

COUNCIL CORRESPONDENCE UPDATE TO JULY 10, 2020 (8:30 a.m.)

Referred for Action

- (1) July 3, 2020, regarding “West Vancouver Carr Centre” (Referred for consideration and response)**
- (2) July 4, 2020, regarding “West Van’s Ferry Building Gallery receives \$1.85-million grant for restoration project | North Shore News” (Referred for consideration and response)**
- (3) July 7, 2020, regarding BC Hydro Infrastructure Work Complaint (Referred for consideration and response)**
- (4) July 7, 2020, regarding “2195 Gordon Avenue” (Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5057, 2020; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5068, 2020 for 2195 Gordon Avenue) (Referred to the July 14, 2020 public hearing) (Referred for consideration and response)**
- (5) July 9, 2020, regarding “Proposed OCP and Zoning Requirement-22nd and Gordon Avenue” (Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5057, 2020; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5068, 2020 for 2195 Gordon Avenue) (Referred to the July 14, 2020 public hearing) (Referred for consideration and response)**

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (6) July 5, 2020, regarding COVID-19**
- (7) 15 submissions, July 3-9, 2020, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5064, 2020; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5065, 2020; and Development Permit 19-047 for Gateway Residences Development at 707 & 723 Main Street (Referred to the July 16, 2020 public hearing)**
- (8) 74 submissions, July 3-10, 2020, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5057, 2020; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5068, 2020 for 2195 Gordon Avenue (Referred to the July 14, 2020 public hearing)**
- (9) 2 submissions, July 5 and 8, 2020, regarding Preliminary Development Proposal for 2204 Bellevue Avenue & 177 22nd Street**
- (10) July 5, 2020, regarding “THE EMPLOYMENT IMPACT OF GREEN FISCAL PUSH: EVIDENCE FROM THE AMERICAN RECOVERY ACT”**
- (11) July 5, 2020, regarding “Park Next to 1448 Argyle Street”**
- (12) July 6, 2020, regarding Homeless Individual in John Lawson Park**
- (13) July 6, 2020, regarding “Notice of Motion regarding Cross-Jurisdictional Action on Homelessness - July 6 Regular Council Meeting Agenda Item 7” (Attachments available for viewing in Legislative Services)**

(14) 2 submissions, July 7 and 9, 2020, regarding Temporary Slow Streets Pilot Project

(15) N. Malkin, July 7, 2020, regarding “Nigel Malkin”

(16) HUB Cycling, July 8, 2020, regarding “July Bike Bulletin”

(17) July 9, 2020, regarding “Upperlands” (Request to Halt All Land Development)

Received for Information from Other Governments and Government Agencies

(18) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), July 3, 2020, regarding “Join MP Weiler & Minister O’Regan for a Virtual Town Hall on Canada’s Clean Energy Future” (July 14, 2020)

Responses to Correspondence

(19) Director of Corporate Services, July 3, 2020, response regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5057, 2020; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5068, 2020 for 2195 Gordon Avenue (Referred to the July 14, 2020 public hearing)

(20) Manager of Park Planning & Development, July 6, 2020, response regarding “Garrow Bay staircase”

From: [REDACTED] s. 22(1)
Sent: Friday, July 3, 2020 5:16 PM
To: MayorandCouncil
Subject: West Vancouver Carr Centre

2500-01

Hi Council and Mayor

I see the West Vancouver Care Centre is being sold for 'development' on 27th. Do you have further details as to what development is permitted on that land?

I am a concerned resident in the area.

Please may I have a reply?

Many thanks,

[REDACTED] s. 22(1)
[REDACTED]

West Vancouver

From: [REDACTED] s. 22(1) 0120-24
Sent: Saturday, July 4, 2020 12:29 PM
To: MayorandCouncil; Nina Leemhuis
Subject: West Van's Ferry Building Gallery receives \$1.85-million grant for restoration project | North Shore News
Attachments: Is. Cmdr. begins; Island Cmdr today.jpg

Nina, Mayor, Council:

<https://www.nsnews.com/news/west-van-s-ferry-building-gallery-receives-1-85-million-grant-for-restoration-project-1.24165051>

But no money for a memento vessel that was the epitome of 'heyday' halibut fishing, and log, Davis Raft, chip scows, lumber barges, ocean tows. Since before opening of Panama Canal. With big conversion in North Vancouver 'just after Lions Gate Bridge constructed. Portholes along both sides of lower housework are from the original "Empress of Japan", scrapped by North Shore Ship Repair, whose figurehead rests in Stanley Park.

Because 'We don't associate' or know anything about it, and therefore: 'NO thanks'. It is a real shame, that when 'unknown', immediately dismissed, rather than learnings.

Nina, you have two weeks to change this sorry fact. It could be preserved under nor near Lions Gate bridge, as a Real catcher to tourism, and to local North, West, and Vcr. marine people of knowledge. [REDACTED] s. 22(1) finalizing it's sale to a vessel scrapper.

The very last one of the 13 steam halibut vessels built in England to use Magellan Straits and steam this coast, under British Registry, for Canada had no vessel registry 'in the day'. It still retains the British vessel Registration Number, 192760, now Canada Registry. Do not suggest the Vancouver Maritime Museum, nor Feds. Been there, done that.

Would only require one half of this amount to a small wooden shack. I have all blueprints of conversion at North Van Ship repair, and written estimates. from halibut long liner to famous ocean tug that has traversed the entirety of the North Pacific with various tows, both East and West. Very easy to maintain once \$1mm spent on sprucing up.

Please let me know.

Kindly,

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver B.C.







From: [Redacted] s. 22(1)
Sent: Tuesday, July 7, 2020 12:36 PM
To: MayorandCouncil
Cc: nicole.rama@bchydro.com; fbullet@forbesbrosLtd.ca; [Redacted] s. 22(1)
Subject: Property Access Blocked by Construction [Redacted] s. 22(1)

Dear Mayor and Council,

I am concerned that the BC Hydro infrastructure work [Redacted] s. 22(1) in Horseshoe Bay is preventing safe access [Redacted] s. 22(1).

The road edge [Redacted] s. 22(1) has been a staging area for equipment and materials since the project started.

July 6th when work completed, there was equipment and materials left in such a manner that the only access to the road was through a 16 inch gap of loose gravel between the bucket of an excavator and a compressor.

The sidewalks [Redacted] s. 22(1) are clearly visible to the construction crew, and while [Redacted] s. 22(1) [Redacted] up until now.

Safe access should not be blocked [Redacted] s. 22(1) - when a path could easily be left.

At no point were we told how disruptive and invasive this work would be and the impact it would have [Redacted] s. 22(1).

As they dump and stage materials (gravel, asphalt, concrete and soils), there is the constant noise and resulting dust.

The street sweeper often runs up the road at the end of the day with much of the dust becoming airborne. A water truck would probably be a better option - flushing the dust from the street.

Looking forward to this project completing as there is no appreciable benefit to the residents.

Regards,

[Redacted] s. 22(1)
[Redacted]

Begin forwarded message:

From: [Redacted] s. 22(1)
Subject: [Redacted] s. 22(1)
Date: July 7, 2020 at 9:35:14 AM PDT
To: [Redacted] s. 22(1)



Regards,
s. 22(1)

Sent from my iPhone

From: s. 22(1) 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 12:43 PM 1610-20-5068/5057
To: MayorandCouncil
Subject: 2195 Gordon Avenue

Hello,

I live at s. 22(1) Avenue in West Vancouver.

I am a strong supporter of this project. Despite resistance, West Vancouver desperately needs affordable housing. However, I have questions and concerns about the application and decision-making process for tenancy in these buildings. I understand that the project has not yet been given the final green light and that actual tenancy is a long way off. Therefore, you may not be able to these questions at this point but I would like to raise them now.

1. Are there federal or provincial guidelines that govern the process for applying for below market units as well as deciding who the successful applicants will be?
2. How will people know when and how they can apply?
3. How will you ensure that people cannot hide/shift income in order to qualify?
4. Will assets be considered along with income?
5. I would imagine there will be many people applying as many people are in need. Who will decide who gets the units? How will the decisions be made? Rumour has it that this project is designed to attract and retain district employees but surely they would not be given preferential treatment. The process must be transparent and fair to all applicants. Would it be a lottery system?
6. Will there be a wait list?

These are some questions that come to mind. Thank you for the opportunity to participate in this process.

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-112 /
Sent: Thursday, July 9, 2020 11:03 AM 1610-20-5068/5057
To: MayorandCouncil
Subject: Proposed OCP and Zoning Requirement-22nd and Gordon Avenue

Dear Mayor and Council

I have the following questions:

1. Why do these controversial issues get presented as final decisions when there have been many requests for much fuller disclosure?
2. Why is it not reasonable that there be material presented that looks at different options and a non biased pro/con analysis backed with a range of Financial outcomes?
3. How was the suggested target group's income levels and demographics criteria decided?
4. Why is there not a Housing Need Study and follow on Housing Policy that is incorporated into the OCP.
4. How do tax payers facing massive "Deferred Asset Maintenance expenses" not get angry about at the potential 'unknown millions" giveaway of the District taxpayers asset for subsidized housing?
5. Surveys suggest that over 90% disapprove of this rezoning-why do you get to decide without deferring.
6. An attempt during First Reading by Councilor Lumbar and Councilor Thompson to look at different options was met with a disrespectful mean tirade by Counselor Cameron and tolerance of the personal nature of the exchange by other Councilors.

Given the uncertainty that the economy is facing, there is ample time to take a step back to provide more information that many are asking. Gordon is a valuable asset and the Tax payers are owed proper and open discussion before the rezoning is approved.

Thank you,

[REDACTED] s. 22(1)
[REDACTED]
West Vancouver, B.C.

My Mayor; Although, realized July 5, 2020
that the Covid-19 has caused economic
hardship, I support the District's
efforts to "flatten the curve". Thank you!
Hans Jolly

s. 22(1)

s. 22(1)

North Vancouver B.C.

s. 22(1)

From: Penny Walter on behalf of Info 1010-20-19-047 /
Sent: Friday, July 3, 2020 2:42 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: FW: Gateway

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

From: [REDACTED] s. 22(1)
Sent: Friday, July 3, 2020 2:05 PM
To: Info <info@westvancouver.ca>
Subject: Gateway

Even though The public is against this, you guys will just shove this through anyway. The public never has a say anymore! And I'm sure there were some back room payoffs done! Just totally unfair and wrong. My mom and I went to the council meetings that were held a couple years ago. All the people that spoke were all for it. Obviously you only chose those to speak, who were for the building. Back then it was only supposed to be 14 stories. Now look what you're doing trying to get through another five stories!
What a bunch of bullshit

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Friday, July 3, 2020 3:06 PM 1010-20-19-047 /
To: MayorandCouncil 1610-20-5064/5065/5066
Subject: Gateway Project

Hello,

Please tell me the information I hear is not true and that is:

You and council have in principle already approved the request for five additional floors and 95 more units with the justification that they are for rental.

The developer is asking for five additional floors and staff is not supportive of this additional square footage yet word on the street is the council and mayor has basically approved this.

This is the first step of a divided government. Why bother having staff if you are not going to listen to their recommendations?

The reason we have rules and procedures is to make a fair playing field for everyone so nobody gets an extra advantage.

I am very familiar with the developer and this project and I am writing today to voice my opinion AGAINST the approval for five more floors.

I know we have a tight rental market but rather than approve an additional 95 two bedroom rental apartments the developer should rent rather than sell some of their units.

The present traffic on the road is ridiculous and by not asking/forcing any more parking stalls for these 95 units is compounding the problem.

Please rethink this and consider that Park Royal is already jammed with development and dont be fooled or misled that this will help the housing rental market.

Rules are rules and their development was approved, do not give them five more floors, I beg you to please consider the rest of us.

Thank you for your consideration.

[REDACTED] s. 22(1)

From: Tom Dodd [REDACTED] s. 22(1)
Sent: Friday, July 3, 2020 5:35 PM
To: MayorandCouncil
Subject: Gateway Residences
Attachments: White Spot Additional Floors - Letter.docx

1010-20-19-047 /
1610-20-5064/5065/5066

Hi – Please accept the attached letter regarding the Gateway Residences application for more floors.

Thank you,
Tom Dodd

[REDACTED]
s. 22(1)

July 3, 2020

Re: Gateway Residences Request for More Floors

Mayor and Council:

For several years, West Vancouver residents have seen the impact of offshore money distorting the value of property in their neighbourhoods. Developers have built monster houses to the maximum with no regard for the character of the community or the wishes of the residents.

Now we are faced with an even bigger problem. If council approves the Gateway application they will be hanging out the shingle that West Vancouver is for sale one site at a time to any and all deep-pocketed developers.

And they will be sending an equally strong message to the residents that community engagement in West Vancouver is a sham – that public opinion and public consultation will always lose to developer's money.

This application flies in the face of years of planning work and public engagement and does not fit within the brand new Local Area Plan, does not have the support of District staff, and is opposed by a significant majority of the citizens.

Before the ink was dry on their building permit – following years of public engagement – this developer set off in their own direction to design and build the project they wanted to build, not the one they got the permit for.

To justify their after-the-fact change the developer has dangled the possibility of a few more apartments and a large amount of money before council.

I expect that you will hear from some people that West Vancouver really needs these additional apartments. But there are literally thousands of apartments existing or under development within a 10 minute bus ride of this location – without crossing a bridge. West Vancouver already has 650 rental apartments in the pipeline and there are literally thousands more apartments being planned within minutes of this location – many of them in West Vancouver, many on this same Park Royal site but just out of reach of West Vancouver zoning bylaws. All this at a time when vacancy rates throughout the region are loosening due to Covid, restrictions on AirBnB and travel, and tax changes – and when West Vancouver already has hundreds of empty homes.

You would be hard-pressed to convince residents that the additional apartments in this project are anything more than a drop in a bucket that is already overflowing with apartments. This proposal is not about more apartments – **it is about distorting the public engagement process** with money.

And let me be clear that my objection is not about traffic (obviously building more units here will add to traffic, but it will add less traffic than putting that same number of units anywhere else in the District). Nor am I against development in general – you may remember that I spoke loudly in favour of this development when it was approved.

This decision is about principle and respect for the residents. If council compromises principle for cash on this project, how can the citizens have any faith in future public engagement?

Please send a message to residents and developers that public engagement in West Vancouver means something. Do the right thing and turn this application down.

Regards,

Tom Dodd (you can leave my name on this letter when published)

s. 22(1)

West Vancouver

s. 22(1)

(7)(d)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Friday, July 3, 2020 5:36 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Cc: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich;
'Thompson Sharon'; Marcus Wong
Subject: [REDACTED] s. 22(1) Against Expanding PR Towers
Attachments: CCF_000003.pdf

[REDACTED]
West Vancouver, BC
[REDACTED]

July 2, 2020

West Vancouver Mayor and Council

Dear Mayor and Council,

I am writing with dismay at the proposal to add five stories to each of the two new residential towers rising in Park Royal. This valuable location is the wrong place for additional high rise units, rental or otherwise. I have been vocal in the past when I have seen West Vancouver's special attributes being undermined by wayward development proposals and this is one of the most egregious. What will it take for you to shut down this proposal? It seems the vast majority of our Municipality is against adding five more stories. You have everything you need from your electorate and staff to feel fully supported in turning down this proposal.

In 2013 the District created a new local area plan and then amended the recent OCP to consider PRSC Ltd's request for 11 and 14 story towers. When Council can do this unilaterally, the public's participation in developing an OCP becomes a sham process. In June, 2018 Council approved the two towers. Five months later, in November, 2018 PRSC Ltd came back again, asking for an additional five stories for each tower. *In a July 2, 2019 report to Council the Planning Dept stated that it did not support PRSC's development proposal to add another 5 stories to each tower. A September 2019 Angus Reid poll of West Van residents showed 72% were opposed to adding 5 floors to each of the two new towers. Despite Senior Staff's warnings and a June 2020 survey showing 95% of residents are opposed to more cars and people at Park Royal's twin towers,* Council decided to send this to a public hearing now scheduled for July 16, 2020.

If BC is "the best place on earth" as our government tells us, what does that make West Vancouver? I would say "the best place to live on earth." I am asking Mayor and Council to forget about selling out our values and what makes West Vancouver special. Please listen to your electorate. You represent us. You are accountable to us. You have monumental support. If for whatever reason you still do not have the will to shut down this proposal for five more stories then please take it to a referendum.

Yours sincerely,

[REDACTED]
s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Monday, July 6, 2020 7:44 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Gateway Residences at Park Royal - Public Hearing

Mayor Booth and Council,

My name is [REDACTED] s. 22(1) and my wife, [REDACTED] s. 22(1) and I own a residence and have lived at [REDACTED] s. 22(1) in West Vancouver since [REDACTED] s. 22(1). I have lived in West Vancouver since [REDACTED] s. 22(1) graduated from [REDACTED] s. 22(1) raised my [REDACTED] s. 22(1) in West Vancouver and have been a [REDACTED] s. 22(1) here in West Vancouver. I am a [REDACTED] s. 22(1) [REDACTED] s. 22(1) and have [REDACTED] s. 22(1) of experience in the [REDACTED] s. 22(1) business. And, I have never written a letter of this sort to West Vancouver Council but the disappointment of learning of the proposed amendment to the OCP Bylaw to allow Park Royal to add five additional stories is compelling me to speak up as a very concerned, long term, and committed citizen of West Vancouver.

Simply put, I unequivocally object to any such proposal to increase the density of the Gateway Residences. By the city's own admission, the currently approved development is generally consistent with the OCP from a built form, design, and density perspective - this form of development was arrived at through community engagement, debate, and consensus - in other words through due process involving all key community stakeholders, politicians, city staff, and proponent developer. The approved OCP does not need to be revisited nor can the supporting infrastructure of the community withstand any more density than already approved in the OCP in this location of the community.

The fact that council and staff would seriously entertain such a proposal from the developer that deviates so materially from the previously approved OCP is shocking. The proposal to amend the OCP is rationalized because it supposedly achieves other goals in the Council's Strategic Plan. So, let's ask two simple questions - what I would call the 'materiality test' for re-opening such a major development project and considering such a significant increase to the original and carefully approved development:

- Were these goals not top of mind when considering the original and approved development permit? Of course they were - due consideration was given to those goals and the current form of development was considered appropriate - there is no reason to increase the density because these goals are not 'new' and 'material' in their strategic importance to the community.
- Has some other material event occurred which logically triggers such a radical departure from the original development proposal? The answer is clearly 'no'. Without a significant economic, demographic, social or geopolitical event having occurred since the existing development permit was approved, there is no rational reason to even consider, much less waste staff and residents time on considering this proposal for increased density. Due process was followed during the original development permit process - there is no rational argument to revisit the results of the original community engagement and decision making process.

I appreciate that the council is pursuing the goals in the Council's Strategic Plan but there are far more creative and community sponsored opportunities available to achieve those goals without significantly and negatively altering the carefully considered and approved form of development in Park Royal. To start with, we all need to understand that West Vancouver is not on island all by itself - we sit between North Vancouver and Squamish, both communities that are rich in housing stock which is growing continuously and a very short commute to West Vancouver. A better focus of staff and council's time would be to invest in a more holistic regional housing strategy - not try to solve a big part of their strategy to the sole benefit of one developer here in West Vancouver.

Given this proposal does not pass any reasonable materiality test to explain why the OCP needs to be revised, that an abundance of future development opportunities exist to achieve the strategic plan goals in a more measured, thoughtful less impactful manner, I am left with the only conclusion that the only reason it was considered at all by council and staff is because of the \$10M in cash - that is a dangerous precedent to set for this development and for the future. Your responsibility as Mayor and Council is to apply critical judgement at all times in matters affecting the community, both short and long term. I encourage you all to reflect on this proposal carefully, reconsider the options available to you, and apply sound critical judgement.

In summary, I cannot support as a concerned and committed citizen of West Vancouver this proposal to amend the Park Royal OCP. I challenge the Mayor and Council to recognize that this proposal has no basis for proceeding any further and to focus their energies on more creative and holistic strategies to solve the stated concern about affordable housing in this region.

Thank-you for the opportunity to provide feedback and ideas for your consideration.

Yours truly,

s. 22(1)

West Vancouver, BC, s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-047 /
Sent: Tuesday, July 7, 2020 8:53 AM 1610-20-5064/5065/5066
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill
Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
[REDACTED]
Subject: Park Royal Gateway .. Please STOP and do NOT approve this application

s. 22(1)
[REDACTED]
West Vancouver B C
s. 22(1)

07 Jul 2020

Dear Councillors:

My name is s. 22(1), and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

Thank you

s. 22(1)
[REDACTED]

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-047 /
Sent: Tuesday, July 7, 2020 9:39 AM 1610-20-5064/5065/5066
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
[REDACTED]
Subject: Park Royal Gateway .. Please STOP and do NOT approve this application

s. 22(1)
[REDACTED]
West Vancouver
s. 22(1)

07 Jul 2020

Dear Councillors:

My name is s. 22(1), and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

Sitting on council you have been given a mandate by your constituents to complete the tasks asked of you by those voters. Some of you have failed that task miserably. I was told once the most important vote you can make is the one that is done at the municipal level as that is the one that affects our every day lives. That statement has never made so much sense to me as it has right now. Council please do what is asked of you by the people of West Vancouver. Do the jobs we entrusted you to do when you accepted our votes and accepted the position.

