physical separation from the surrounding neighbourhood; it does not contribute to neighbourhood character, but rather contradicts it; it negatively impacts the neighbourhood because it will lead to diminished values of adjacent homes; and it is definitely not in close proximity to community services and amenities.

The West Vancouver Design Review Committee has commented on the application. Their concerns largely echo those of the neighbourhood. Their reservations included:

- lack of context to the existing neighbourhood
- absence of privacy amongst neighbours
- cramped spaces for private outdoor living
- unconvincing sustainability claims
- the “dead end” road, and parking provisions in general
- a general consensus that the development was too dense -- too packed in
- an almost universal comment that they have trouble seeing how it fits into the neighbourhood
The preceding page shows a layout that the neighbours believe is practical and most appropriate. This is six modern homes built on RS-3 lots. Suites would be possible.

1. The density of homes is consistent with the surrounding properties. It fits into the neighbourhood.
2. Green space and trees could be more consistent with the surrounding neighbourhood. It is unlikely that 83% of the existing trees will be removed prior to construction, which is the case with the proposed development.
3. Privacy amongst neighbours could be preserved with existing and new trees; but more importantly the alignment of the homes would not create the overlook problems associated with the proposed development.
4. The layout is consistent with the surrounding road and infrastructure grid. It makes sense. Construction would not be traumatic within the neighbourhood.
5. Homes would enjoy large private outdoor spaces, consistent with the neighbourhood.
6. The character and value of the neighbourhood would be enhanced, not depreciated.
7. Since six homes would generate significantly less traffic than the existing church, an improvement in the neighbourhood’s recognized traffic problems would be realized.
8. It would not be locating a high density population in an area with no services or amenities.

An arrangement of this type would be entirely respectful of the Official Community Plan.
The map above indicates every residence included in West Vancouver Planning Department’s “consultation area”. All of these residences were invited to attend a community consultation meeting on 24 April 2013 to provide feedback to Planning on the proposed redevelopment. Prior to that meeting the neighbourhood was canvassed by volunteers to give residents details of the proposed development, and to encourage them to participate in the consultation process. In the chart above it is apparent that an overwhelming majority of residents were opposed to the proposed development, and were willing to put it in writing.

The meeting itself was exceptionally well-attended, perhaps by 80 residents. It was very apparent at the meeting that the consulted residents were very strongly opposed to the development. There were no statements of support. As of today’s date (16 July 2013) Planning has yet to publicize its report to Council on the proceedings of that meeting.

The following pages contain the names of those residents who were able to be contacted, and who stated their opposition to the proposed development in writing.
Mr Mayor and members of Council,

I am disappointed and a little disturbed that the letter which I sent to you on the 1st of December, 2014, has been ignored or misplaced. As it is your duty to respond to all correspondence relevant to current issues, I would have expected it to be addressed at a subsequent Council meeting. My perusal of Agenda and Minutes shows it is nowhere to be found.

If it has been rejected for any reason, the least I would have expected would be an acknowledgement of that fact, however nothing has been received by me.

I consider the process ongoing and involving the proposed development of the Unitarian Church site at Mathers and 3rd Street to be one of neighbourhood harassment and your reply to my comments would not only be expected but dealt with out of common courtesy.

Please advise me of the reasons for its being ignored.

Begin forwarded message:

From: [REDACTED]
Date: December 1, 2014 at 12:53:53 AM PST
To: "MayorandCouncil@westvancouver.ca" <MayorandCouncil@westvancouver.ca>
Subject: Unitarian Church Development, Mathers Drive.

To the District Planning Department,
District of West Vancouver
Attention: Lisa Berg

Re Unitarian Church development.

I refuse to attend this latest Open House called for 25 Nov, 2014.

My reasons are simply this,
Being one of many involved in the neighbourhood of Hugo Ray Park, and a property owner to the Unitarian Church’s proposed development, I am completely fed up and frustrated by this continuous harassment by the District, as yet another iteration of the church property
development goes through yet another open house process to get the input of the neighbourhood. I would like to point out that this is the second developer of that property and at least 5 proposals/open houses later in the process of attempting to inflict this project on the neighbourhood.