Thank you

s. 22(1)
[REDACTED]

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Tuesday, July 7, 2020 1:03 PM 1610-20-5064/5065/5066
To: MayorandCouncil; Mary-Ann Booth
Subject: Fwd: Serious objection with the proposal to add 5 stories to each of the two previously approved towers at 707 and 723 Marine Drive.

Dear Mayor and West Vancouver Council members,

My name is [REDACTED] s. 22(1), I am a resident of [REDACTED] s. 22(1) in West Vancouver and I strongly object to the proposal to add 5 stories to each of the two previously approved towers at 707 and 723 Marine Drive.

As I recall, the developer is trying yet again to get permission to add five stories to this project, which we objected to already in 2019 and 2020. We continue to object strongly to this development request.

First and foremost, in a city that has a high risk of earthquakes, a strong foundation is required to maintain the structural integrity of the apartment complex, something that I have learned in speaking with engineers. I am concerned at how the council could even consider this proposal. Furthermore:

1. The new proposal is inconsistent with the Marine Drive Local Area Plan (LAP), approved in July 2017 after extensive consultation and feedback from the community.
2. The additional density is significantly outside the density policy of the LAP. Our residents live with the traffic consequences of density along the Taylor Way/Marine Drive corridor every day. Adding further density to an area that is already overburdened is unacceptable.
3. The original proposal, approved in June 2018, was the first developed under the LAP. If this major change to the original proposal is approved, Council will face a serious credibility problem on future LAP projects.
4. Parking is becoming increasingly difficult in areas near the proposed towers. The proposal to add 95 units without parking further exasperates the situation.
5. The whole of the Evelyn Development was designed and planned as low-rise buildings. The construction of these new towers, both in their current approved form and more importantly in this proposed addition of 5 more floors, will adversely impact the views of not just the Evelyn residents but some of the lower homes on Sentinel Hill.

Thank you for the opportunity to express my concerns.

[REDACTED] s. 22(1)
[REDACTED]

West Vancouver, BC

From: Haneef Virani <haneef@virani.ca> 1010-20-19-047 /
Sent: Wednesday, July 8, 2020 3:06 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Cc: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: Support for Gateway Residences

I would like to send my support for the Gateway Residences, West Vancouver.

It is my belief that the Gateway Residences rental development in West Vancouver will uplift Park Royal in many ways including:

1. Reutilize areas where affordable housing is lacking
2. Provide a new and updated courtyard
3. Provide ample affordable housing for current and new residents
4. Drive new visitors to the many shops, restaurants and cafes

Each town needs to evolve at some point, this new development will help Park Royal go from a commercial area to a desirable to residential core. As a business occupant of Park Royal, diversity in residential development is welcomed to our neighbourhood!

Sincerely,
Haneef Virani

[HANEEF VIRANI, PREC](#)

President
Top 1% of All Realtors® in Greater Vancouver*



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www.virani.ca

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*Per 2019 MLS Statistics

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING. SUPPORTING LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) IN SUSTAINABLE GREEN BUILDING DEVELOPMENT PRACTICES.

From: Erin Pritchard <epritchard@disabilityalliancebc.org> 1010-20-19-047 /
Sent: Wednesday, July 8, 2020 6:34 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Letter Re: Gateway Residences
Attachments: Letter to West Vancouver Council Re Gateway Residences.pdf

Dear Mayor and Council:

Please find attached a letter from Disability Alliance BC regarding Gateway Residences (707 & 723 Main Street). Please let us know if you have any questions, or would like further clarification.

Sincerely,

Erin Pritchard (she, her, hers)
Executive Director: Programs & Policy
Disability Alliance BC
#204 - 456 West Broadway
Vancouver BC V5Y 1R3
Traditional, Ancestral, and Unceded Territories of the Musqueam (xʷməθkʷəyəm), TsleilWauthuth (Səlílwətaʔ/Selilwitulh) and Squamish (Skwxwú7mesh Úxwumixw) Peoples

Ph: 604-875-0188
E: epritchard@disabilityalliancebc.org
W: www.disabilityalliancebc.org
Twitter: <https://twitter.com/DisabAllianceBC>
Facebook: www.facebook.com/DisabilityAllianceBC/



Formerly BC Coalition of People with Disabilities

we are all
connected

tel 604.875.0188
www.disabilityalliancebc.org

July 6, 2020

Mayor and Council
District of West Vancouver
750 17th St
West Vancouver BC V7V 3T3

Via Email

Dear Mayor Booth and Councillors:

RE: Gateway Residences, 707 & 723 Main Street (752 Marine Drive)

We are writing on behalf of Disability Alliance BC (DABC) in support of the application concerning Gateway Residences (707 & 723 Main Street, previously known as “752 Marine Drive”). DABC is a provincial cross-disability organization advocating for the rights of people with disabilities, and strongly supports creation and protection of affordable and accessible rental units.

DABC operates several ongoing programs and projects, all of which work to promote safe, equitable, and inclusive communities for people with disabilities. One of these projects is The Right Fit: a multi-partner effort to address challenges in matching affordable, accessible homes and independent living support services with people who need them. Specifically, the program works to connect indoor wheelchair users with affordable housing that meets their needs, along with the personal supports needed to live independently.

Given the mandate of The Right Fit, and the nature of our organization’s work more broadly, we are keenly aware of the dearth of affordable, accessible housing in BC, and particularly in the Lower Mainland. We are pleased to see the present application’s specific inclusion of additional adaptable rental units. We were also glad to see the North Shore Advisory Committee on Disability Issues’ involvement in reviewing the application and making recommendations to enhance accessibility features of the overall project.

DABC is supportive of this application moving forward, and we urge Mayor and Council to approve this proposal.

Sincerely,

Justina Loh & Erin Pritchard
Executive Directors

Since 1977 | DABC is a registered non-profit society with charitable tax status

Feedback@disabilityalliancebc.org | Fax 604.875.9227

204–456 West Broadway, Vancouver, BC V5Y 1R3

Follow us on Facebook and Twitter

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Thursday, July 9, 2020 8:22 AM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: 707 & 723 Main Street

Dear Mayor and Council,

The proposed amendment to the existing plans should be allowed as the site remains as the best location for additional density to our housing / rental stock.

Change is difficult, especially when it comes to traffic and transit, but change will only come when we begin to design spaces that guide it. Residents of these extra units with no additional parking will have no choice but to follow the transportation design of this location. It will be a rare example of how WV residents can work/live/play very well with minimal car use.

s. 22(1)

[REDACTED]

[REDACTED]

[REDACTED]
[West Vancouver BC](#)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-047 /
Sent: Thursday, July 9, 2020 1:15 PM 1610-20-5064/5065/5066
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
[REDACTED]
Subject: Park Royal Gateway .. Please STOP and do NOT approve this application

s. 22(1)

West Vancouver

s. 22(1)

09 Jul 2020

Dear Councillors:

My name is s. 22(1), and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

I am frustrated and concerned that our Council are not hearing the concerns of the current residents/community of West Vancouver and are not making decisions based on the best interests of this community.

Thank you

s. 22(1)

From: Claus Jensen [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Thursday, July 9, 2020 1:45 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Park Royal Gateway - 95% confidence level: at least 91% of WV residents OPPOSE

8 July 2020

Survey results of West Vancouver residents about the proposed Gateway extra 10 floors that results in more people, more traffic (bus, vehicles and service vehicles), more time wasted sitting in gridlock traffic and more WV infrastructure stress and capacity challenges:

96% of residents that voted were OPPOSED to council voting in favour of this application and asked DWV Council to vote NO to the proposed incremental development; statistically we can say with 95% confidence that if 100% of WV residents were surveyed then at LEAST 91% of the WV population oppose Park Royal Gateway expansion

WVCS sponsored a survey of WV residents and I was the person responsible for supervising the survey process. I am writing to you, on behalf of WVCS, in anticipation of each of you dismissing the WVCS survey as being untrue, unfair, biased, rigged, irrelevant, and so immaterial that it will not influence your decision.

Please extend me the courtesy to explain to you why the survey results are statistically relevant and should be factored into your decision. Let me help you to better understand your assumptions. This survey has an extremely high statistical confidence level based on the number of housing units in West Vancouver and the number of people who responded to the survey. In order to be counted in the survey the person had to certify that they currently live in West Vancouver and either own a WV housing unit or live in a WV rented housing unit. If they did not certify that they lived in WV, then they have been excluded from the survey results.

You will likely be thinking that the people answering the survey could be lying and they actually live in Kelowna. You would be wrong to conclude that because based on the Internet Protocol (IP) address of the 'device' (cell, tablet, desktop) taking the survey, we know that most of the devices were associated with a physical address in West Vancouver. You may be thinking the survey is a fraud because people for or against the development voted more than once. Again your assumption would be wrong because the survey software restricts the same device from taking the survey twice.

Conclusion 1: people who answered the survey live in West Vancouver which means they vote and pay property taxes in West Vancouver AND council has a moral, ethical and statutory duty to factor the survey results into your decisions because the community is telling you NO, we don't want 10 more floors. Chances are taxpayers will remember how you voted on this development in the next election. (and we will remind them how each of you voted in the next election.)

Another common survey 'put down' argument (especially from lawyers) is that the survey wording was unfair or biased or unclear or incomplete or vague or ... and therefore it is inappropriate to pay any attention to the results (especially if it goes against council's agenda).

Respectfully, this is a cop out argument. Is council suggestion that we are able to cleverly manipulate some 500 WV residents into answering the "wrong way"? If council believes that WV residents are that stupid, we would love to see you tell the survey takers to their faces during the next election. It is impossible to fool 96% of people who take a survey (unless, of course) they are stupid and/or ignorant. And in any event, the questions were clear and unambiguous; they were also vetted by a group of WV residents prior to being published. Perhaps council should consider the same vetting technique for their surveys. And we would love the transparency of DWV publishing the results of their surveys!

And then I can hear you 'thinking' the people who answered the survey are not representative of DWV residents. Again your assumptions would be incorrect because:

i) the people who answered were invited by email to take the survey were also encouraged to forward the email invitation

to all other WV residents without restrictions

ii) the people who answered were invited on facebook, open for anyone to read

iii) the people who answered were invited by twitter users without blocking

iv) the people who answered were asked do you rent or own a housing unit in WV?

11.8% of people taking the survey stated they lived in and rented a housing unit in WV. We know from DWV staff reports that approximately 11%-13% of WV total housing units are rented. Based on the totality of this evidence it is clear that the sample of voters was a random statistically valid sample of WV residents.

Conclusion 2: The people responding to the survey were a statistically random sample of DWV housing units owners or renters; in short the people who voted in this survey, pay property taxes in WV and can vote in the next WV municipal election. Yes, they pay your salaries and you owe them a moral, ethical and statutory duty to represent their wishes.

It is correct and true that an astonishing 96% of the people who answered the survey asked council to vote NO to the application to increase the number of floors, number of people, number of vehicles, and time wasted sitting in traffic and/or looking for parking. However this number on its own needs additional interpretation.

With these two conclusions (voters are WV resident and the sample was a representative sample of the WV population) :

- We can make the following statistical statement with 95% confidence that at least 91 % of all West Vancouver residents oppose this ‘Gateway’ application for more floors, more people and more cars and more traffic. Or another way to think of this is if 100% of DWV housing units were surveyed and 100% answered the survey then there is a 95% chance that at least 91 % of all West Vancouver "housing units" oppose this development.
- 95% confidence interval is standard for public surveys.

Collectively, council was elected by about 17% of the registered voters in West Vancouver. And hence, in addition to the people who voted for you, each of you has a moral, ethical and statutory duty is to listen to what the other 83% of West Vancouver residents who did not vote for you. WV residents have voluntarily responded to our survey and we have provided you with sufficient evidence to conclude that at least 91% of West Vancouver residents OPPOSE this application. Please listen to West Vancouver's silent majority and vote AGAINST this application.

It is our intent to record how each of you vote and to remind voters in the next election of who voted against the statistical wishes of 91% of WV residents.

Yours Truly,
West Vancouver Community Stakeholders

Claus Jensen
s. 22(1)

West Vancouver
BC

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Thursday, July 9, 2020 1:53 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Gateway - 702 & 723 Marine Drive

Hello Mayor & Council,

I write to express my support for the rezoning application in connection with the Gateway project at 702 and 723 Marine Drive. This is a project that is the right thing at the right place, and as a community we should waste no more time in allowing this project to proceed.

Rental housing is an important and significant part of the housing continuum in the Lower Mainland, and yet much of the rental housing stock is old, deteriorating, and not being replaced fast enough. Renting for life is fast becoming the reality for our growing population in the Lower Mainland: 2016 census results indicated over 36% of Vancouverites were renters, across a wide range of demographics and income levels. This figure is expected to continue to grow, and as a community we need to facilitate the development of housing for this significant sector, and to attract families and working people who make the smart economic choice to rent for life.

The Gateway project proposal is to add 95 rental units. Let's do it! It's the ideal site and product: close to transit and shopping; designed to accommodate healthy transportation options such as cycling; and designed for the needs of young families with 3 bedroom units, close to daycare. The proposal also checks the boxes for inclusivity with supportive housing units.

The time to do this is now. Time is fleeting, and I don't see many other applications queuing up to build additional purpose built rental. Even if an applicant showed up tomorrow, the timelines to get a new project approved and into the ground would mean waiting years - maybe decades based on some recent history in West Vancouver. The time to add these units is while the shovels are in the ground - now.

The building height will be increased to accommodate the additional 95 units. I am supportive of the height increase; it is minimal and is consistent with the heights of the neighbouring buildings at the Westroyal. Personally I would support even more height, but this is not something being proposed at this time. Generally speaking, for concrete construction, higher buildings are more cost effective per unit than lower ones. Aesthetically, I find taller slender buildings allow for more generous setbacks from the road, more appealing landscaping, and better view corridors than buildings constrained by height limits into short squat massings built to the sidewalk. But that is just my personal taste. If the Design Review Committee has given the OK to this proposal, that's all that really matters.

One last thing that should convince you to approve this proposal: the additional Community Amenity Contribution. It's formula based, so no comment on the dollar amount. In terms of timing, this is good for the community at a time when tax revenue is going to be affected by the hardships facing local businesses. Timing is everything! Approve this proposal now.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED], West Vancouver

(7)(o)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Thursday, July 9, 2020 3:53 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: The Gateway Project

Dear Mayor And Council

We do not wish to allow the Gateway Project to add anymore floors to their already agreed upon existing plans.

Please do not allow anymore congestion to an already overcrowded intersection.

Thank you

[REDACTED] s. 22(1)

[REDACTED] WV

From: s. 22(1) 1010-20-19-112 /
Sent: Friday, July 3, 2020 11:01 AM 1610-20-5068/5057
To: MayorandCouncil
Subject: 2195 Gordon

Good morning

I would like to express my disappointment and disapproval with the proposed development and subsequent use of 2195 Gordon.

I am not opposed to development in West Vancouver be it strata or rental - in fact we need more rental suites - however, with everything that is being developed and built - THE MAIN ISSUE IS AFFORDABILITY

I am a senior and like many other seniors I have worked and contributed my entire life to this Community.

This development does nothing to help us (your seniors) with affordable housing,

So once again seniors are ignored when it comes to being able to afford to stay in the Community they have lived their entire lives.

As everyone I speak with says " this is a done deal - you won 't change anything by sending an email"

Probably not but at least you cannot say you aren't aware of the situation many seniors find themselves in.

s. 22(1)

West Vancouver BC

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Sunday, July 5, 2020 5:32 PM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)
 West Vancouver
 s. 22(1)

05 Jul 2020

Dear Councillors:

My name is s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

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- On average Mayor & Council was elected by about 15% of registered voters in the last election. This means that council must work EXTRA HARD to seek out and listen to the opinions of the rest of the 85% of voters. I believe that each of you have a moral obligation to vote for big picture projects in harmony with what most WV taxpayers want and are telling you.

The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million

and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

To whom it may concern, I'm aware that subsidized housing has gotten the city of Vancouver in financial trouble. I support the idea of co-op housing with the district retaining ownership and using less expensive land further away from the district centre but connected to the Blue Bus line.

I agree there should be a path to affordable housing on the North Shore for our teachers, firemen and women, and others who play an important role in the running of the district; including sanitation and recycling workers, healthcare workers, caregivers, utility folks. Especially retired people.

Thank-you, s. 22(1)

Thank you

s. 22(1)

From: [REDACTED] s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Monday, July 6, 2020 8:37 AM 1610-20-5068/5057
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)
[REDACTED]
West Vancouver, BC
[REDACTED] s. 22(1)

06 Jul 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

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- I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used
- We have an Official Community Plan and it seems to me council is subverting the will of the people by changing the zoning and the official community plan. There is something wrong here
- Generally, I do not support densification of West Vancouver. If I had wanted to live in the West End of Vancouver, or New York City then I would have moved there in the first place. I feel sad that I am losing my village to high rise towers that result in traffic congestion. I don't want to feel like I am living in downtown Seattle either.
- I feel outraged, despair and anger when I read that council is planning on approving the use of DWV owned land on Gordon Ave to provide 167 below market rental units which I do not support. The estimated subsidy is \$54 million dollars or \$323,000 for each subsidized housing unit. And my personal share (as a WV taxpayer) of this would be about \$3,200. In short, council is

asking me to, effectively, write a cheque for \$3,200 for the benefit of some future resident who must earn between \$50,000 to \$125,000 per year to qualify. That sounds like a gift to high earners and not subsidized housing for people of limited means.

-

The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
1610-20-5068/5057
Sent: Monday, July 6, 2020 8:58 AM
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)

West Vancouver, BC

s. 22(1)

06 Jul 2020

Dear Councillors:

My name is s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

-
- I feel concerned when council is selling density in exchange for money from developers
- I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used
-
-
- I feel outraged, despair and anger when I read that council is planning on approving the use of DWV owned land on Gordon Ave to provide 167 below market rental units which I do not support. The estimated subsidy is \$54 million dollars or \$323,000 for each subsidized housing unit. And my personal share (as a WV taxpayer) of this would be about \$3,200. In short, council is asking me to, effectively, write a cheque for \$3,200 for the benefit of some future resident who must earn between \$50,000 to \$125,000 per year to qualify. That sounds like a gift to high earners and not subsidized housing for people of limited means.
-

The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

It is frustrating to be continually writing Council about their inability to follow the Community Plan, reversing decisions previously agreed to, and giving into developers at the drop of a dollar. You were elected to serve the voters - please do so.

Thank you

s. 22(1)

[REDACTED]

From: s. 22(1) 1010-20-19-112 /
1610-20-5068/5057
Sent: Monday, July 6, 2020 8:53 PM
To: MayorandCouncil; Mary-Ann Booth; Marcus Wong; Craig Cameron; Sharon Thompson;
Bill Soprovich; Nora Gambioli
Subject: 2195 Gordon

Dear Mayor and Council,

I do support the need for social housing and space for adult day care, but **I DO NOT support** the development of 2195 Gordon for below market housing for the following reasons:

- 1) **We can't afford it.** The opportunity cost (the loss of potential gain from other alternatives when one alternative is chosen) is simply too high. Our reserve funds are limited and we already have a supplementary line for infrastructure on our tax notices. The city of Vancouver, which has poured money into social housing is struggling financially. We **should not** follow their example.
- 2) **Housing is the mandate of the Federal (National Housing Strategy) and Provincial (BC Housing) governments.** Although the Municipal Act allows for municipalities to participate in such projects, that can be with zoning and density changes or tax incentives. It does not mean we need to provide tens of millions of dollars to finance such projects. I note that several municipalities e.g. Whistler, Richmond and Victoria have accessed Federal and Provincial funding for social housing projects. **Nothing** of the sort is indicated in the 2195 Gordon proposal.
- 3) **There appears to be no market analysis for basic supply and demand. There seems to be no forecast for the number of potential renters who can afford the proposed rents. The entire project is based on assumptions. No other options have been considered.**

The concern is low income earners servicing our community need an affordable place to live or we will have a huge labour shortage – servers, retail clerks, healthcare aides, office clerks, custodians, taxi drivers, hairdressers, teacher-aides, teachers, etc., etc. The political solution is to encourage “affordable” rental housing. Good in theory. However, **the price point for these new developments is far beyond what these workers can afford.** I am not sure Mayor and Council have any idea how many people live. At a recent council meeting, Councillor Cameron suggested that rent in a proposed development would be half the price of a mortgage on a similar property – about \$3000. per month. Such a good deal – for someone in his income bracket.

Minimum wage has just gone up to \$14.60 per hour. A full-time worker will earn \$30,368. annually. (\$14.60 x40 hours x52 weeks) If they earn \$20.00 per hour, which is 37% more, their annual wage will be \$41,600. The standard allowance for housing costs is 30% of gross income. (CMHC and others) So, the \$3000. bargain needs a household income of \$108,000. or \$52. per hour, far beyond the incomes of the Missing Middle which we are trying to house.

The median **FAMILY** income is West Vancouver is \$89,800. That means that half our families earn \$89,800 or LESS. I am not sure there is much appetite for half the population to support social housing for folks earning more than their own family.

I also note that there is a **worker shortage** in many sectors across Metro. This is not unique to West Vancouver. Providing accommodation at unaffordable rates will not solve the problem.

- 4) A core Canadian value is home ownership. 68% of Canadians are home owners. Some renters aspire to this group. **People earning the top 10 % of incomes in Canada** e.g. firefighters, police officers and experienced

teachers tend to plan for their futures -buy RRSPs, aspire to home ownership and save for the future. Becoming a lifelong renter for a West Vancouver address is not an attractive option. And, lifelong renting ensures poverty in retirement, even for teachers, firefighters and police officers; not a strong incentive to stay in West Vancouver

I also find it somewhat patronizing to tell workers with earnings in the top 10% of incomes that they should be satisfied as lifelong renters and with smaller accommodations. I note that many of these jobs are portable. Workers are moving to where they can afford to buy a home to raise their children and ensure their future. Others are choosing long commutes to meet these goals. The recent loss of professionals to areas of less expensive housing bears this out.

- 5) **The rental rate targets of approximately \$1,200 to \$3,150** mirror those proposed for other newbuilds e.g. Gateway and are considerably more expensive than older units. I find this difficult to accept if West Vancouver is giving up the land.
- 6) **There are many market rentals coming on line in the near future:** Gateway at Park Royal, Rodgers Creek and Lionsgate, among others to meet housing needs. Park Royal Towers have had signs out which have become larger and larger offering apartments for rent.
- 7) **Many important details are not mentioned:** who is eligible, what the rents will be, how they are determined, what happens if renters cease to meet eligibility requirements, how apartments will be allocated etc. Taxpayers need to know exactly what they are asked to support.
- 8) West Vancouver has **compared demographic data** from 1956 to 2019 to move forward the argument of the MISSING MIDDLE in more than one document. This is disingenuous. In 1956, there was a huge number of children. BABY BOOMERS, remember? There needs to be a comparison of children 0-14 and 15-18 to Metro and to Canada, **NOT TO** 1956. The same goes for seniors. All those children from 1956 are now seniors. Our population is aging. So, wringing our collective West Vancouver hands over the number of young people or seniors in the community is a waste of energy. The senior demographic is increasing across the country, the MISSING MIDDLE is not.

CONCLUSION:

Although the proposed design of this development is attractive, and the need for a permanent home for the Adult Day Care is addressed, this project does not appear to be affordable to most West Vancouver workers and comes at significant opportunity cost to West Vancouver taxpayers.

The proposal appears to be based on weak anecdotal evidence and seems to address the political agenda of some local elected officials rather than being a viable solution to housing needs in the community. I do support the concept of social and affordable housing, but do not support the present proposal.

Yours truly,

s. 22(1)

West Vancouver, s. 22(1)

July 7, 2020

1010-20-19-112 /
1610-20-5068/5057

Re: Proposed OCP and Zoning Amendments – 22nd Street & Gordon Avenue (Public Hearing July 14, 2020).

Dear Mayor & Council,

I believe that subsidized rental, particularly for mid- to high-income earners (now apparently referred to as “moderate” earners), is not a sustainable solution, and that there are better ways to achieve our housing goals.

A decision about such an important and valuable community asset deserves fulsome public engagement. Yet rather than taking a collaborative approach, engagement has been restricted to input on a choice of two possible massing scenarios for how *one* proposal could be implemented. There has been no opportunity to speak to, let alone explore, any other option.

We have an incredibly successful co-op on District land at 14th and Duchess (Ambview Place Housing Cooperative), built in the mid-1980s after the District identified a need for affordable seniors’ housing, yet many people (including some District of WV staff) are unaware of this. This low-rise structure is a modestly built Seniors’ Equity Co-operative – no high-end appliances or marble counters, just practical, affordable finishes. As a non-profit facility, purchase costs remain significantly below market rates. It’s not just a taxpayer-funded handout – residents not only buy in, they are expected to be involved in the running of the Co-op and required to serve on one or more of its various committees, helping to keep operational costs as low as possible. This form of housing provides a greater degree of stability, social engagement, and commitment. There are a variety of co-operative housing models that do not require significant public funds and ALL the land remains owned by the District. It’s also far easier to administer than the convoluted system currently under consideration, which I predict will prove to be costly and unwieldy, if not entirely unmanageable.

While *Staff believe there is general support for Council’s proposed use*, I do not think there is public appetite for this proposal, stemming from taxpayers’ aversion to subsidize rents for well-paid individuals. With consultation so narrowly limited, it is hardly surprising that only “general” support was detected, and then without any great certainty. Again, not surprising, as survey response is one of the only readily measurable aspects of the engagement process, but is of questionable value owing to the extremely narrow scope of the questions and no option to select “none of the above” or “other”.

Since February 2018, Staff have been working with external experts and Council has held Closed Meetings to consider possible options for the development of this site. Had Council chosen to involve the public in these considerations, or even taken the pulse of the community on such factors as revenue generation, we would likely be looking at a much different proposal. Residents want to be involved in decision-making about projects that impact them and want to be involved in a meaningful way from the start. Excluding the public from early deliberations and then presenting them with a single option goes against this expectation.

If the public does not like this proposal, what then? Are we obligated to follow through with it because of the time and money that has been invested to date? Because the opinion of external experts is more valuable than that of the community’s? It’s apparent that some on Council are profoundly committed to this singular plan, but it would be unfortunate indeed to pursue an unpopular proposal for these reasons. Yet I fear that is what will happen. This will become another good versus evil battle – you’re either with us or you’re against us, there can be no middle ground. This is most unfortunate because I’m sure that most citizens are sympathetic to affordable housing measures, but we have been given **no choice other than to support or reject this one proposal**.

I am also concerned that **we are making critical decisions about housing in the absence of a Housing Policy**. We haven’t even completed a Housing Needs Study to identify the most basic of

information such as type, tenure, location, and price point our target market is seeking. Instead, personal opinion and anecdotal evidence have driven this project and continues to influence it.

Councillor Wong spoke of feeling compelled to help address the affordability crisis in West Van, relating that virtually none of his high school peers still lives in the community. Mayor Booth referred to a nurse she spoke to who has faced a series of evictions from West Van basement suites, and anticipates this woman will also be kicked out of her current apartment and will have nowhere to go. Another councillor has previously related a story of a young mother who commutes to work in West Van, and how she would greatly benefit from living in the community, close to her employment.

But we don't know if Councillor Wong's peers have young families (one of the two demographics our OCP has identified as a priority), or if they even want to live in West Van. We don't know if the young mother prefers living in a home with a yard to living locally in a rental apartment, even if it means commuting. And Mayor Booth seems to have lost sight of the fact that the nurse she is concerned about works at Lions' Gate Hospital in North Vancouver where there are literally hundreds of new units, including subsidized rentals, all arguably closer to her workplace and more affordable than any new build in West Vancouver.

These anecdotal stories are just that – anecdotal, yet they unduly influence Council. Empathy for these individual circumstances is one thing, but it should not impede sound judgement. This underscores the need for a Housing Policy which would objectively guide us using pre-established, community-endorsed, factual data. In the absence of such a sensible policy, Council ends up relying on personal opinion and anecdotal evidence to support their decisions.

Once we establish policies and plans, we should adhere to them. This tendency to establish a plan and then immediately try to change it is disconcerting. Staff's September 2018 report to Council acknowledges "*the OCP recognizes a need for both seniors' housing and housing for young families,*" then proceeds to explain why seniors' housing is not a priority, rather the focus is "*housing for moderate income people who work in West Vancouver, and moderate income families with children who attend West Vancouver schools*".

This sudden, arbitrary deviation from the demographics recently identified in the Official Community Plan is dumbfounding. The OCP clearly states "downsizing seniors and young families", it does not mention moderate-income West Vancouver workers nor, does it place any qualifications on young families. Even after survey results showed a strong preference for seniors as a target market for the proposed rental units, staff continue to reject this. Who decided housing for moderate income people who work in West Vancouver is now a priority? What research supports this? How many are part of a dual income household where one works in West Van and the other works elsewhere and how does that impact their decision of where to live? We have no idea – the municipality is the largest employer in West Vancouver yet we haven't even surveyed our own workforce! Why are we suddenly ignoring one target, modifying another, and chasing a new demographic altogether? What's worse, we are doing so without community consent.

This isn't the first time we've attempted to create a demographic around a project. In recent memory, we've attempted to target baristas and shop-clerks, teachers and first responders, and now "modest" income earners who work in West Vancouver. As much as we may wish, we cannot possibly be all things to everyone who might like to live here. Without the guidance of a fully formed Housing Policy, we are trying to do just that.

In summary I respectfully ask Council to:

- 1) Allow the community to consider a variety of options, including Cooperative housing models, along with corresponding impact on revenue.
- 2) Prioritize the creation of a Housing Policy based on a Housing Needs Study.

- 3) Provide a Housing Needs Study with factual data on the type, tenure, location, and price-point that would attract our target market. (At the very least we require this basic information before proceeding.)
- 4) Align the target market with the demographic described in our Official Community Plan (downsizing seniors and young families).
- 5) Be open and respectful to alternative points of view. (Do not equate opposition or concern about this proposal with rejection of affordable housing objectives.)
- 6) Ensure broad community support is clearly demonstrated for whatever we decide to do with this valuable public asset.

Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver

(Please do not redact any portion of this correspondence.)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
1610-20-5068/5057
Sent: Tuesday, July 7, 2020 7:46 AM
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)

., West Vancouver , BC

07 Jul 2020

Dear Councillors:

My name is s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

- I feel angry that council keeps selling the soul of West Vancouver to developers
- I feel concerned when council is selling density in exchange for money from developers
- I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used
- We have an Official Community Plan and it seems to me council is subverting the will of the people by changing the zoning and the official community plan. There is something wrong here
- Generally, I do not support densification of West Vancouver. If I had wanted to live in the West End of Vancouver, or New York City then I would have moved there in the first place. I feel sad that I am losing my village to high rise towers that result in traffic congestion. I don't want to feel like I am living in downtown Seattle either.
- I feel outraged, despair and anger when I read that council is planning on approving the use of DWV owned land on Gordon Ave to provide 167 below market rental units which I do not support. The estimated subsidy is \$54 million dollars or \$323,000 for each subsidized housing unit. And my personal share (as a WV taxpayer) of this would be about \$3,200. In short, council is asking me to, effectively, write a cheque for \$3,200 for the benefit of some future resident who

must earn between \$50,000 to \$125,000 per year to qualify. That sounds like a gift to high earners and not subsidized housing for people of limited means.

- On average Mayor & Council was elected by about 15% of registered voters in the last election. This means that council must work EXTRA HARD to seek out and listen to the opinions of the rest of the 85% of voters. I believe that each of you have a moral obligation to vote for big picture projects in harmony with what most WV taxpayers want and are telling you.

The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

feel frustrated that I have to spend so much time actively begging council to look after our city. Please vote against this development and protect the Village character of West Vancouver

I feel angry when council pushes their personal agendas rather than listening to the whole community when making "big picture decisions"

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 7:47 AM 1610-20-5068/5057
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
between \$50,000 and \$125,000

s. 22(1)

West Vancouver s. 22(1)

07 Jul 2020

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Why should I subsidize someone else's living accomodation. I have a s. 22(1) old mother to care for as well as my own long term care. If you are able to earn a living and are healthy, then you should take care of yourself. There is NO crisis to attract municipal workers. If there is, show me the examples including names and current salaries.

Thank you

s. 22(1)

From: s. 22(1) noreply@surveygizmo.com> 1010-20-19-112 /
1610-20-5068/5057
Sent: Tuesday, July 7, 2020 8:13 AM
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
between \$50,000 and \$125,000

s. 22(1)
[REDACTED];
West Vancouver, BC
s. 22(1)

07 Jul 2020

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

This seems to be a cash grab by the government, and FOR the government (government related employees). If you truly want people who work here to be able to live here, open the housing to EVERYONE - including those working in the private sector.

Thank you

s. 22(1)

[REDACTED]

From: [REDACTED] s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 8:35 AM 1610-20-5068/5057
To: [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)
[REDACTED]
West Vancouver
[REDACTED] s. 22(1)

07 Jul 2020

Dear Councillors:

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-
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-
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There are none so deaf as those who will not listen. The former CAO, The Mayor and this Council do not listen.

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 8:37 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)

west vancouver, bc

s. 22(1)

07 Jul 2020

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We are supposed to be living in a democratic society and not one which is socialistic? \$ 125,000. is not a level that should require any type of assistance.

Thank you

s. 22(1)

From: [REDACTED] s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 8:56 AM 1610-20-5068/5057
To: [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
between \$50,000 and \$125,000

[REDACTED] s. 22(1)
[REDACTED]

07 Jul 2020

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 9:12 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)
West Vancouver, B.C. s. 22(1)

07 Jul 2020

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Please listen to your community feedback and do the right thing - you were elected to do this.

Thank you

s. 22(1)

From: [REDACTED] s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 9:15 AM 1610-20-5068/5057
To: [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill
Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
between \$50,000 and \$125,000

[REDACTED] s. 22(1)
[REDACTED]
West Vancouver
[REDACTED] s. 22(1)

07 Jul 2020

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If subsidized housing is needed, then it should be subsidized through Federal or Provincial monies and not put on the backs of the people of West Vancouver.

We cannot afford to sell an \$80 million plot of land for \$26 Million - a loss to WV Taxpayers of \$54 Million!

Thank you

s. 22(1)

From: s. 22(1) noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 9:21 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)
West Vancouver BC
s. 22(1)

07 Jul 2020

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Apart from the rapid bus lane issue, I feel that issues which the majority of West Vancouver residents object to proceed as though there were no survey in the first place (Park Royal). I am in favour of subsidized housing for those in need but not on valuable property such as Gordon Ave. Please respond to what the residents want.

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 9:23 AM 1610-20-5068/5057
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)
West Vancouver
s. 22(1)

07 Jul 2020

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It seems council is promoting its personal agenda rather than listening to the whole community.

The people who live in West Vancouver have made personal sacrifices to be here. They choose to do that so they could enjoy the community the way it is, not a community that is the vision of this council.

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 9:38 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)

, West Vancouver s. 22(1)

07 Jul 2020

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I am a senior who has lived here s. 22(1) years. Without deferring our taxes we would not be able to live here, they keep going up every year , we need ways to keep our taxes low & this is not one of them.

Thank you

s. 22(1)

[REDACTED]

From: [REDACTED] s. 22(1) 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 9:44 AM 1610-20-5068/5057
To: Marcus Wong; Peter Lambur; Mary-Ann Booth; Bill Soprovich; Craig Cameron; Sharon
Thompson; Nora Gambioli; Mayor and Council
Subject: 2195 Gordon Ave.
Attachments: to Mayor and Council re 2195 Gordon Ave. July 7 2020.pdf

Please consider my attached memo in deliberations for the rezoning of the Gordon Ave. site at the upcoming PH July 14/20. Thanks,

[REDACTED] s. 22(1)

West Vancouver, BC [REDACTED] s. 22(1)
[REDACTED] s. 22(1)

s. 22(1)

MEMO TO: West Van Mayor and Council (via individual email addresses)
FROM: s. 22(1)
DATE: July 7, 2020
RE: **2195 Gordon Ave.**

Dear Mayor Booth and members of Council,

I have previously submitted my thoughts on this rezoning and community housing initiative, and have followed the full course of the public engagement process for the site. At this point I wish to reiterate my support for the project, but with emphasis on my concern for permitting innovations in the housing mix. I think the mix should provide a substantial block of below-market rental units, but should also do two other things:

1. Produce a greater return in cash terms to the District, to generate funding for another, future affordable housing project, and
2. Provide a block of condo units for a rent-to-own program to provide local essential service workers and downsizing seniors with an ownership opportunity, but by paying the District a market rate for its land asset.

This unit and tenure mix could potentially be delivered:

| | |
|----------------------------|-----|
| Total units: | 219 |
| Below-market rentals: | 144 |
| Strata sales: | 31 |
| Rent-to-Own strata condos: | 44 |

I think ownership for the local workforce can be made achievable, and bring greater financial returns from real market valuations, which the District could direct as it saw fit. A more innovative unit and tenure mix could do a better job of involving workforce members who are determined to pursue investment in ownership, as well as those with lower incomes who will be content with, and be able to afford, below-market rentals. The cash payout to the District could be designated for investment into another affordable housing project.

I recommend that the parameters of the rezoning and later RFP provide scope for innovations in unit and tenure mix so that possibilities such as I have laid out above can be brought forward for consideration.

Best regards,
s. 22(1)

From: [REDACTED] s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 9:48 AM 1610-20-5068/5057
To: [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)
[REDACTED]
West Vancouver
[REDACTED] s. 22(1)

07 Jul 2020

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s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 9:52 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)
 West Vancouver BC
 s. 22(1)

07 Jul 2020

Dear Councillors:

My name is s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

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- I feel concerned when council is selling density in exchange for money from developers
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The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to

fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

In my opinion, it is irresponsible for Council to sell a community asset to a Developer. Land is scarce. Should Council feel it absolutely necessary to sell public land, it should do so at the best price for the best use. Council should not use public assets to implement current policy. If a developer cannot figure out how to pay market price and address current housing policy then that developer should not get the project.

It is also inappropriate to make such a significant decision in the midst of the Covid Pandemic without proper public hearings. Call in and write in methods of "hearing" the public are not a suitable substitute. This major decision is not being made with proper public participation in the usual course.

While affordable housing is a laudable goal, it should not be done at public expense. This is not monopoly money that you in Council are entrusted with. It always astounds me the way government deals with the public's money in such a cavalier fashion. While many of us struggle to pay mortgages and launch our children, you give public funds away.

It seems to me that the decision has been made and nothing the public can say will change that. So if you must push this awful decision through, at least do so on the basis of a Land Lease rather than an outright sale. Retain title to this scarce land resource. Grant the Developer a 50 year land lease. It should be able to recoup its investment and build the building Council has clearly decided to move forward with.

DO NOT SELL the Gordon Avenue Property!

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 9:54 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)

07 Jul 2020

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- On average Mayor & Council was elected by about 15% of registered voters in the last election. This means that council must work EXTRA HARD to seek out and listen to the opinions of the rest of the 85% of voters. I believe that each of you have a moral obligation to vote for big picture projects in harmony with what most WV taxpayers want and are telling you.

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A complete review of the zoning is needed.

The homes or residences should be leased on a 99yr basis, to meet the needs of employees in all West Van, not just municipal workers.

Consideration for smaller homes built less expensively such as Modular would be suitable and allow for much lower rental costs

Thank you

s. 22(1)

From: [REDACTED] s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 9:59 AM 1610-20-5068/5057
To: [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

New West Van condo just being completed. (We haven't closed yet so haven't the exact address, but expect to have it by the end of this July)

07 Jul 2020

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Thank you

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 7, 2020 10:05 AM
To: MayorandCouncil
Subject: 2195 Gordon Avenue

1010-20-19-112 /
1610-20-5068/5057

To Our West Vancouver Mayor and Council

I do not support the 2195 Gordon Avenue proposal whilst the District has \$200 million of unfunded maintenance projects.

We should not be selling this prime asset below market value. Ultimately, this action will decrease affordability for residents.

Who does Council serve?

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver, [REDACTED] s. 22(1)

Sent from my iPad

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 10:13 AM 1610-20-5068/5057
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)
[Redacted]
[Redacted]

07 Jul 2020

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i DO NOT UNDERSTAND WHY COUINCIL HAS NO RESPECT FOR TAXPAYERS AND CAN ON ASSUME YOU DOT THINKS TAXAPAYERS MATTER

Thank you

s. 22(1)

From: [REDACTED] s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 10:24 AM 1610-20-5068/5057
To: [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)
[REDACTED]
WEST VANCOUVER, B.C.
[REDACTED] s. 22(1)

07 Jul 2020

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

I feel this council is pushing their own personal agendas, which is very unfair to the general community

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 10:27 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
between \$50,000 and \$125,000

s. 22(1)

West Vancouver BC

s. 22(1)

07 Jul 2020

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- I feel angry that council keeps selling the soul of West Vancouver to developers
- I feel concerned when council is selling density in exchange for money from developers
- I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used
- We have an Official Community Plan and it seems to me council is subverting the will of the people by changing the zoning and the official community plan. There is something wrong here
- Generally, I do not support densification of West Vancouver. If I had wanted to live in the West End of Vancouver, or New York City then I would have moved there in the first place. I feel sad that I am losing my village to high rise towers that result in traffic congestion. I don't want to feel like I am living in downtown Seattle either.
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Please West Vancouver slow on development and big on infra-structure!

Do not be in the back pockets of developers.

Current council cannot even deal with a Homeless fellow s. 22(1) who continues to take John Lawson Park hostage from the community.

s. 22(1)

Thank you

s. 22(1)

[REDACTED]

From: [REDACTED] s. 22(1) 1010-20-19-112 /
1610-20-5068/5057
Sent: Tuesday, July 7, 2020 10:32 AM
Cc: MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron;
Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: Re: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
between \$50,000 and \$125,000

Council,
I earned less than the threshold last year and I am not looking for a handout from Council.