At every stage we have stated that while we are not anti development, we do wish to see the OCP definition of this parcel of land observed and we have told the Planning Department this, in no uncertain terms. Yet here we are again. Without knowing the full details it would appear that the latest version is a reduction of two units. May I say "BIG DEAL".

If it was not for the avariciousness of the Unitarian Church which seems to fly in the face of everything I hold dear in my more conventional religious persuasion, we would not be here at all.

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I do not understand why the District is a party to this process, but is 5, 6, 7 or more Open Houses going to solve anything when the one steady position has been that of the neighbourhood. This continual browbeating and expectation that we should upset our lives to attend one more Open House is too much for me. Where is the democracy in all of this. Must we keep coming out on demand until we are driven into submission?

I suggest the District review their procedures to stop this sustained bullying of taxpayers when the answer has been staring you in the face since Open House #1.

After the debacle of the failed Hugo Ray Park Field Hockey project, Council felt that this neighbourhood was owed some recompense for the fight which we had to endure and in which we prevailed. I would suggest we call in that favour NOW! and reject this proposal and revert to the OCP definition of use for the property.

West Vancouver, BC

cc. Mayor and Council
Mr. David Lust, president of Hugo Ray Park Neighbourhood Association.
Mr. Jerry Page, President, Strata Council Esker Lane.
Dear 5.22(1),

Thank you for writing to the District on two occasions expressing your concerns related to the development proposal at 370 and 380 Mathers Avenue. Your email of February 14, 2015 was forwarded to me for a response.

Your first letter was received by the District on December 1, 2014 and was included within the Council Correspondence as part of the December 15, 2014 agenda. Specifically, it was included under the heading “Council Correspondence Update to December 2, 2014 (up to 4:30 p.m.)” as part of Item 5 (3 submissions, December 1, 2014, regarding Official Community Plan, Rezoning and Development Permit Application for 370/380 Mathers Ave. (North Shore Unitarian Church)). This is on Page A-7 of the agenda, which is available on the website http://westvancouver.ca/government/mayor-council/agendas-minutes.

Upon sending your letter to the Mayor and Council email you would have received an automated response explaining that correspondence to Mayor and Council is circulated to Mayor and Council and forwarded to the appropriate division director either for consideration and response to the author, or for information. Your correspondence was not misplaced, ignored nor rejected; it was received for information. Your letter is important to Council and it will form a part of all of the information when Council further considers the proposal. I have attached an example of the automated response reply to this email that you would have received.

At the February 16, 2015 Council meeting, Council advanced the proposal in the review process and directed staff to prepare amending bylaws and a draft development permit for their consideration. When these documents are prepared, they will be brought back to Council for consideration and possibly setting the date for a public hearing on those bylaws. Your correspondence will be included within the public hearing package on the proposal.

Sincerely,

Bob Sokol, MCIP, RPP
Director of Planning, Land Development & Permits | District of West Vancouver
t: 604-925-7058 | westvancouver.ca
Please Note: This email is an auto-response generated each time an email is received at 'MayorandCouncil@westvancouver.ca'.

Thank you for your email correspondence to Council. Please read the following important information regarding your correspondence to Council:

- Please ensure that you have provided your name and residential address in your correspondence. If you did not, please reply to this auto-response with your name and residential address.

- Correspondence addressed to Mayor and Council is circulated to Mayor and Council in the week in which it is received, and forwarded to the appropriate division director either for consideration and response to the author, or for information. Written responses are included in the responses to correspondence section of each week's correspondence list.

- Correspondence to Mayor and Council is published each week on the "Correspondence to Mayor and Council" web page, and a list is included on Council meeting agendas. Correspondence authors' names and contact information is redacted prior to publishing, unless the author provides consent, in writing, to publishing their name and/or contact information.

Please don't hesitate to contact Legislative Services at 604-925-7004 if you have any questions in this regard. Thank you.
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West Vancouver, BC

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2 / 2
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