My income tax stated that I earned [REDACTED] s. 22(1)

Respectfully submitted

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) <noreply@surveygizmo.com>
To: [REDACTED] s. 22(1) mayorandcouncil@westvancouver.ca, plambur@westvancouver.ca,
sthompson@westvancouver.ca, bsoprovich@westvancouver.ca, ccameron@westvancouver.ca,
ngambioli@westvancouver.ca, mwong@westvancouver.ca, "mbooth" <mbooth@westvancouver.ca>,
[REDACTED] s. 22(1)

Sent: Tuesday, July 7, 2020 10:26:38 AM

Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between
\$50,000 and \$125,000

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

07 Jul 2020

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s. 22(1)

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s. 22(1)

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Sent: Tuesday, July 7, 2020 10:33 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
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s. 22(1)
[REDACTED]
West Vancouver, BC
s. 22(1)

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- I feel outraged, despair and anger when I read that council is planning on approving the use of DWV owned land on Gordon Ave to provide 167 below market rental units which I do not support. The estimated subsidy is \$54 million dollars or \$323,000 for each subsidized housing unit. And my personal share (as a WV taxpayer) of this would be about \$3,200. In short, council is

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Thank you

s. 22(1)

[REDACTED]

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 10:57 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
between \$50,000 and \$125,000

s. 22(1)
[REDACTED]
West Vancouver, BC
s. 22(1)

07 Jul 2020

Dear Councillors:

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The affordable housing proposal for 2195 Gordon is another wrong-headed self serving District initiative not directed at those who really deserve the subsidy i.e. low income asset poor seniors, the incapacitated, low income single parents.

Thank you

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Sent: Tuesday, July 7, 2020 11:43 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
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Thank you

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From: [Redacted] s. 22(1) 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 11:48 AM 1610-20-5068/5057
To: Marcus Wong; Peter Lambur; Mary-Ann Booth; Bill Soprovich; Craig Cameron; Sharon
Thompson; Nora Gambioli; MayorandCouncil
Subject: DWV 2195 Gordon Avenue controversy

Dear Council Members, Mayor:

I am a resident owning a home in West Vancouver and I grew up in West Vancouver [Redacted] s. 22(1)

'Brevity is the soul of wit' so let us start with the massive opposition to this project, in real numbers, by voters in the city.

The current Pandemic is a black swan event of great enough magnitude to justify changing a lot of plans. I suggest that there is nothing wrong to shelf a plan that no longer makes economic sense.

We - as a city - are going to need the money because worse is coming. Debatable a month ago today it is clear that we are heading for a very serious recession and a lot of smart businesses are preparing. Smart city governments should also. If wrong you can always dust off the plan and re-launch it ... but spend the money means it is not coming back and in fact the project itself, in a recession, might well fail mid-construction, since the financing is weak, to say the least.

Instead of allocating tax revenue ad hoc, look to the disaster-in-waiting which is the intersection of Taylor Way and Marine Drive. A solution will take at least a year to plan out and inevitably involve the Federal government because it is outside the financial means of the city. Properly done this could solve congestion and turn Marine Drive into a solid commercial corridor with long term tax revenue that is increasing.

Please have an open and serious debate among yourselves on this subject. Times are a changing and the recession will make you all wish you had that \$54 million on the city balance sheet.

I remain, sincerely & respectfully yours,

[Redacted] s. 22(1)

[Redacted] s. 22(1)

West Vancouver, BC

[Redacted] s. 22(1)

From: [REDACTED] s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 12:51 PM 1610-20-5068/5057
To: [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)
[REDACTED]
West Vancouver
[REDACTED] s. 22(1)

07 Jul 2020

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- I feel angry that council keeps selling the soul of West Vancouver to developers
- I feel concerned when council is selling density in exchange for money from developers
- I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used
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I have a novel idea . How about repaving Marine Dr. all the way to Horsehoe Bay . It is in terrible condition and very hard on everyones' car. West of West Bay it should be widened ,wherever possible for the safety of cyclists and motorists.

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 1:43 PM 1610-20-5068/5057
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)
West Vancouver
s. 22(1)

07 Jul 2020

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For many years I, like the majority of working people, had to commute to my place of work. I see no reason why people who choose to work in West Van should expect any preferential treatment. People who really need help are those earning less than the \$50,000.00 set as the "entry level" for the proposed rental units.

Thank you

s. 22(1)

[REDACTED]

From: [REDACTED] s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 2:51 PM 1610-20-5068/5057
To: [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
between \$50,000 and \$125,000

[REDACTED] s. 22(1)
[REDACTED]
West Vancouver,
B.C. [REDACTED] s. 22(1)

07 Jul 2020

Dear Councillors:

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- I feel angry that council keeps selling the soul of West Vancouver to developers
- I feel concerned when council is selling density in exchange for money from developers
- I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used
- We have an Official Community Plan and it seems to me council is subverting the will of the people by changing the zoning and the official community plan. There is something wrong here
- Generally, I do not support densification of West Vancouver. If I had wanted to live in the West End of Vancouver, or New York City then I would have moved there in the first place. I feel sad that I am losing my village to high rise towers that result in traffic congestion. I don't want to feel like I am living in downtown Seattle either.
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I feel angry when council pushes their personal agendas rather than listening to the whole community when making "big picture decisions".

Please vote against this development and protect the Village character of West Vancouver.

Thank you

s. 22(1)

From: [REDACTED] s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 3:27 PM 1610-20-5068/5057
To: [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
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Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
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[REDACTED] s. 22(1)
[REDACTED]
West Vancouver, BC
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Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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West Vancouver,
s. 22(1)

07 Jul 2020

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[Redacted]

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Sent: Tuesday, July 7, 2020 6:10 PM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
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s. 22(1)
West Vancouver, BC
s. 22(1)

07 Jul 2020

Dear Councillors:

My name is s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

- I feel angry that council keeps selling the soul of West Vancouver to developers
- I feel concerned when council is selling density in exchange for money from developers
- I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used
- We have an Official Community Plan and it seems to me council is subverting the will of the people by changing the zoning and the official community plan. There is something wrong here
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asking me to, effectively, write a cheque for \$3,200 for the benefit of some future resident who must earn between \$50,000 to \$125,000 per year to qualify. That sounds like a gift to high earners and not subsidized housing for people of limited means.

- On average Mayor & Council was elected by about 15% of registered voters in the last election. This means that council must work EXTRA HARD to seek out and listen to the opinions of the rest of the 85% of voters. I believe that each of you have a moral obligation to vote for big picture projects in harmony with what most WV taxpayers want and are telling you.

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Thank you

s. 22(1)

[REDACTED]

From: [redacted] s. 22(1) noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Tuesday, July 7, 2020 8:04 PM 1610-20-5068/5057
To: [redacted] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [redacted] s. 22(1)
[redacted]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
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[redacted] s. 22(1)

W Vancouver

[redacted] s. 22(1)

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The Mayor and Council work for themselves. They do not represent the people who worked hard to be able to afford to live here without subsidies.

Thank you

s. 22(1)

From: s. 22(1)
Sent: Tuesday, July 7, 2020 9:58 PM
To: MayorandCouncil
Cc: Ingrid Matthews; WV Community Stakeholders
Subject: 2195 Gordon Ave

1010-20-19-112 /
1610-20-5068/5057

Dear District of West Vancouver:

The affordable housing aspect of the 2195 Gordon Ave. development is laudable however the premise for the affordable aspect and target market is questionable.

- People choose to work in West Vancouver; there is no need to incentivise working in West Vancouver at the taxpayers' expense.
- West Vancouver is a very desirable place to work, a village like bedroom community by the sea.
- For police/fire/ambulance services there is no light or heavy industry fire risk, no port (apart from a ferry terminal) and related potential hazards or security issues; no chronic risky downtown eastside type of emergencies to constantly attend to; an aged population twice the proportion of the rest of the lower mainland.
- For teachers West Vancouver does not have the poverty or downtown eastside issues anywhere near the scale of other Lower Mainland communities; a prosperous community respectful and cognizant of the value of education; West Vancouver has a significantly higher degree of post-secondary educated residents than the rest of the Lower Mainland.
- Apart from civic workers West Vancouver employment is predominantly in the lower income end of the service sector i.e. retail clerks, food servers, baristas, housekeeping, none of whom would come near meeting the affordable housing income qualifications suggested. The income qualifications for affordable housing promulgated by the District gives the appearance of featherbedding skewed to civic employees pay scales and could be construed as a taxable benefit. I do not begrudge fire fighters, s. 22(1) died prematurely from fighting too many fires; I do not begrudge police, s. 22(1) was the chief of police in s. 22(1) as well as having friends retired from the force; I do not begrudge teachers having many friends in the profession who worked hard for many long years to attain their current abodes.

If the District needs to have affordable housing in West Vancouver make it available to those who truly do not have the resources, are on social assistance, the incapacitated, impoverished seniors, and single parent families.

Affordable housing options could allow senior West Vancouver home owners the opportunity to pass their single family residence on to their children at a manageable cost allowing the seniors to relocate to affordable housing and retain the family in the community.

The demographics suppositions for “. . . the demand below market rental housing for moderate income people including workers . . .” is flawed. Specifically two key findings of the April 22, 2019 report

- *our share of children under the age of 14 has fallen from 30% of the population in 1961 to 14% in 2016; and*
- *a “missing generation” of younger adults without children between the ages of 25 and 34, accounting for only 2% of the population.*

requires further examination. On the first point 1961 was near the end of the “baby boom” (1946-1964), no wonder the proportion of children declined from 30% to 14% by 2016. Likewise those residents that were part of the 30% are no doubt now part of the 28% of West Vancouver’s population 65 years of age or older. On the second point young adults without children between the ages of 25 and 34 have no social venues to keep them on the north shore; there are no clubs, late night bars, dance

venues, alterative theatre, etc. How many north shore venues have ever been advertised in the Georgia Straight? The 25 to 34 year olds gravitate to the more lively areas of Vancouver where their peers congregate; West Vancouver is pretty sedentary after 6 p.m. any day of the week

Regarding

- *31% of households in West Vancouver have incomes within the targeted household income range of between \$50,000 to \$125,000; and*
- *the median household income in West Vancouver is \$89,808.*

are not cross referenced by age group and is no doubt a reflection of the aged 65 years or older 28% of West Vancouver's population.

Yes, affordable housing is a nice concept but provide it to those West Vancouver residents in need. It is exasperating for senior West Vancouver renters scraping by on far less than the proposed affordable housing income qualifications to miss out.

Given the opportunity to live in village like bedroom community by the sea at substantially below market rent and the proposed qualifying income criteria the District will likely need a lottery to allocate the eligible qualified renters.

Sincerely,

s. 22(1)

West Vancouver, BC

s. 22(1)

THINK BEFORE YOU PRINT - Save paper if you don't really need to print this e-mail



From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Wednesday, July 8, 2020 10:13 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Please as a suggestion consider using this land for the enjoyment of all west vancouver residents such as an expansion of the rec center, the youth center that was not replaced, outdoor theatre or other community uses. We don't need another condo/ tower multi home development.

Thanks

Thank you

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From: [REDACTED] s. 22(1) noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Wednesday, July 8, 2020 10:20 AM 1610-20-5068/5057
To: [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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[REDACTED]
West Vancouver
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The priority of this Council should be to act in the best interests of the community. Instead of subsidizing housing for municipality workers, our community would find greater benefit from an expanded Rec centre, a new youth centre, an area for our seniors, or some other community use.

Please consider what makes West Vancouver an extraordinary place to live and that by increasing the density through more high rises, we are ultimately detracting from what makes West Van a great community.

Thank you

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Sent: Wednesday, July 8, 2020 10:21 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
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I personally do not earn \$125 000 and don't feel it necessary to subsidize housing in West Vancouver. s. 22(1) rental homes for newcomers to BC and there are options. This proposal is too expensive. It's time that council started managing money realistically and saying no to things that we can't afford.

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Wednesday, July 8, 2020 10:54 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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You will of course most likely read the above paragraph many times but I really can't say it any better myself. I cannot justify subsidizing people who earn up to 6 figure incomes getting a break at my expense. I believe there are better ways to spend the tax payers money. Thankyou

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[REDACTED]

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
1610-20-5068/5057
Sent: Wednesday, July 8, 2020 11:41 AM
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The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Wednesday, July 8, 2020 12:26 PM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)
 West Vancouver, B.C.
 s. 22(1)

08 Jul 2020

Dear Councillors:

My name is s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

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I feel angry when council pushes their personal agendas rather than listening to the whole community.

Thank you

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s. 22(1)

West Van

s. 22(1)

09 Jul 2020

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West Vancouver
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Thank you

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, July 10, 2020 7:38 AM
To: MayorandCouncil
Subject: 2195 Gordon Ave

1010-20-19-112 /
1610-20-5068/5057

I understand that you all are supportive of this project that is for well paid people earning up to \$125,000, but not for pensioners earning less than \$50,000. I say shame on you.

What about the caregivers in senior homes and private homes, or the retail staff or the restaurant workers and other service employees who work in West Van, but don't make this income?

No the target demographic of this project of Mayor Booth, Gambioli and Cameron, are the secure well paid (with high benefits) Municipal and School employees.

The consultation process conducted by DWV was flawed. It presupposed the best use for this unique and valuable site was for subsidized housing (70% of market rental).

DWV in proposing this project never surveyed business, school board or DWV employees as to whether this below market rental would meet their needs and help retain or attract employees to West Vancouver.

DWV never conducted a thorough survey West Van rental accommodation on the market today- they looked at purpose built Apartment rentals only and did not look at the large number of privately owned apartments, townhouses, single family homes etc. available for rent.

Do NOT vote for this project as currently proposed.

[REDACTED] s. 22(1)
West Vancouver

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Thursday, July 9, 2020 8:10 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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West Vancouver
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09 Jul 2020

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Thank you

s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-112 /
Sent: Thursday, July 9, 2020 8:39 AM 1610-20-5068/5057
To: MayorandCouncil
Subject: NO to restrictive rezoning & taxpayer subsidized housing

Dear Mayor and Council,

It's a free market economy. If people won't work here, we have to pay them more. Not create subsidies for a limited number at the expense of all who pay taxes.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver, BC

From: [REDACTED] s. 22(1) 1010-20-19-112 /
Sent: Thursday, July 9, 2020 9:10 AM 1610-20-5068/5057
To: MayorandCouncil
Subject: 22nd street / Gordon Ave

[REDACTED] s. 22(1)
[REDACTED]
West Vancouver

Dear Mayor and Council,

I am writing in support of the amendment of the OCP to allow for a change of zoning to 2195 Gordon Ave.

It is an excellent site for low-rise high density, with a high walkability / transit/ amenity rating etc. For the naysayers (thanks for all the details, Nigel), it's important to remember that not all planning decisions revolve around the bottom line, that communities must plan and design to include everyone and this demands a long, compassionate lens.

It would be useful to know how much these units will cost to rent for a comparative understanding.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED]

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Thursday, July 9, 2020 9:19 AM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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West Vancouver

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West Vancouver BC s. 22(1)

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This reminds me of Stalin's comment that it doesn't matter who votes it only matters who counts the votes.

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s. 22(1)

[REDACTED]

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Subsidizing housing for well paid citizens is outrageous. There are many others in the community that work for much lower wages.

Thank you

s. 22(1)

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Sent: Thursday, July 9, 2020 10:20 AM 1610-20-5068/5057
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
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In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

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- I feel concerned when council is selling density in exchange for money from developers
- I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used
- We have an Official Community Plan and it seems to me council is subverting the will of the people by changing the zoning and the official community plan. There is something wrong here
- Generally, I do not support densification of West Vancouver. If I had wanted to live in the West End of Vancouver, or New York City then I would have moved there in the first place. I feel sad that I am losing my village to high rise towers that result in traffic congestion. I don't want to feel like I am living in downtown Seattle either.
- I feel outraged, despair and anger when I read that council is planning on approving the use of DWV owned land on Gordon Ave to provide 167 below market rental units which I do not support. The estimated subsidy is \$54 million dollars or \$323,000 for each subsidized housing unit. And my personal share (as a WV taxpayer) of this would be about \$3,200. In short, council is asking me to, effectively, write a cheque for \$3,200 for the benefit of some future resident who

must earn between \$50,000 to \$125,000 per year to qualify. That sounds like a gift to high earners and not subsidized housing for people of limited means.

- On average Mayor & Council was elected by about 15% of registered voters in the last election. This means that council must work EXTRA HARD to seek out and listen to the opinions of the rest of the 85% of voters. I believe that each of you have a moral obligation to vote for big picture projects in harmony with what most WV taxpayers want and are telling you.

The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Subsidizing housing for well paid citizens is outrageous. There are many others in the community that work for much lower wages.

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Thursday, July 9, 2020 12:16 PM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)
 [Redacted]

09 Jul 2020

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If anybody thinks that the proposed development at 2195 Gordon is the right thing for west Vancouver you are out of your mind!!! STOP trying to ruin our beautiful city.

Thank you

s. 22(1)

[REDACTED]

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Thursday, July 9, 2020 1:01 PM 1610-20-5068/5057
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)

West Vancouver, BC

s. 22(1)

09 Jul 2020

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I really feel quite frustrated and angry by this proposed development put forward by a council I largely voted for. I am a pensioner receiving just \$15,000 a year OAS and CPP from Canada. DWV council is asking me to support, through the partial use of my property taxes, subsidized housing for people who are earning up to 10 times that amount!

Thank you

s. 22(1)

[REDACTED]

From: [REDACTED] s. 22(1) 1010-20-19-112 /
Sent: Thursday, July 9, 2020 1:07 PM 1610-20-5068/5057
To: MayorandCouncil
Subject: 2195 Gordon Avenue

Dear Mayor and Council,

I am not in favour of the proposed development at 2195 Gordon Avenue, and am concerned that you would consider moving forward with this proposal when there is such a lack of support for it from the residents and taxpayers of West Vancouver.

Clearly a majority of residents feel that overall, this proposal is a 'bad deal' for our community for a number of reasons. These include the minimal financial benefit to our municipality for this valuable property, particularly when there are so many unknowns about the negative financial impact of the Covid virus, which is predicted to continue for some time. With many Municipal governments worried that they could go bankrupt without Federal and Provincial government aid, we are also likely to be in a vulnerable financial position in future. Certainly we will need to get the full benefit of any assets in order to help us recover.

Further, it seems very unfair that the targeted income group for this housing subsidy is potentially higher than the incomes of many long term West Vancouver taxpayers who will inevitably be 'on the hook' for any future deficits we face.

I am sure that as our Mayor and Council, you are well aware of the numerous reasons that the majority of taxpayers do not support going ahead with this project and hope that the wishes of our community will be given priority in any decision you make.

Respectfully yours,

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Thursday, July 9, 2020 1:22 PM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;
 Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning
 between \$50,000 and \$125,000

s. 22(1)
 West Vancouver
 s. 22(1)

09 Jul 2020

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Thank you

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From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Thursday, July 9, 2020 1:45 PM 1610-20-5068/5057
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
[REDACTED]
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)

[REDACTED] west Vancouver s. 22(1)

09 Jul 2020

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- I feel angry that council keeps selling the soul of West Vancouver to developers
- I feel concerned when council is selling density in exchange for money from developers
- I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used
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Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Thursday, July 9, 2020 1:50 PM 1610-20-5068/5057
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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

09 Jul 2020

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- I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used
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Thank you

s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-112 /
Sent: Thursday, July 9, 2020 2:57 PM 1610-20-5068/5057
To: MayorandCouncil
Subject: Re Gordon Avenue rezoning

I have just read the Matthews report which reports that she is listening but goes on to say there is general approval of this matter.

I and many others have signed a petition which showed 82. % disapproval for subsidised housing for people with incomes 50 to 125 thousand per annum. This is truly outrageous ...what of those elderly amongst us that h@ve built up this community and are not rejected.

If council would stop approving endless developments there would be less traffic! CityHall employs an extortionate number of people ...much of the work could be outsourced . Does council and city hall spend like drunken sailors and think they have a bottomless pit of money ?

During these very difficult times for many Council should be reigning in spending and Reviewing all parts of its budget. Shame on Council for ignoring the times we are in.

I am strongly opposed to the Gordon Ave development [REDACTED] s. 22(1)

From ipad of [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-112 /
Sent: Thursday, July 9, 2020 3:09 PM 1610-20-5068/5057
To: MayorandCouncil
Subject: 2195 Gordon

I fully support the development and the area on 22nd from Haywood to Marine should be rezoned to a similar density.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Thursday, July 9, 2020 3:28 PM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)

West Vancouver

09 Jul 2020

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WV needs subsidized abodes for the elderly many of which live on very low incomes. There is a dearth of affordable dwellings for our seniors: rent should be based on income and other financial assets.

Thank you

s. 22(1)

From: s. 22(1) <noreply@surveygizmo.com> 1010-20-19-112 /
Sent: Thursday, July 9, 2020 4:35 PM 1610-20-5068/5057
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)

West Vancouver, BC

s. 22(1)

09 Jul 2020

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- On average Mayor & Council was elected by about 15% of registered voters in the last election. This means that council must work EXTRA HARD to seek out and listen to the opinions of the rest of the 85% of voters. I believe that each of you have a moral obligation to vote for big picture projects in harmony with what most WV taxpayers want and are telling you.

The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

I feel sad that I have to spend so much time begging Mayor and Council to look after our City. Please vote against this development and protect the Village character of West Vancouver.

Thank you

s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-112 /
Sent: Thursday, July 9, 2020 4:38 PM 1610-20-5068/5057
To: Marcus Wong; Peter Lambur; Mary-Ann Booth; Bill Soprovich;
ccameron@westvancouver.c; Sharon Thompson; Nora Gambioli; MayorandCouncil
Cc: WVCS2019@gmail.com
Subject: Fwd: FW: [REDACTED] s. 22(1) Do you want to subsidize rent by 30% for Municipal, School and other employees?

Dear West Vancouver,

I live at [REDACTED] s. 22(1), West Vancouver.

Re: 2195 Gordon

I am against **subsidized housing** at this location.

Why:

- 1) This is a key location and as the city owns it I would like to see it developed at its highest value. So property taxes will be high, which will help with the burden of our tax revenue. And hopefully by having a property at its highest and best use producing healthy taxes will reduce taxes for all others.
- 2) If it us used for subsidized housing, the other tax payers will be subsidizing the people staying in there through their taxes.
- 3) Put the subsidized housing in a less valuable place. Or rezone a place and have the developers include the subsid

[REDACTED] s. 22(1)
[REDACTED]
[REDACTED]

[View this email](#)
[in your browser](#)

Crucial July 14 Public Hearing on DWV's 2195

Gordon Ave

DWV proposes to make available at a nominal price, a large \$54 million portion for subsidized housing when 2019 DWV property taxes totalled \$73.7 million.

DWV has \$200 million of major replacement and maintenance projects over the next decade with no funding source in place - except your property taxes.

Before next Tuesday July 14, will be your last opportunity to provide Council with your views. If you have views on this proposal (for or against) or you have alternate views on use of this unique and valuable site, **please**

use [this](#)

[LINK](#) to send your personalized message to all Councillors.

DWV's proposal is to develop 2195 Gordon (owned by DWV) for SUBSIDIZED HOUSING (167 "subsidized housing units" and 50 strata condo units) for those earning up to \$125,000 (employees earning salaries in this range in West Vancouver are largely Municipal and School board employees). This is unlikely to help most private sector businesses (e.g. in the elder care, retail, restaurant businesses etc.) to attract and retain employees as their employees generally do not earn enough to qualify for the smallest studio apartment. **Watch [this excellent summary video](#)**

THE SITE if zoned for strata condominiums is POTENTIALLY WORTH \$80 MILLION (per DWV) so DWV is foregoing a potential gain of \$54 million - so the subsidy from you the taxpayers is \$323,000 per unit. This is when DWV has \$200 million of major replacement projects and maintenance projects over the next decade with no funding source in place. THIS HAS NOT BEEN CLEARLY DISCLOSED TO RESIDENTS IN THE PRESENTATIONS TO COUNCIL OR IN PUBLIC INFORMATION MEETINGS. (though staff and Council are fully aware of this).

Read the concerns of [Ambleside & Dundarave Residents Assoc.](#)

The Rezoning Bylaw's condition of use (1) will restrict approx. 66% of the site to RENTAL ONLY housing (strata not permitted). 2195 Gordon will be sold/leased by DWV at a "[nominal price in order to facilitate below-market rental housing](#)". **Read [this excellent Letter to Council.](#)**

Over 82% of residents surveyed are opposed to DWV council using approving the partial sale of DWV land located at 2195 Gordon for \$26 million to be used to build for sale condos and transferring the remaining \$54 million worth of land to a third party to be used for subsidized rental units. **Please take the [2 question SURVEY](#).**

Your Action is Needed: If you don't take action, who will? Please share this message with friends.

With COVID-19 limiting public input:

1) **CALL OR WRITE TO YOUR COUNCILLORS BEFORE JULY 14.** The final decision on this is likely the most significant financial decision this Council will make during its term. If you have not yet emailed them, here is your opportunity. [Use this](#)

[LINK](#) to send your personalized message to all Councillors:

mwong@westvancover.ca plambur@westvancover.ca

604-219-0064 604-644-1769
mbooth@westvancover.ca bsoprovich@westvancover.ca

604-925-7000 604-281-2219
ccameron@westvancover.ca sthompson@westvancover.ca

604-828-0805 604-209-4621
ngamboli@westvancover.ca mayorandcouncil@westvancover.ca

604-653-8823 604-925-7000

[Public](#)

[Hearing Agenda](#) is scheduled for July 14, 2020 at 6pm where Council will hear from residents prior to making a final rezoning decision.

2) **Address Council via webcam** in Municipal Hall Council Chamber: Either phone 604-925-7004 between 8 am and 6 pm on Tuesday July 14 OR sign up on the provided speakers' list at the Public Hearing

3) OR **Address Council via telephone** at 604-925-7004 between 8 a.m. and the close of the Public Hearing at 6 pm Tuesday July. Staff will phone you back during the public hearing so you can address Council via telephone.

Thank you Nigel Malkin - Your feedback is invited to [West Van Community Stakeholders](#)

Park Royal expansion: If you are against more traffic and 10 more floors,
you can **easily send a personalized letter** to Council by using [this](#)
[LINK](#)

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You are receiving this email because you signed our online Petition or signed up at our Meetings or our Website. Thank you for your interest & support.

Our mailing address is:

West Vancouver Community Stakeholders

1359 Marine Drive

West Vancouver,

BC

V7T1B6

Canada

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

Error!

Filename not specified.

Error! Filename not specified.

From: s. 22(1) 1010-20-19-112 /
Sent: Thursday, July 9, 2020 5:53 PM 1610-20-5068/5057
To: MayorandCouncil
Subject: Proposed Gordon St. Development

I am sending this email to Mayor and Council as I cannot personally be at the July 14 meeting. Covid 19 and age related health issues preclude my attendance. Social distancing will not be possible with the number of West Vancouver residents expected to attend. This is a highly contentious proposal being pursued by the District!

I would like to express my 'horror' that you would consider subsidized housing for those earning \$50,000 to \$125,000 per year. Pensioners in West Vancouver make less than the lowest amount of \$50,000.

If a West Vancouver worker cannot afford to live in West Vancouver, then paying for affordable housing elsewhere and commuting work is the normal procedure.

It is difficult to believe that DWV would consider using Property Tax monies to assist high income West Vancouver workers in this way. Property taxes ideally should be used for infrastructure maintenance. Many of our suburban roads are in bad condition, many sidewalks and road markings need upgrading, as does parkland and shrubbery . I am really disenchanted by this proposal by DWV council.....tax monies were not paid by West Vancouver residents to be diverted in this way.

Sincerely

s. 22(1)

From: Graham Mclsaac [REDACTED] s. 22(1) 1010-20-19-112 /
Sent: Thursday, July 9, 2020 6:35 PM 1610-20-5068/5057
To: MayorandCouncil; Mary-Ann Booth; Bill Soprovich; Peter Lambur; Sharon Thompson;
Craig Cameron; Nora Gambioli; Marcus Wong
Subject: Re 2195 Gordon Avenue
Attachments: 167 Subsidized Housing units in West Vancouver Mayor and Council.docx

> As you approach the Public hearing on Tuesday July 14, 2020 below are some thoughts to consider before you vote decide to vote on this project.

>

> Graham Mclsaac

> [REDACTED] s. 22(1)

> West Vancouver

> [REDACTED] s. 22(1)

>

> There is no need to redact my name.

Proposal for 167 Subsidized Housing units in West Vancouver for residents earning between \$50,000 and \$125,000 per annum – opportunity cost to taxpayers is \$54 million (\$323,000 per unit, \$3,400 per taxpayer)

Subsidized rental housing

Subsidized rental housing is a valid policy objective for those in need in our communities. The responsibility for providing and funding this rests clearly with the Provincial and Federal Governments for which we contribute through income taxes, sales taxes etc. This project does not access any funding from these levels of Government.

The top 10% of earners in Canada earn \$80,000 or more and the top 5% earn \$102,000 or more- Many DWV employees earn (before benefits) \$80,000 or more including our Fire and Police. The median family income in DWV is \$90,000. 33% of residents of DWV have incomes below \$60,000.

The proposal is to provide 167 units of subsidized housing at 70% of market rent (an estimated subsidy of \$525 per month for a studio apartment up to \$1,350 per month for a three bedroom apartment) for residents who live and work in DWV earning between \$50,000 and \$125,000 per year.

Many residents do not support subsidized housing for mid and high income earners.

A recent Angus Reid survey of DWV residents showed that 67% of residents do not support building more high density apartment buildings. A recent West Vancouver Community Stakeholders (WVCS) statistically valid poll showed that at least 85% of DWV residents opposed DWV using taxpayer resources to fund subsidized or below market rental housing. In addition the vast majority of letters to Mayor and Council from DWV residents are opposed to the project as currently envisioned at 2195 Gordon Avenue.

The proposed site

The 1.76 acre site for the proposed housing development is located at one of the most unique and valuable sites in West Vancouver- It is at 2195 Gordon Avenue just east of Kiwanis and north of the recreation centre. It was acquired in 2014 by DWV for \$16 million. This site is legally known as 990 22nd Street.

The building project- Spot zoning

The project is for construction of two six storey buildings and one eight story building- 167 units of below market rental housing (subsidized to 70% of market rent) and 50 units of strata condominium. The project also includes 3,000 square feet and 1,000 square feet of outdoor space on the ground floor of one of the rental buildings for an adult day care centre.

There is no Local Area Plan in place for Ambleside Town Centre so this is yet another example of spot zoning by this Mayor and Council.

The consultation process

The consultation process conducted by DWV was flawed. It presupposed the best use for this unique and valuable site was for subsidized housing (70% of market rental) to be targeted towards moderate income people, including workers and families. It was largely related to the mass, height and character

of the proposed development and the desired mix of subsidized rental units versus strata condominium units.

The consultation process never provided to residents possible alternative uses for this site. (e.g. possible uses for this site from retaining as parkland, allowing for future Community Centre expansion, maximizing financial value by development of strata condominiums to provide funds for other DWV initiatives etc.).

The consultation process never advised residents of the \$80 million value of the Gordon Avenue site zoned for strata condominiums. This very important fact was only provided when questions were asked by residents. This important fact was not included in public presentations to Mayor and Council or the public. (The Mayor and Councillors were however fully aware of this).

DWV in proposing this project never surveyed business, school board or DWV employees as to whether this below market rental would meet their needs and help retain or attract employees to West Vancouver. (The income qualification levels mean that long term care, retail, restaurant employees etc. would be unlikely to be eligible- most employees that would likely be eligible are well paid DWV employees).

DWV never conducted a thorough survey of DWV rental accommodation on the market today- they looked at apartment rentals only (1.2% vacancy last year per CMHC) and did not look at the large number of privately owned apartments, townhouses, single family homes etc. available for rent.

We know that there are many new rental units (1,500+) coming onto the market in the next 12-24 months in DWV and at west side of North Vancouver. We also know that since COVID 2019 the rental vacancy rate has increased throughout the lower mainland.

The financial implications of the proposed project

DWV in their presentations tell residents that they have a revenue objective of \$26 million on this project (essentially from sale of 50 strata condominium units).

So this sounds great – DWV gets revenue of \$26 million and 167 subsidized rental units with no ongoing future costs to DWV.

If it sounds too good to be true it is.

The real facts are as follows- DWV purchased the site in 2014 for \$16 million. So with the project as envisioned DWV makes a gain of \$10 million. However the land zoned for strata condominiums has a value of \$80 million (per DWV last year and no updated appraisal available) - so DWV is giving up an opportunity to gain \$54 million. Essentially the plan is to invest \$54 million of land value in 167 subsidized rental units- that works out to \$323,000 per unit or \$3,400 per property tax payer in DWV.

In addition to the foregoing DWV will likely also lose future property tax revenues from this valuable site. This therefore could work out to an all in subsidy per rental unit of \$400,000.

We also know (again only because members of the public asked) that DWV faces costs in excess of \$200 million in the next decade to replace ageing facilities. DWV acknowledges that it faces a funding shortfall and does not currently have dedicated reserves for this purpose.

We know that DWV is facing ongoing financial challenges with COVID 2019- Is it responsible knowing the major unfunded costs we face to embark on a project where we are giving up \$54 million of value to provide subsidized rental units for those earning more than many residents of DWV?

Graham McIsaac

A 38 year resident of West Vancouver

| | | |
|-----------------|----------------------------------|-------------------|
| From: | s. 22(1) | 1010-20-19-112 / |
| Sent: | Thursday, July 9, 2020 8:27 PM | 1610-20-5068/5057 |
| To: | MayorandCouncil | |
| Subject: | 2195 Gordon Avenue Project Input | |

Good Morning Mayor and Council,

Thank you for considering my input. I am opposed to the 2195 Gordon project for many reasons, including some recent events that are subsequent and related to the planning and feedback from WV citizens on the project. I feel strongly that the project cannot proceed and needs to be re-considered.

1. *The existing covenant on the land that “the existing legal covenant and zoning that the land is only to be used for: “assisted living; community care; medical and therapeutic uses and adult day care; public or non-profit community service organization” is not only a legal consideration, it is an ethical one, and this information was not made obvious in the materials to WV citizens. It is only if you know to find and then wade through the various Q&A. The knowledge that the District would be going back on its word regarding the covenant intended for the elderly, and instead make it available to those who a 30% discount on a home, may change the minds of people.*
2. *Also, did/does the District have a legal duty to make readily available/clear in the upfront information to WV citizens that this project would take about \$60 million dollars out our pockets, especially when we are heading into financial uncertainty? Again, it is only if you find and wade into the Q&A will you find this critical information. Given that this is a significant amount of money and a quick review the comments suggest it is only the rare person that provided feedback who was aware of this.*
3. *There is a heightened ethical imperative, and now right on the North Shore, to look after our elderly, particularly our WV elderly and we should not be helping out those who are not vulnerable, but rather protecting those who are: our elderly, and especially when the legal covenant was for the very purpose of protecting our elderly.*
 You will know that only as a result of catastrophe did Canadian military end up going into Canadian Long Term Care homes in Ont and Quebec and subsequently that Canadians learned that many of our elderly were living in bug infested filth, and starving in conditions worse than many 3rd world countries. Also, to our great shame, Canada was found to have *double* the number of deaths in Long Term Care Facilities *than all developed countries in the world.* We cannot let this happen in WV.
 Also, just in the last few days we are hearing first hand reports on the major news networks that the North Vancouver Care Centre was hiding the disturbing state of that facility from the public. Not only would the District be going back on its word regarding the covenant but it would be doing so at the expense of the elderly who have clearly been neglected and are the most vulnerable in our Canada, BC society.
4. *We are in the middle of a pandemic.*
 - a. The Coronavirus has altered everything and certainly *housing needs may change drastically.* The dust needs to settle on the already rapid expansion of West Vancouver. For Example, there may already be enough rental housing without this project.
 - b. the response and *the very modest number of responses demonstrates that and it is undemocratic to proceed in such a circumstance.*
 - c. Also, *staff has admitted there is not a way to prevent non-WV citizens from participating and/or filling out multiple forms* (some of the handwriting on the forms provided appear quite similar)
5. *Contrary to what I was told was in the OCP, WV district does not appear to have a mandate for this type of project:*
 It is noted that housing needs to be looked at in the OCP, but I ca find nowhere where it says that WV citizens said

they wanted to fund below market value rental units and condos. This project appears to have been a broad, and forgive me, but self-serving interpretation by some WV staff. *It also has the odd appearance that seems to be driving the comments that, although it's understood this project is not exclusive to WV employees, it may be that the fact that WV staff would have a financial interest in getting below cost housing is driving some comments.*

6. *The District wants to outsource the administration of this below market value housing to a developer or non-profit. The sketchy ethics of government outsourcing the administration to third parties, and particularly non-profits is in the national spotlight in the WE situation.* The District idea that: "the developer or a non-profit organization would operate the rental component...The operator of the rental units would determine who qualifies according to Council's established parameters, and the operator would deal with any evictions, if necessary, in accordance with applicable laws" *is anti-democratic. The rules of democracy require elected officials to oversee the use of tax payer money.* "By outsourcing this program to a third party, the proper channels for Opposition scrutiny, the very bedrock of our parliamentary democracy, have been circumvented" ([Conservatives](#) responding to Liberal outsourcing to a third party charity). In response to staff's answer in the Q&A: moderate income earners scoffing at a moderate commute to WV, and at living in a moderately expensive area of West or North Vancouver, with moderate amenities, are not people in need. They are people who feel entitled.

Moreover, who is going to monitor this developer or non-profit? How could council possibly anticipate all parameters before relinquishing control to be outsourced. For example, who is going to police people who are currently work in WV, get the apartment or condo below market value, and then decide to quit their job and work in Vancouver. Is a non-tax paying, non-profit, going to hire private investigators and chase these people? It would undoubtedly be left to the discretion of *un-elected* people without any tax payer elected oversight giving away the hard earned tax dollars of WV, in defiance of democratic principals. Also, if the federal or provincial grants cannot justify this type of subsidizing of housing as was pointed out in the Q&A, it is frankly an insult to be asking hardworking, tax paying West Vancouverites to foot the bill.

Pushing through a major, community altering project, in the middle of a pandemic, with little information, for the purposes of accommodating the wants of *170 or so select, nameless moderate income earners who want to live on prime/the most expensive real estate by taking about \$60million out of WV tax payers pockets*, when real estate needs are a huge unknown right now, *and most importantly, pushing out WV elderly who actually need the land as it was covenanted to them, would be a terrible, terrible error.*

Thank you for your time, and sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 9, 2020 9:25 PM
To: MayorandCouncil
Subject: In favour of 2195 Gordon

1010-20-19-112 /
1610-20-5068/5057

Re: Building of accommodation on Gordon Avenue for those who work in West Vancouver.

We are totally in favour of this important project for West Vancouver and urge our Council to proceed with construction.

Working and living in the same community reaps its own rewards not only in the short term, but also for the future. The diverse needs of any community requires a range of skill sets and relationships. Those who are privileged to work where they live contribute to the community, not only economically, but also socially. Their skills and personalities complement each other and contribute to a healthy, happy and successful community. These are the relationships that bind us together as human beings. Teachers, firemen, police, nurses, all perform professional duties which are essential to a healthy community. Local businesses have difficulty finding employees. Many of these individuals must travel long distances to their workplace. What a benefit for our small and special villages of West Vancouver to have ready access to those with a range of skills for their businesses.

A secondary benefit to having locals employed in the community relates to environmental concerns. These individuals have shorter and easier commutes, sometimes even on foot or bicycle which in turn decreases congestion on our roads and bridges and minimizes impacts on air quality.

Do not permit our beautiful community to decline into a segregated population, but encourage a diverse and vibrant economic and social milieu in West Vancouver..

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver, BC

[REDACTED] s. 22(1)

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Thursday, July 9, 2020 9:33 PM
To: MayorandCouncil
Subject: Gordon ave . Development

1010-20-19-112 /
1610-20-5068/5057

Dear Mayor and Council

The DOWV should have no part in any developments in this jurisdiction.

Their only role should be to manage it.

[REDACTED] s. 22(1)

[REDACTED]
West vancouver
[REDACTED]

Sent from my iPad

From: s. 22(1) 1010-20-19-112 /
Sent: Thursday, July 9, 2020 11:14 PM 1610-20-5068/5057
To: MayorandCouncil
Subject: Subsidized housing

Dear Mayor and Council,

One of the foundations of a successful community is the services offered. Those include policing, education, medical services and fire protection. We cannot expect members of those services to commute from distant municipalities to do their job. They may do this for a while, but will always look for better working conditions. Therefore subsidized housing is a necessity not a luxury.

I thought the comments on the ADRA site were about the haves and the have nots, and probably the old, like myself and the young. "We have houses so it's not our problem, and we don't want our taxes going to help you." Cynical and predictable."

I fully support subsidized housing for municipal employees.

Sincerely,

s. 22(1)

PS I have a friend who has a house on the waterfront, another one a few streets up, as well as two out of town properties which I know about. He is so tight he squeaks.

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 9, 2020 11:34 PM
To: MayorandCouncil
Subject: Gordon Ave Redevelopment

1010-20-19-112 /
1610-20-5068/5057

Hello:

I would like add my name to those who are opposed to the redevelopment proposal for 2195 Gordon Street in its present form.

While I am certainly not against redeveloping the site for residential use, I believe that the District should seek to achieve maximum FINANCIAL value for the site given the community's future capital needs which I understand are presently not funded. I do not think that Council should be providing a subsidy for the rental component of the project which is really a tax on the rest of the taxpayers in West Vancouver. In fact, as a matter of policy, West Vancouver should not be getting directly involved in subsidizing housing supply; this is currently the jurisdiction of two senior levels of government and rightly so.

Also, in a current and post Covid 19 world there will likely be an increased supply of rental properties on the market, some of which were previously Air B and B stock. Perhaps this phenomena alone is worth considering as a reason for having a second look at this project.

I have spoken with several residents who are also not in favour of the project as it is presently structured and I really think Council should give this a sober second look. So please think first about those of us who live here now and are paying the bills rather than those who might in future.....

Respectfully submitted.

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Friday, July 10, 2020 8:01 AM
To: MayorandCouncil
Subject: 2195 Gordon

1010-20-19-112 /
1610-20-5068/5057

I am against this project as currently proposed for the following reasons

1. Subsidized housing is valid for those in need in our community
2. It is needed for caregivers of our senior community
3. It is needed for restaurant and retail workers who don't earn \$50,000
4. It is NOT needed by well paid Municipal and School employees
5. Federal and Provincial Governments are responsible for housing
6. 85% (statistically of West Vancouver residents are opposed
7. Many letters to Council are opposed
8. Spot rezoning in advance of the Local Area Plan is wrong
9. The Consultation process presupposed the best use of this land
10. There was never any discussion about alternative uses
11. The financial details were never disclosed
12. Misleading details that West Van's revenues will be \$26 million
13. But DWV paid \$16 million for the property
14. That there will be no ongoing future costs to DWV
15. What about future property taxes?
16. No substantive details on who qualifies have been made available
17. No survey of people working in West Van
18. No thorough survey of DWV rental accommodation today
19. Rumours that Kiwanis will be the operator without competitive bids
20. Ignored options such as a Whistler or UBC Trust structure
21. Has the Finance committee recommended this project ?

Frankly, this whole project could have involved the West Van community, but the Mayor and some Councillors are being inflexible and not listening to the community

s. 22(1)

West Van

s. 22(1)
West Vancouver, BC s. 22(1)
July 5, 2020

West Vancouver Mayor and Council
Municipal Hall
750-17th Street
West Vancouver, BC V7V 3T3

1020-01

Your Honour and Members of Council:

RE: PROPOSED REDEVOPMENT OF 2204 BELLEVUE AVENUE/177 22ND STREET

"A new building will never be taller than 4 storeys. The lot is designated as a "view corridor".

That is what we were told at West Vancouver Municipal Hall about future plans for 2204 Bellevue Avenue when we inquired prior to purchasing s. 22(1)

Without that assurance we would have bought elsewhere.

What has happened to the concept of a "view corridor"? It was a great idea ten years ago – and it's a great idea now. In fact, it is more important than ever to consider "view corridors" as the south side of Bellevue Avenue between 21st and 23rd seems to be destined for redevelopment and risks becoming a wall of condo buildings without a green space or a view corridor to be found. The groundwork for a view corridor is already in place as all the buildings directly south of the proposed construction are "low-rise" to facilitate this. What has changed?

For myself, if the proposed construction goes ahead as presently planned, I will be very sorry to lose an important part of s. 22(1) and the joy I receive s. 22(1). The shipping lane is close to our shore at this point and the freighters, tugs, cruise ships, etc. provide endless interest and enjoyment. The developer has shown in the presentation s. 22(1) by the construction, but it does not take into account the very large evergreen tree on the east side of 2204 Bellevue and the large trees on all the adjacent lots that will also block part of the remaining light and view, and the trees get bigger every year.

Please consider the livability of our area when you are making your decisions.

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 8, 2020 1:47 PM
To: MayorandCouncil
Subject: Proposed Development at 2204 Bellevue

Dear Honourable Mayor and Council of West Vancouver:

We write concerning the proposed development at 2204 Bellevue Ave. As you are aware Bellevue Properties Partnership is proposing an 8 story building for the site.

While we are minimally impacted by the requested rezoning to allow for the 8 story building we strongly object to exceptions being made to the Official Community Plan (OCP). A great deal of time and effort went into developing the OCP and only in extreme circumstance should an exception be granted. Spot rezoning is not a planned orderly process and should not be used in West Vancouver.

If the majority of people of West Vancouver wish to change the housing stock and and plans as to what is acceptable in different areas of the municipality the OCP should be revised first.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver, BC, [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 0332-01
Sent: Sunday, July 5, 2020 2:25 PM
To: MayorandCouncil
Subject: THE EMPLOYMENT IMPACT OF GREEN FISCAL PUSH: EVIDENCE FROM THE AMERICAN RECOVERY ACT

Your Worship,

You will undoubtedly find the white paper (title is the in the subject line of this email) of interest insofar as it represents evidence of the economic impact of "green" fiscal policies. It may also be of interest to the planner charged with providing advice to Council re economic development in the District, and the planner charged with community planning duties, etc.

The paper reports on the impact of the 2009 American Recovery Act expenditures on job creation. In summary, the authors report that for every one million dollars expended on "green" projects, fifteen jobs were created. The cost in government subsidies per job created averaged USD \$66,667. The authors report that the jobs created were largely manual labouring jobs.

<https://institute.smartprosperity.ca/sites/default/files/greenfiscalphushworkerpaper.pdf>

The report was written by accredited economists, and the paper includes an appendix which sets out the algorithms and equations used in development of the quantitative results presented. Your planning staff may find the mathematical and statistical analyses useful in their own work on behalf of Council.

Sincerely,

[REDACTED] s. 22(1)
[REDACTED] s. 22(1), West Vancouver, BC [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: s. 22(1) 2160-03
Sent: Sunday, July 5, 2020 5:20 PM
To: MayorandCouncil
Subject: Park Next to 1448 Argyle Street
Attachments: IMG_2312.jpg

Good evening,

I walk past the park next to 1448 Argyle Street almost everyday and I have noticed that nobody seems to be using it. I have a suggestion: would it be possible to place an Arbor close to the waterfront - facing the view and then allow people to get married there. The District could perhaps have a sign such as: The Birds and the Bees and the Flowers and the Trees and a Thing Called Love and let people know that couples can get married there and put whatever respects the District feels necessary such as having to book it; the number of people; and the times available.

I have attached a photograph of the space I am referring to. I spoke to a few people when I was taking the photograph and they thought it was a great idea.

Thank you for your consideration.

s. 22(1)



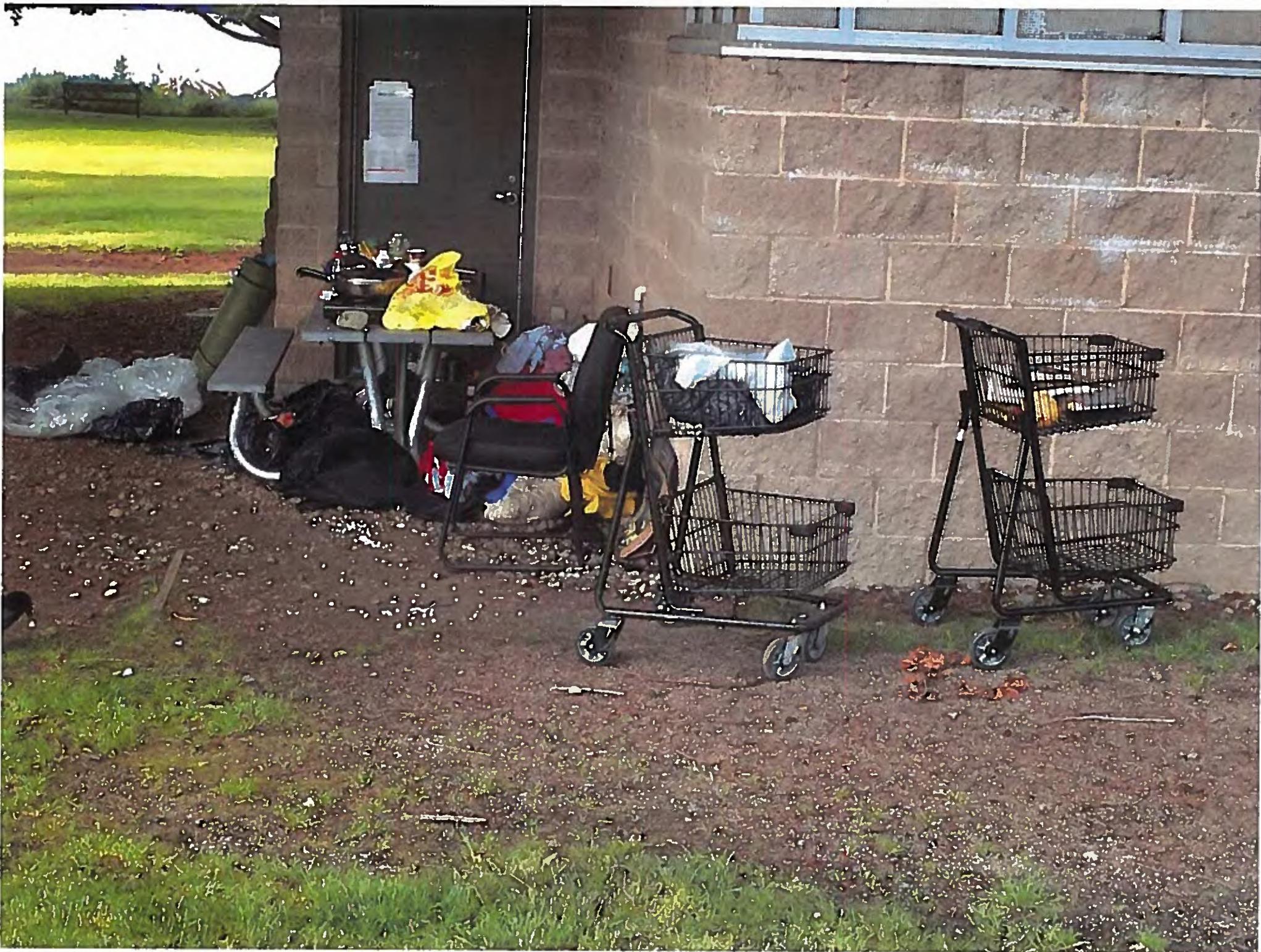
From: [REDACTED] s. 22(1) 1603-08
Sent: Monday, July 6, 2020 10:56 AM
To: MayorandCouncil
Subject: To Mayor and Council

[REDACTED] s. 22(1)
[REDACTED]
West Vancouver
[REDACTED] s. 22(1)

We are writing to the Mayor and Council regarding the disgraceful situation at the Side of the washrooms at John Lawson park. This is completely out of hand and unacceptable. The man who has been sleeping there for close to a year now continues to create more and more mess. He has his radio on full volume and last week he pulled up a picnic table which is piled with stuff including a hot plate that he is now cookIng on.
This needs to be dealt with before it gets any further out of hand.
Thank you.

[REDACTED] s. 22(1)
Attached is a picture taken July6th 2020

Sent from my iPad



From: s. 22(1)
Sent: Monday, July 6, 2020 12:45 PM
To: MayorandCouncil
Subject: Notice of Motion regarding Cross-Jurisdictional Action on Homelessness - July 6 Regular Council Meeting Agenda Item 7
Attachments: National Housing Strategy Act.pdf; Right to Housing is Now Law in Canada_ So Now What_ - Canadian Housing & Renewal Association.pdf; tanudjaja_et_al_v_a_g_canada_et_al_application_judgment_-_trl.pdf

Attachments available for viewing in Legislative Services

Your Worship,

Your Notice of Motion is nuanced and subtle. The preamble asserts that access to "safe, suitable, adequate and affordable housing" is a 'right' which is "a fundamental human right". The assertion is premised partly on the Declaration of Universal Human Rights (Paris, France, 1948) which at Article 25 states that an adequate income is a universal human right, citing the need for, inter alia, adequate housing, food, clothing, etc., i.e., the necessities of life. A 'right' to "safe, suitable, adequate and affordable housing" is a derivative 'right'. The Declaration is an aspirational document. It does not have the force of law.

The Constitution Act of 1982 at sections 7 and 15 include language that some in Canada interpret as imposing a legal obligation on provincial and federal governments to provide 'adequate and affordable' housing for indigent and low-income individuals and families. A case decided by Lederer J concluded that there is no obligation on governments to provide such housing, and that what housing services provincial and federal governments do provide does not create a constitutional duty to provide such housing beyond that which the legislatures and parliament determine they will provide. See *Tanudjaja v. Attorney General (Canada) (Application)*, 2013 ONSC 5410 (Court file #:CV-10-403688; Date:20130906) http://www.nlstoronto.org/uploads/4/4/3/9/4439251/tanudjaja_et_al_v_a_g_canada_et_al_application_judgment_-_trl.pdf

The assertion in the preamble that states "housing is a key responsibility of the federal and provincial governments..." is not founded in constitutional law. It is not the responsibility of federal and provincial governments to provide housing for individuals--it is up to individuals to provide for their own needs, including housing and the other necessities of life. Where federal and provincial governments decide to step in and provide support for individuals and families in meeting their housing needs, that support is circumscribed by legislation and policy which are solely determined by the respective legislative assemblies. If a legislative assembly decides on no support for the housing needs of its citizens, then nothing other than political pressure can compel the legislative assembly to do otherwise.

On the other hand a legislative assembly can agree with a government to provide housing services to a limited number of individuals and families through a variety of programmes. For example, the B.C. government announced on May 10th, 2019, several programmes for "addressing housing affordability challenges"--see:

<https://news.gov.bc.ca/factsheets/bc-government-addressing-housing-affordability-challenges> .

The announcement itemizes several funded programmes:

- (a) "Housing for low- and middle-income earners, including seniors and families" in the amount of \$1.9 billion over the course of 10 years for 14,000 new affordable rental housing units and \$208 million for 1,700 new affordable rental homes;
- (b) "Housing for people experiencing homelessness" in the amount of \$1.2 billion invested over the course of 10 years to build 2,500 "new supportive housing units for people experiencing or at risk of homelessness", in addition to the \$291 million expenditure to provide modular-housing and \$170 million over the course of three years to provide staffing and support services;
- (c) "Helping women and children leaving violence" in the amount of \$734 million over the course of 10 years for 1,500 "spaces of transition and second-stage housing";
- (d) "Historic investment in housing for Indigenous peoples" in the amount of \$550 million over the course of 10 years for 1,750 "new units of social housing for Indigenous peoples, both on- and off-reserve";
- (e) "Housing for students" via the BC Student Housing Loan Program in the amount of \$450 million for investment in student-housing to provide "an estimated 5,000 new on-campus student housing units";
- (f) "Improvements to social housing" in the amount of \$1.1 billion over the course of 10 years "to upgrade and improve 50,000 non-profit and provincially-owned public housing units throughout BC";
- (g) "Building partnerships--Housing Hub" which is intended "to bring together partners to build new affordable market-rental housing and owner-purchase housing";
- (h) "Support for renters and landlords" by imposing a rent-increase cap that limits rental rate increases to the rate of inflation, by providing \$116 million over the course of three years "to expand eligibility and increase the average benefits under the Rental Assistance Program and Shelter Aid for Elderly", and various other initiatives; and,
- (i) "Helping municipalities and stratas increase rental home supply" through changes to legislation and regulations governing land zoning, strata properties, and building codes.

The total estimated committed expenditures of the announced programmes directed to the enumerated objects exceed \$6.2 billion for 13,850 new housing units, upgrades and improvements to 50,000 existing social housing units, and further transfers to qualifying individuals to provide rental assistance and "shelter aid". These commitments represent a watershed event in the history of the provincial government.

It is difficult to see how the municipal council can improve upon those programmes in terms of scope or financial transfers to individuals and households in the targeted socio-economic segment which is the focus of your Notice of Motion.

If we take one of the provincial government's announced programmes, the "Housing for people experiencing homelessness" programme, which commits \$1.2 billion invested over the course of 10 years to build 2,500 "new supportive housing units for people experiencing

or at risk of homelessness", we find that the expenditure for 2,500 units of housing amounts to \$480,000 per housing unit. If we accept the estimate of 200 homeless individuals set out in your Notice of Motion as being the amount of supportive housing units required to address 'homelessness' on the North Shore, then the expenditure required to house those 200 individuals, individually one per unit, comes to \$96,000,000 or roughly 15 months worth of property taxes for West Vancouver (cf., Consolidated Financial Statements, 2019 Annual Report, p. 29, "General Taxation"). Clearly, this is not what you have in mind, or, if it is, then a plebiscite or referendum answered in the affirmative will be necessary before proceeding with such a programme.

The District of West Vancouver participates in the "North Shore Homelessness Task Force" through the offices of the West Vancouver Police Department and the West Vancouver Social Services division. An expansion of the District's participation via a "cross-jurisdictional steering committee" and a "working group" will entail appropriation of additional resources over and above those that are currently appropriated, and necessitate an increase in budgetary allocations and increased taxpayer-funded support in addition to any capital funding commitments that Council agrees to in future annual budget appropriations to provide for supportive housing. The scope of staff's assignment, should the motion be passed by Council tonight, needs to be expanded to cover estimates of contingent event expenditure commitments for options presented for Council's future consideration in order that the decision that Council might take later this month, or in September, based upon staff's report this month, is fully informed. That requirement is essential for fully-informed public participation in the decision and as such should be considered to be an imperative.

Council has supported development of the property at 2195 Gordon Avenue for a mixed residential development comprising below-market-rent rental units and owner-occupied strata condominium units. The below-market-rent rental unit towers include a small proportion of supportive housing. The amount of supportive housing could be increased to address the 'homelessness' issue that your notice of motion seeks to address. Council should direct staff to include that option in its report back to Council.

Council could also consider turning the property at 2195 Gordon Avenue over to BC Housing for low-income and supportive housing, pursuant to one or more of the provincial programmes listed above.

The economics of housing is almost entirely determined by the land rent, i.e., the "cost of land". Low-income and supportive housing projects rely on donations of municipally-owned lands to make the 'economics' of the project work for the sponsors and the financial institutions that provide the low-cost funding to make the project realizable. Examples include several such projects in the City of Vancouver.

Council can decide to pursue that course of action to provide low-income and supportive housing via BC Housing or any similar not-for-profit organization, instead of the mixed strata-condominium and below-market-rent rental housing unit project.

As you have noted in the past, the 2195 Gordon Avenue project will not be suitable for minimum wage earners, such as "baristas" and other minimum-wage earners employed in West Vancouver. In light of your Notice of Motion, should Council accept and pass

your motion, it will behoove Council to seriously reconsider the object and design of the 2195 Gordon Avenue project in favour of a low-income and supportive housing project that would address, in part, the plight of the homeless of the North Shore. I strongly urge you and your fellow council members to seriously consider that option in light of your Notice of Motion.

Sincerely,

[REDACTED] s. 22(1)
[REDACTED] s. 22(1), West Vancouver, BC [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

National Housing Strategy Act (S.C. (Statutes of Canada) 2019, c. 29, s. 313)

Act current to 2020-06-17 and last amended on 2019-07-09.

National Housing Strategy Act

S.C. (Statutes of Canada) 2019, c. 29, s. 313

Assented to 2019-06-21

An Act respecting a national housing strategy

[Enacted by section 313 of chapter 29 of the Statutes of Canada, 2019,
in force July 9, 2019, see SI/2019-62.]

Preamble

Whereas housing is essential to the inherent dignity and well-being of the person and to building sustainable and inclusive communities as well as a strong national economy in which the people of Canada can prosper and thrive;

Whereas access to affordable housing contributes to achieving beneficial social, economic, health and environmental outcomes;

Whereas improved housing outcomes are best achieved through cooperation between governments and civil society as well as the meaningful involvement of local communities;

Whereas national goals, timelines and initiatives relating to housing and homelessness are essential to improving the quality of life of the people of Canada, particularly persons in greatest need;

Whereas a national housing strategy would support a common vision, key principles and a coordinated approach to achieving improved housing outcomes;

Whereas a national housing strategy would contribute to meeting the Sustainable Development Goals of the United Nations;

And whereas a national housing strategy would support the progressive realization of the right to adequate housing as recognized in the International Covenant on Economic, Social and Cultural Rights, to which Canada is a party;

Now, therefore, Her Majesty, by and with the advice and consent of the Senate and House of Commons of Canada, enacts as follows:

**Attachment available for
viewing in Legislative Services**



**Canadian Housing and
Renewal Association**
A Home for the Housing Sector

(<https://chra-achru.ca/>)

Search

Français (https://chra-achru.ca/fr/blog_article/maintenant-que-le-droit-au-logement-a-force-de-loi-au-canada-que-fait-on%e2%80%89/)

Contact

(<https://chra-achru.ca/contact-us>)



(https://twitter.com/CHRA_ACHRU)



(<https://www.facebook.com/CHRA.ACHRU.ca?ref=ts>)

Right to Housing is Now Law in Canada: So Now What?

July 5, 2019

On June 21, the Governor General signed into law Bill C-97, which contained the “National Housing Strategy Act”, and the federal right to housing legislation. This legislation is historic – it not only marks the first time that the Government of Canada has legally recognized an explicit right to housing, but it sets Canada apart as one of only a small handful of countries in the world with such legislation in place. It also marks the culmination of years of effort on the part of a multitude of stakeholders to ensure that this right became a legislated reality.

The question many people in the community housing sector are asking is, “So what’s next?” Although the right to housing is a positive step forward, questions remain as to its implications. Based on the legislation itself and discussions with CMHC and other government officials, I’ve compiled a Top 10 list of what we expect the legislation will achieve, what it won’t achieve, and what we don’t yet know.



CITATION: Tanudjaja v. Attorney General (Canada) (Application), 2013 ONSC 5410
COURT FILE NO.: CV-10-403688
DATE: 20130906

ONTARIO

SUPERIOR COURT OF JUSTICE

BETWEEN:)
)
JENNIFER TANUDJAJA, JANICE) *Peter Rosenthal, Fay Faraday & Tracy*
ARSENAULT, ANSAR MAHMOOD,) *Heffernan*, for the Plaintiffs
BRIAN DUBOURDIEU, CENTRE FOR)
EQUALITY RIGHTS IN)
ACCOMMODATION)
)
Applicants)
)
- and -)
)
the ATTORNEY GENERAL OF CANADA) *Gail Sinclair, Michael Morris & Ayesha*
and the ATTORNEY GENERAL OF) *Lalain*, for the Respondent, Attorney
ONTARIO) General of Canada
)
Respondents) *Janet E. Minor & Arif Virani*, for the
) Respondent, Attorney General of Ontario
)
) *Molly M. Reynolds*, for the Intervener,
) Amnesty Canada/ESCR-Net Coalition
)
) *Kent Roach & Cheryl Milne*, for the
) Intervener, David Asper Centre for
) Constitutional Rights
)
) *Martha Jackman & Jackie Esmonde*, for the
) Intervener, Charter Committee on Poverty
) Issues, Pivot Legal Society, Income Security
) Advocacy Centre, Justice for Girls
)
)
)
) HEARD: May 27-29, 2013

LEDERER J.:

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 7, 2020 4:10 PM
To: MayorandCouncil
Cc: Vanessa Garrett; John Calimente; ADBIA
Subject: Slow Street at 21st and Bellevue
Attachments: Slow Street looking west at 21st and Bellevue 2020-07-07 IMG_2941.JPG

Dear Mayor and Councillors,

While walking our dog this morning, I took the attached photo at 9:33 am looking west at the corner of 21st and Bellevue. I was pleased to see that the person cycling was taking the lane near the middle of the road with a car coming from behind. I doubt if this would have been the case without the slow street signs. I really like that there are slow street signs at mid-block locations as well as close to the intersections. If you look carefully, you can see the mid-block slow street sign between 21st and 22nd Streets just behind the car.

Just after taking this photo, a jogger came by on the south sidewalk. I asked him what he thought of the slow street designation on Bellevue and he said that he was pleased to see it. He told me that he rides an e-bike and said that he was hoping that this slow street designation would lead to having permanently dedicated space for people riding bicycles on Bellevue. He wasn't aware when I told him that the slow street designation meant that pedestrians could walk on the road. I think that the signs need more than a small pedestrian symbol to let pedestrians, and especially motorists, know that pedestrians can walk on the road. I told the jogger about my social distancing strategy of moving out onto the road when being approached by another pedestrian on a narrow sidewalk. He said he does the same thing, which I think is a lot safer now on the Bellevue slow street. In fact, I did this once while walking back to 18th Street and, during the approximately 20 minutes that I was walking and talking to the jogger on Bellevue, I counted 5 people on bicycles passing me.

Now that I have witnessed the success of the slow street designation on Bellevue, I am hoping that the District will soon proceed with implementing the next phase of the slow street plan which I understand will provide people walking and those on bicycles with a safe loop (including Bellevue Ave) to travel on through the Ambelside/Dundarave community.

Sincerely, [REDACTED] s. 22(1)

[REDACTED]
[REDACTED]
West Vancouver, British Columbia,
Canada, [REDACTED] s. 22(1)
[REDACTED]
[REDACTED]



STOP

SLOW STREETS
EMPHASIS TO

LOCAL
TRAFFIC
ONLY



From: [REDACTED] s. 22(1) 1785-19
Sent: Thursday, July 9, 2020 9:59 AM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: thank you: suggestion for increasing resident safety by reducing speeding on side streets

To Mayor and Council,

Thank you to Mayor, Council and staff for moving quickly on the issue of reducing car speed limits by setting up a slow street on Bellevue – and creating a ‘*new normal*’ for West Vancouver. I have driven down Bellevue a few times and appreciate the clear signage for cars to slow down and to respect the rights for biking and walking – it has a very calming effect to slow down and respect others on the road. I have not had a chance to walk that area, but understand that it is appreciated by those who use it for active transportation. Getting people out of their cars like this is an important way to reduce West Vancouver’s GHG emissions.

Well done! I look forward to seeing all side streets, especially those without sidewalks, calmed to benefit walkers and bikers.....and further reduce our GHG emissions.

Thank you for your hard work to address our climate emergency – every project counts. I look forward to the expansion of this successful project.

[REDACTED] s. 22(1)

WV

From: [REDACTED] s. 22(1)
Sent: May 22, 2020 11:45 AM
To: MayorandCouncil@westvancouver.ca
Cc: [REDACTED] s. 22(1)
Subject: suggestion for increasing resident safety by reducing speeding on side streets

To Mayor and Council,

As we slowly reopen our community, I ask that consideration be given to defining a ‘*new normal*’ for West Vancouver when it comes to speed limits on our side streets. In the past couple of months, we have been encouraged to get outdoors and walk in our neighbourhoods....which many of us have done. We have witnessed a huge surge in outdoor life - we can now clearly state that we are a community of active walkers and bikers. However, as businesses and schools reopen, we will be faced with a new challenge – that of keeping our residents safe as they continue their daily walk or ride. Recently as we were walking, a small car accelerated on our block – I waved them to please slow down– the driver stopped and told me that he was driving the speed limit.....he seemed confident in his right to race on our block where walkers and young children live.

It appears that the speed limit in our community is 50 km/hr except in school zones. I suggest this is far too fast on our side streets especially where there is no sidewalk. **Can West Vancouver set up a pilot project to reduce speed limits from 50 to 30 km/hr on our side streets...and then assess its success?** We don’t need many close calls to know that this would be beneficial to our community. **Can West Vancouver also set up a media campaign to increase awareness**

for drivers and pedestrians to be more aware of walkers and bikers.....to slow down as they pass by? Can this be a North Shore initiative....so that we have one common message in our region?

Thank you,

s. 22(1)

WV

From: Nigel Malkin <nigelmalkin@gmail.com>
Sent: Tuesday, July 7, 2020 9:13 PM
To: MayorandCouncil
Subject: Nigel Malkin

0120-24

Dear Mayor and Council,

I am writing this after another 12.5 hour work day to clear up some district misinformation.

Although you may see my name on many emails and the WVCS group emails I have actually personally been too busy the past few months keeping my businesses solvent and therefore have had little to no time for the political life. WVCS is not Nigel Malkin but a group of hard working volunteers who are working for the often silent majority of our district. The silent majority that you often / always dismiss as you seek to fulfil your agendas and make West Vancouver unrecognizable to the residents of the community that you serve.

WVCS REPRESENTS the same silent majority that continues to see tax increases that are far exceeding the inflation rate. Watching as the district hires more staff although our population is not increasing by that same number. Watching as you move forward with Gateways ten additional floors although surveys that are validated prove the silent majority do not want them. Watching as you push forward with the extreme expense for reduced rent housing at 2195 Gordon Avenue at a cost of up to \$54,000,000 to that same silent majority.

So my name maybe on correspondence but this is mainly from the team built up due to our mayor and some on councils terrible behaviour over the B-Line and the misinformation during it from TransLink and the district. WVCS will remain and will be vigilant and I am sure will remain long after the next election. I wonder how many of you will? I am sure within the year business will improve and I will be back to support the rest of our WVCS team. We will be dedicating the six months leading up to the election to end the destruction of the West Vancouver that we love.

Regards, Nigel Malkin.
1359 Marine Dr, W Van V7T 1B6

Do not retract a word from this letter.

From: MayorandCouncil
Subject: FW: July Bike Bulletin

0055-01

From: HUB Cycling <web@bikehub.ca>
Sent: Wednesday, July 8, 2020 12:15 PM
To: MayorandCouncil <MayorandCouncil@westvancouver.ca>
Subject: July Bike Bulletin

[View this email in your browser](#)



Your Cycling Connection

UPDATES



HUB Cycling wins Award for Research & New Directions in Planning

The Planning Institute of BC (PIBC) annually recognizes the professional work and individual accomplishments of members across British Columbia and Yukon through its awards and recognition program. HUB Cycling's collaboration with TransLink to complete the State of Cycling in Metro Vancouver regional bicycle route network mapping project has been awarded Research and New Directions Silver award this year.

[Learn More](#)

Donate to HUB Cycling and make biking better.

HUB Supporter, we need your help. Similar to many non-profits and small businesses, HUB's financial sustainability has been threatened by the COVID-19 pandemic. If you are able to, please consider donating to HUB Cycling so we can continue our work to get more people cycling more often. Thank you endlessly for your support!

DONATE NOW

Bike Reels Winners



BCAA), a \$50 gift card, and ukulele from Long & McQuade. Runner up prizes of \$100 gift cards from BestBuy and Sport Chek were won by Oles Delegan, Bryan Wilson, Sachin Virk, and Evan Stubbings. See the winning videos [here](#).

[Watch Videos](#)



HUB Position: Rigid Bollards

While rigid bollards can be effective at limiting motor vehicle incursion, they are a safety issue for people cycling. HUB Cycling recommends that rigid bollards should only be used as a last resort.

[Learn More](#)



BC Ferries Bike Policy Change

On April 1, 2020, BC Ferries waived the \$2 fee for boarding with a bike. Cyclists should now proceed to the vehicle ticket booths as directed by cycling signage to purchase a passenger fare ticket. There is no fee charged for the bicycle.

[Learn More](#)

EVENTS



SIX SUNDAYS of BIKennale/WALKennale

HUB Cycling is excited to be joining forces with Vancouver Biennale as their in-kind presenting sponsor for this year's BIKennale/WALKennale! On a bicycle or with your own two feet, discover distinct and unique neighborhoods through multiple virtually guided tours. Highlighting historical, cultural, and architectural wonders anchored by Vancouver Biennale public art installations.

Registration is now open! Discover our all NEW BIKennale/WALKennale routes with a multitude of giveaways and prizes this July 26 - August 30.

HUB Cycling members get 50% off registration for this year's BIKennale/WALKennale "SIX SUNDAYS THIS SUMMER" Event!

[Register for BIKennale](#)



Bike to Shop

Bike to Shop aims to support bike-friendly businesses and make it easier and more enjoyable for people to bike and shop local. Stay tuned for more details on the activations and prizes we have planned for you all!

If you'd like to be involved with our Bike to Shop events and get more people to your area by bike, email us at events@bikehub.ca for more info.

[Learn More](#)



Regional Growth Strategy

Metro Vancouver is revising the Regional Growth Strategy, with the update called [Metro 2050](#). Share your voice on how the region should grow and develop over the next 30 years.

[Add Your Voice](#)



Bike Friendly Businesses

During Bike to Shop, we're looking to showcase bike-friendly businesses. If you have a story to share about how you or an organization you know supports people on bikes, we'd love to hear from you! Email us at events@bikehub.ca

[Learn More](#)



Call for Board of Directors

HUB Cycling is looking for new board members who are passionate about making cycling better in Metro Vancouver. Think you're a good fit?

[Apply Now](#)

UPCOMING COURSES



Private Lessons are Back!

We are pleased to be able to resume our one-on-one Private Lessons program! Our instructors are now trained on how to navigate lessons while keeping everyone safe; including managing physical distancing, equipment sanitation, and more.

[Learn More](#)



Register for our free summer webinar series! We're offering two cycling webinars:

- 1) [Intro to City Cycling](#) is the perfect introduction to cycling best practices for people looking to gain knowledge about how to bike safely around the city.
- 2) [Intro to Biking with Children](#) is about bringing children of all ages along on bike rides as an excellent way to get fresh air, exercise, and have fun together while traveling the city.

[Register Now](#)



Learn2Ride Online

Register your child in our new Learn2Ride Online Course! This free web-based online course helps youth ages 9-12 yrs learn about basic cycling safety and improve skills and confidence to ride in your neighborhood.

[Register Now](#)

OUR SUPPORTERS

TRANS LINK

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vancouver

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SUTTON LLP
LAWYERS



JOIN HUB AS A MEMBER

HUB Cycling members create a strong, unified voice to ensure decision-makers know there is demand for safer, more connected bike routes for people of all ages and abilities and better education for all road users.

[JOIN NOW](#)



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This email was sent to mayorandcouncil@westvancouver.ca. Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

From: [REDACTED] s. 22(1)
Sent: Thursday, July 9, 2020 2:24 PM
To: Upper Lands
Cc: MayorandCouncil
Subject: Upperlands

2570-01

All development anywhere in West Van should be stopped. There is no reason to build anymore housing of any kind anywhere in West Van except for single family homes on existing lots. The whole rest of the lower mainland is available for increased housing why would you cut down our beautiful mountain forest to replace it with condos and strip malls or as you try to sell it, quaint little neighbourhood villages.

More traffic, more people, more expenses, more bureaucracy, more, more, more, why, why, why.

As usual you are asking for input. The problem is that for every development that you ask for input the majority of people polled, surveyed or who respond don't want anymore development, so hopefully this time you will listen.

Regard [REDACTED] s. 22(1)
[REDACTED]
West Vancouver, BC

From: Patrick Weiler <patrick.weiler@parl.gc.ca> 0160-04
Sent: Friday, July 3, 2020 3:46 PM
To: MayorandCouncil
Subject: Join MP Weiler & Minister O'Regan for a Virtual Town Hall on Canada's Clean Energy Future

[View this email in your browser](#)

VIRTUAL TOWN HALL DISCUSSION
WITH THE HON. SEAMUS O'REGAN,
MINISTER OF NATURAL RESOURCES

TUESDAY, JULY 14TH AT 3:00 PM PT

Tune in as we discuss our clean energy
future on Facebook Live!

@PatrickBWeiler

Minister Seamus O'Regan

MP Patrick Weiler

Dear Mayor and Council,

Please join MP Patrick Weiler for a virtual town hall discussion with the Honourable Seamus O'Regan, Minister of Natural Resources, on Canada's Clean Energy Future on Tuesday, July 14, 2020, 3:00pm PST.

Send in your questions in advance by replying to this email so MP Weiler and Minister O'Regan can address them during the town hall.

Please feel free to share this event with your friends and networks!

Event Details:

Topic: Town Hall with Minister O'Regan and MP Patrick Weiler

Time: July 14, 2020, 03:00 PM PST

Facebook Live: <https://www.facebook.com/PatrickBWeiler/>

**OFFICE OF MP PATRICK WEILER
CONSTITUENCY OFFICE: 6367 BRUCE ST., WEST VANCOUVER**

**OFFICE HOURS: WEEKDAYS
9AM - 5PM**



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House of Commons · 6367 Bruce Street · West Vancouver, bc v7w 2g5 · Canada

From: Mark Chan 1010-20-19-112 /
Sent: Friday, July 3, 2020 3:00 PM 1610-20-5068/5057
To: s. 22(1)
Cc: MayorandCouncil
Subject: 2195 Gordon Avenue
Attachments: FW: RE: Re 2195 Gordon Avenue and subsidized housing

Hi s. 22(1)

Thank you for our emails dated June 13, 28 and 30 regarding the 2195 Gordon Avenue project. I also refer to my previous email to you dated June 11 (copy attached) which contains further information and a detailed response to your questions A to H of your June 6 email. Our responses to your most recent emails are set out below.

The District's proposal is to use the site at 2195 Gordon Avenue to deliver on multiple policy objectives to create housing, increase rental supply, and improve affordability while generating a reasonable return on its investment. As you point out, the District purchased the site in 2014 for \$16 million. Based on financial analysis done in February this year, the proceeds from the sale of the strata portion of the proposed development are forecast to be in the range of \$24 million to \$27 million.

As I mentioned publicly at the June 8, 2020, Council Meeting, your reference to potential revenue of \$80 million is a theoretical possibility. It is theoretical because it is not currently being proposed, and would require Council to rezone the entire site to 100% market strata condominiums, with no rental component at all. Based on the extensive public consultation conducted by the District since early 2019, there has been no significant public support for rezoning to allow 100% market strata condominiums. Such a use would also not be reflective of many policies in the Official Community Plan, and Council's previous resolution to prepare a rezoning application with the current parameters. The above information is consistent with what the District has stated during previous public information sessions.

I understand one of your concerns is that the District is not maximizing profit from the current proposal. I also understand that the District's proposal may not meet your objectives. Understandably and rightly, people have different objectives and priorities. Council has chosen to try to deliver on multiple policy objectives, rather than focussing on financial maximization alone.

Rezoning the site to 100% market strata condominiums would maximize financial return, but would be at the expense of the other demographic, social, and housing affordability policy objectives that the District is seeking to balance along with financial return in its proposal. The District is putting forward a balanced proposal that seeks to optimize value by delivering on multiple policy objectives including a reasonable return on its investment.

Council has determined that housing affordability is one of its top priorities. The Metro Vancouver region as a whole is facing significant housing affordability challenges and West Vancouver like many other municipalities is trying to do its part. The Official Community Plan also speaks to major demographic challenges in our community, and the need to increase housing affordability, including the use of District-owned land for increasing housing diversity and affordability. Affordable housing was also a major theme during the West Vancouver municipal election and the very extensive Official Community Plan process.

To be clear, while the District's proposal would forego some potential revenue, the District's proposal would not require any ongoing subsidy by the District or its taxpayers. All financial risk would transfer to the developer / non-profit organization once the site has been disposed. If the site is long-term leased, the site would return back to the District and taxpayers upon expiry of the long term lease, so that Council of the day can then decide how to use the site in the best interests of the overall community.

I note your concerns about this project proceeding in advance of the Ambleside Local Area Plan (LAP"). The 2195 Gordon Avenue project is able to proceed prior to adoption of the LAP as Council-approved Policy 2.1.15 in the Official Community Plan expressly states:

"Prior to adoption of a local area plan, consider proposals within the local area plan boundary by:

- a. Applying relevant District-wide policies contained in this plan and any existing area-specific policies and guidelines; and*
- b. Requiring the proposal's contribution to rental, non-market or supportive housing, or its ability to advance the public interest or provide other community benefits as determined by Council."*

With respect to alternate options, the District in its Initial Public Consultation conducted a survey which included questions related to the District's proposal and included other options for feedback. For example, the survey included questions such as *"Which of the following approaches do you prefer"* and specifically included an option to *"increase revenue by building more strata condominiums"*. The survey also explained the trade-offs with various options, for example, an option that stated *"to provide more below market rental units, even if that means less revenue"*. The Initial Public Consultation survey results showed general support for the District's proposal, and also demonstrated that the survey was successful in obtaining responses from the public about other potential uses for Council's consideration.

You have asked if the public will be able to decide if the rental units will be subsidized or not, and if so by how much. While Council is the ultimate decision maker, yes - there will be a public process by which the public will be informed of and able to comment on the proposed rent terms, including the level of rents, the amount by which rent will be below market, and the target market for the proposed rental units. Those terms will be documented by way of a legal Housing Agreement. Housing Agreements are required to be passed by bylaw, and so there will be at least one public Council Meeting for consideration of three readings and adoption for the proposed Housing Agreement bylaw. Per our usual process and Council Procedure Bylaw, the public will be able to provide submissions in writing or orally for Council's consideration prior to approval and execution of the Housing Agreement.

You have asked if the zoning is approved, whether the amount of rental and strata condominiums will be "locked in". Generally, yes, the amount of the site available for rental and strata condominiums will be determined if the rezoning is adopted. Having said that, the zoning bylaw does not specify the level of rent so the precise levels of rent would not be determined then, but at the abovementioned Housing Agreement stage.

You have asked whether the District would charge for ongoing utilities payments for this project. I am not aware of the District granting exemptions for District utilities payments for projects of this nature. I do not anticipate that changing. You have also asked whether the developer / operator of this site would be required to pay property taxes. Council has the ability to consider exemptions for non-profit organizations. As we are only currently in the rezoning stage, we are not yet in the process of procurement / identifying developers and rental operators. If a non-profit organization was selected, Council would need to consider whether to grant a permissive tax exemption. The exemption is not automatic or guaranteed, and is considered on a case by case basis. We will revert to you regarding the other questions at the end of your June 28 email.

In conclusion, as I mentioned above, I understand that the District's proposal may not meet your objectives. Understandably and rightly, people have different objectives and priorities. It is therefore very important that Council continues to hear from you, and other members of the community about what they feel is right for this site, and how they feel the overall value of this site should be optimized.

Sincerely,

Mark Chan

Deputy Chief Administrative Officer / Director of Corporate Services | District of West Vancouver
t: 604-925-7098 | c: 778-881-1673 | westvancouver.ca



From: Mark Chan
Sent: Thursday, June 11, 2020 5:15 PM
To: s. 22(1)
Subject: FW: RE: Re 2195 Gordon Avenue and subsidized housing

Hi s. 22(1)

Thank you for your email and your continued interest in this project. I set out below my responses to questions A to H of your email below.

Question A

Information regarding updated estimates of the property value for the project are set out in Appendix D to the Council Report dated May 22, 2020 which was considered at the June 8, 2020, Council Meeting. I have copied and pasted the relevant section from Appendix D below in italics:

Valuation of the Strata Portion of the Site

There is uncertainty in the market place at this time for various reasons, including the COVID-19 pandemic, and the pace of strata sales has significantly slowed. Prior to COVID-19, the upper end of the strata market had softened and not begun to recover due to measures that made it more expensive for non-residents to buy units (for example, the foreign buyers tax, speculation and vacancy tax) and more expensive to buy and own high end units (for example, the increase to the property transfer tax and school tax surcharge).

Based on financial analysis done in February 2020, and input from developers during the market sounding, the proceeds from the sale of the strata portion of the proposed development were forecast to be in the range of \$24 million to \$27 million. If the strata parcel is leased, there would be less market interest and the proceeds are likely to be significantly lower. Staff recommend that the District issue a procurement document / request for proposals that asks for both long term lease and sale prices to allow Council to decide on the form of tenure after reviewing the financial implications.

At this point in time, given the lack of comparable land sales and uncertainty in the economy, it is not possible to predict definitively the impact that the COVID-19 pandemic will have on the housing market or land values. Staff recommend that Council approve and complete the rezoning process so the District can be prepared to take the site to the market when Council determines that the conditions are appropriate.

Valuation of the Rental Portion of the Site

The District's proposal is to make the land for the residential rental portion of the site available at a nominal price in order to facilitate the below-market rental housing. Accordingly, there is no substantive land value associated with the rental portion of the site, which has always been the approach for the rental component.

Recommended Approach

As mentioned above, Staff recommend that Council proceed with the rezoning process so the District is ready to take both the strata and rental portions of the site to the market when Council determines that the conditions are appropriate.

Council is the ultimate decision maker and can decide whether and when to proceed with procurement, the parameters for the procurement, and whether any bids are sufficient to meet the District's financial and affordable housing objectives. Council would also approve any procurement process / request for proposals, any future housing agreement and the terms of any long term lease agreement or sale and purchase agreement to ensure the delivery of Council's objectives.

The District does not have an appraisal report. As mentioned above, Staff recommend that the District proceed with the rezoning process now so the District is ready to proceed with the disposition process when Council determines that the market conditions are appropriate.

The complete Council Report is at: <https://westvancouver.ca/sites/default/files/dwv/council-agendas/2020/jun/08SpOpen/20jun08-5-2.pdf>

Question B

As I mentioned publicly at the June 8, 2020, Council Meeting, the referenced figure of \$80 million is a theoretical possibility. In order to achieve that, Council would need to decide to rezone the entire property to 100% strata condominiums. This would mean there would be no rental housing at all, and no below market rental housing at all. That is a very different concept than what Council and the District have been discussing with and engaging the community on for over a year and a half. It is not clear whether Council or the community would support such a shift to 100% strata condominiums. The current rezoning application seeks to achieve a balanced proposal with the intent of delivering on multiple policy objectives including: increasing housing; improving housing affordability; addressing our community's demographic challenges; and generating a reasonable return on the District's initial purchase price. The District's proposal seeks to optimize value, recognizing that financial value is not the only consideration for Council.

Question C

We disagree that the survey in the Initial Public Consultation was largely asking for views regarding the form and height of the proposed buildings. The Initial Public Consultation survey, conducted between February and April 2019, included questions related to the District's proposal and raised options for feedback. For example, questions in the survey included: "*Which of the following approaches do you prefer*" and specifically included an option to "*increase revenue by building more strata condominiums*". The survey also explained the trade-offs with various options, for example an option that stated "*to provide more below market rental units, even if that means less revenue*".

Further, the Initial Public Consultation survey contained a question "*Which of the following do you prefer*" and included the option "*the property should have more than 200 housing units (more density) to increase housing supply and revenue*".

The Initial Public Consultation survey also included open-ended questions such as: "*What other factors do you think the District should consider for this project*" and "*What other comments do you have about this project*"? The Initial Public Consultation survey results showed general support for the District's proposal, but also showed the survey was successful in obtaining responses from the public about other potential uses for Council's consideration.

The results of the Initial Public Consultation were summarized in the April 22, 2019 Council Report which Council considered prior to passing its unanimous resolution directing Staff to bring forward a rezoning application with the following main parameters:

- three building configuration similar to the proposed Option A but with two 6 storey buildings, and 8 storeys (with the 8th storey set back) on the southern-most building;
- Floor Area Ratio of approximately 2.8;
- 217 units total comprised of 167 units below market rental (77%), and 50 units strata condominium (23%);
- rents at an average of 70% of market rent for comparable new units in West Vancouver;
- rental units income targeted towards moderate income people, including workers and families in West Vancouver;
- Adult Day Centre of 3,000 sf with 1,000 sf outdoor space on the ground floor of one of the rental buildings (subject to confirmation that the District will not be responsible for any capital and operating costs);
- a variety of unit sizes: studio; one-bedroom; two-bedroom; and three-bedroom (with the precise mix to be determined); and
- approximate revenue objective of \$26,000,000.

The District worked with an independent financial analyst, Mr. Jay Wollenberg, of Wollenberg Munro Consulting Inc. The District considered other uses for the property including more/less rental units; higher/lower rents; more/less strata condominiums; capped equity; co-op; low-income housing; seniors' housing; etc but there was no formal report produced.

The District conducted additional consultation between November 2019 to February 2020. That consultation also included comment forms with open-ended questions such as:

- What comments do you have regarding the District's proposal to rezone the property in order to allow for three multi-family residential buildings and an adult day centre?
- What comments do you have regarding the form and character design elements, including the Conceptual Site Plan?
- What other comments would you like us to consider?

Question D

The proposed parking rates for the strata apartment provide for 1.0 stalls per unit which is the same as parking rates in the Multiple Dwelling Zones (RM) in the District's Zoning Bylaw for other apartment buildings. The parking rates for both the strata apartment and below-market rental units were confirmed with an independent traffic engineer. Parking rates are typically lower for below-market housing. Rates in the region vary, depending on the type of housing and location and are as low 0.5 stalls per unit. The proposed 0.9 per unit ratio for the below market rental is intended to balance the reduced parking requirements, with the need to provide sufficient parking for residents and avoid negatively impacting the neighbourhood. The proposed zoning bylaw sets out the minimum parking required. A developer could choose to construct more parking, for example, for the strata portion.

Question E

The District's information regarding the demand for below market rental housing is set out in Appendix D to the May 22, 2020, Council Report and is reproduced below in italics.

As outlined in the report dated April 22, 2019, West Vancouver is facing a number of significant challenges, including:

- *unprecedented housing affordability challenges;*
- *one of the lowest vacancy rates in the region;*
- *people leaving our community;*
- *our share of children under the age of 14 has fallen from 30% of the population in 1961 to 14% in 2016; and*
- *a "missing generation" of younger adults without children between the ages of 25 and 34, accounting for only 2% of the population.*

High housing prices, limited housing supply, and demographic challenges affect our community in many ways: reduced population and demographic imbalance; reduced local workforce; more people are commuting to our community every day to work or attend school resulting in increased traffic and greenhouse gas emissions.

To address these challenges, and balance revenue needs for the District, the District is proposing to use the site to create housing, increase rental supply and improve affordability, while generating a reasonable return on the District's initial purchase price for the site of \$16 million back in 2014.

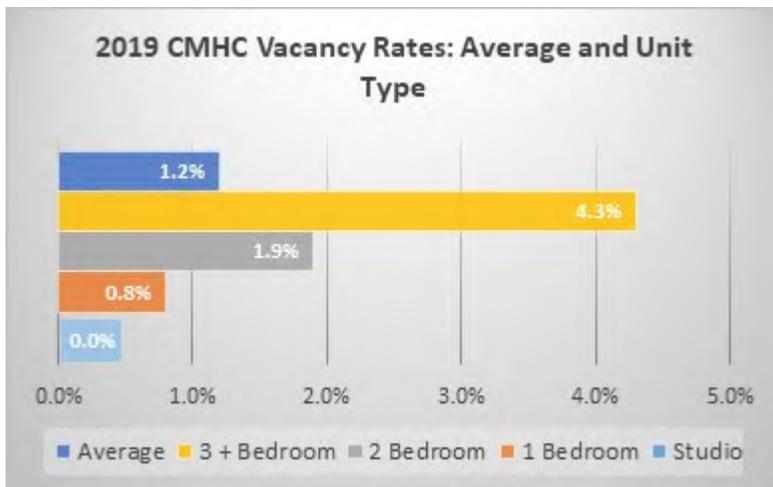
The demand for below market rental housing can be demonstrated by a review of current vacancy rates, affordability and income, which is summarized below:

- *the average vacancy rate remains low at 1.2%^[1];*

- *affordability challenges persist as rental rates continued to rise in West Vancouver last year by an average of 7.7%^[2];*
- *an estimated 58%^[3] of renter households in West Vancouver are, overall, spending 30% or more of household income on housing costs (a conventional measure of housing affordability is the shelter-cost-to-income ratio, as used by CMHC, that most commonly sets the affordability threshold at 30% of before-tax household income);*
- *31% of households in West Vancouver have incomes within the targeted household income range of between \$50,000 to \$125,000^[4]; and*
- *the median household income in West Vancouver is \$89,808^[5].*

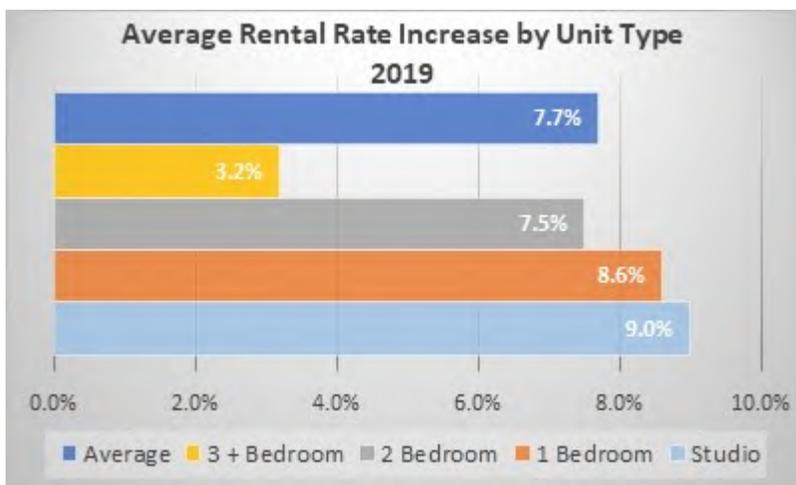
Vacancy is low, indicating demand exceeds supply

The average vacancy rate in West Vancouver remains low at 1.2%. The vacancy rates vary between unit type with rates as low as 0% for studio units and as high as 4.3% for 3+ bedrooms^[6]. A healthy vacancy rate is considered to be between 2% and 3%. The proposed rezoning would allow for a significant increase in rental housing within the District, which has only had 20 purpose built rental units constructed since the 1970s.



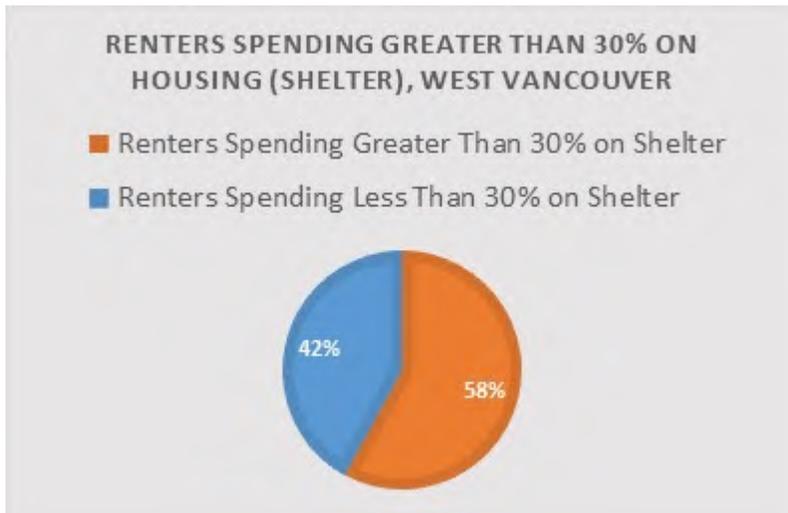
Rents are increasing, worsening affordability

Affordability challenges remain significant and are worsening as rental rates continue to rise in West Vancouver by an average of 7.7%. Current average rental rates range between \$1,412 for a studio unit and \$3,743 for a 3+ bedroom unit^[7].



Current market rents are not affordable compared to household incomes

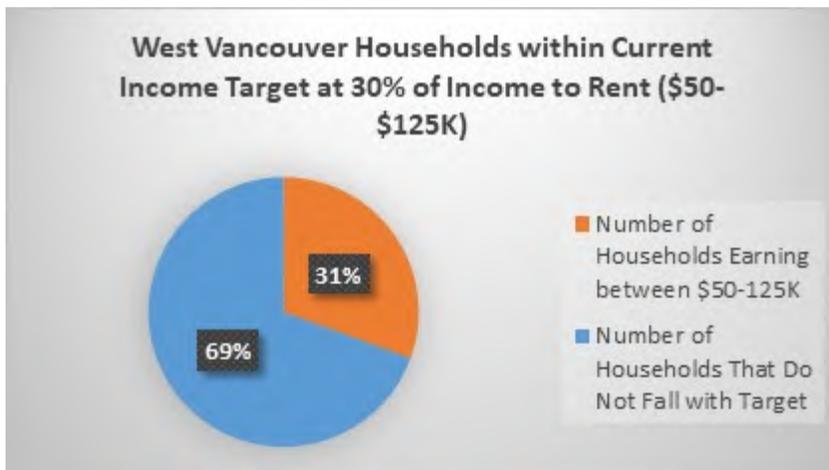
Affordability challenges extend beyond increasing rental rates. In West Vancouver, approximately 25% of all households are renter households and 75% are owner households^[8]. It is significant that 58% of renter households in West Vancouver spend greater than 30% of before-tax household income on housing. Applying the conventional measure of shelter-cost-to-income ratio for housing affordability, that most commonly sets the affordability threshold at 30% of before-tax household income, means that 58% of renter households in West Vancouver do not have affordable housing.



For renter households, shelter costs include, where applicable, rent, the costs of electricity, heat and water.

Many West Vancouver households fall within the targeted household income range

Approximately 31% of households in West Vancouver earn between \$50,000 to \$125,000, which is the current targeted household income range for the rental component of this project^[9].



Below are example occupations, and their corresponding 2019 salaries, that fall within the current targeted household income range. Municipal salaries have been used as this is readily available information, but it should be clarified that this project is for any member of the public, and is not dedicated for municipal staff only.

Salary Table (2019 Rates)

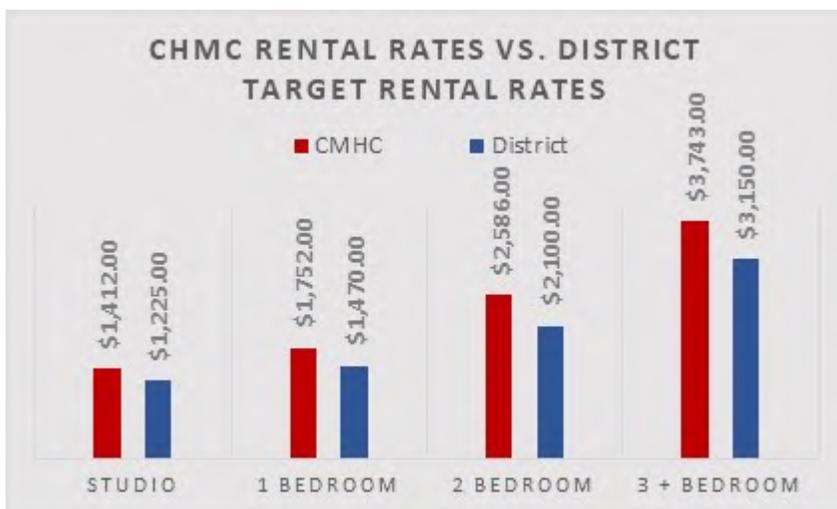
| Position in West Vancouver (0 to 5 years experience) | Salary Range |
|--|--------------|
|--|--------------|

| | |
|-------------------------------------|------------------------|
| Firefighter | \$69,216 to \$98,880 |
| Police Constable (*2018) | \$70,152 to \$100,224 |
| Police Civilian Clerk II | \$54,108 |
| Transit Bus Operator at full salary | \$63,586 |
| Transit Mechanic at full salary | \$87,457 |
| Library Assistant at full salary | \$49,922 |
| District Middle Management | \$102,065 to \$123,869 |
| District Exempt Administrative | \$68,304 to \$88,725 |
| SD45 Teacher | \$46,898 to \$89,287 |
| SD45 Human Resources | \$57,461 to \$71,826 |
| SD45 Payroll Manager | \$77,661 to \$97,077 |
| SD45 Administrative Assistant | \$46,851 to \$58,564 |

*Please note that these are individual incomes and not household incomes.

The proposed rents are lower than existing rents, indicating demand

The estimated rental rates, at 70% of market, are less than current 2019 rental rates in West Vancouver (see below)^[10].



Summary

The reasonable rental rates proposed, combined with the low vacancy, rising rental rates, current high renter household costs and income information for District households, demonstrate the demand for below market rental for moderate-income people and the ability to pay.

Additionally, this does not take into consideration additional demand for below market rental across the North Shore, and other parts of the region. Attracting new residents to our community is worthwhile to help address West Vancouver’s demographic imbalances.

While the District did not conduct independent studies on rental housing, the District has reviewed and considered information on rental housing from a variety of sources, including those outlined below:

- Metro Vancouver, Housing Data Book (2019), available at: <http://www.metrovancouver.org/services/regional-planning/data-statistics/housing-data-book/Pages/default.aspx>
- Canada Mortgage and Housing Corporation, Housing Market Information Portal (2019), available at: <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada>
- BC Housing, Community Profiles, available at: <https://www.bchousing.org/research-centre/housing-data/community-profiles>

- BC Stats, Sub-provincial Population Projections (2018), available at: <https://www.bcstats.gov.bc.ca/apps/PopulationProjections.aspx>
- BC Stats, Household Projections (2018), available at: <https://www.bcstats.gov.bc.ca/apps/Households.aspx>
- West Vancouver Foundations Vital Signs Report (2017), available at: <https://westvanfoundation.ca/sites/default/files/WVCF-files/2017-Vital-Signs-Report.pdf>
- 2016 Census Profile, available at: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>
- Demographic, Housing, and Employment Projections for the District of West Vancouver (2016), available at: <https://westvancouver.ca/sites/default/files/dwv/council-agendas/2016/jul/04/16jul04-8.pdf>
- Understanding West Vancouver's Purpose Built Market Rental Housing: Discussion Paper (2013), available at: https://www.westvancouver.ca/sites/default/files/dwv/assets/home-building-property/docs/Planning/housing/PURPOSE-BUILT_RENTAL_HOUSING_-_DISCUSSION_PAPER_-_SEPT_2013.pdf
- Metro Vancouver Purpose-Built Rental Housing Inventory and Risk Analysis: Profile for the District of West Vancouver (2012), available at: <https://www.westvancouver.ca/sites/default/files/dwv/assets/home-building-property/docs/Planning/housing/westvancouver15may2012.pdf>

Some of the above information sources such as the Census have taken into account private home, suite and apartment rentals that are not purpose-built rental, while others such as CMHC do not include “private rentals” in some of their analysis. The District has taken this into account and also considered the number of rental units that are currently approved and under construction.

Question F

The District did not conduct a survey of District employees, School Board employees and businesses. Please see the response to Question E above for more information regarding the analysis on rental housing.

Question G

The District currently anticipates starting the Ambleside Local Area Plan (“LAP”) sometime next year. The completion date will depend on several factors including input from Council and the public, and the terms of reference for the Ambleside LAP. The 2195 Gordon Avenue project is able to proceed prior to adoption of the LAP as Council-approved Policy 2.1.15 in the Official Community Plan expressly states:

“Prior to the adoption of a local area plan, consider proposals within the local area plan boundary by:

- Applying relevant District-wide policies contained in this plan and any existing area-specific policies and guidelines; and*
- Requiring the proposal's contribution to rental, non-market or supportive housing, or its ability to advance the public interest or provide other community benefits as determined by Council.”*

Further, Policy 2.1.21 of the Official Community Plan supports the use of surplus District-owned lands to increase the availability of more diverse and affordable housing.

Question H

Council has determined that housing is one of its top priorities. The Metro Vancouver region as a whole is facing significant housing affordability challenges and West Vancouver like many other municipalities is trying to do its part together with the Federal and Provincial governments. Section 473(2) of the Local Government Act (“LGA”) requires that municipalities have policies respecting affordable and rental housing. Section 482 of the LGA also allows for density bonusing in exchange for the provision of affordable housing. The Official Community Plan also speaks to major

demographic challenges in our community, and the need to increase housing affordability, including the use of District-owned land for increasing housing diversity and affordability. Affordable housing was also a major theme during the West Vancouver municipal election and the very extensive Official Community Plan process.

Thanks,

Mark Chan

Deputy Chief Administrative Officer / Director of Corporate Services | District of West Vancouver
t: 604-925-7098 | c: 778-881-1673 | westvancouver.ca



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

From: [REDACTED] s. 22(1)
Sent: Saturday, June 6, 2020 2:42 PM
To: Mark Chan <mchan@westvancouver.ca>
Subject: Re 2195 Gordon Avenue and subsidized housing

Mark ,

Thanks for previously reaching out to me.

I have a few questions :

A) Do you have an updated appraisal for the Gordon Site assuming zoned for 217 strata condominium units and for the proposal of 167 below market rentals and 50 strata condominium units? Assuming so please share. If not I assume that the \$80 million and \$26 million still apply as latest information?

B) It seems misleading to report to Council and the public \$26 million of revenue From the current proposal. Surely what you should be reporting to Council and the residents are the facts- we have a site at Gordon Avenue if zoned for strata condominiums is worth \$80 million (or was in 2019). This site was purchased for \$16 million in 2014 and the proposal for subsidized housing will return \$26 million to DWV for a gain of \$10 million- however DWV is in proceeding with this foregoing a potential gain of \$54 million. I do not see how any property tax payer would no this from what has been presented to Council to date.

C) The survey of residents that was conducted was largely asking for views re the form and height of the proposed buildings and really did not really present alternative uses of this unique and valuable site to residents. It seems that Council really just debated the size and extent of the rental subsidy as opposed to really looking at alternative uses and weighing the pros, cons and financial consequences of each? Correct? If I am wrong please share the reports on the various alternatives evaluated with pros and cons of each together with financial consequences.

D) Please explain parking spaces for the strata and subsidized rental units and assumptions made? It seems dubious to me that all residents would not want at least one parking space and those with a 2 or 3 bedroom unit or those with children more? The area around the recreation centre is already very busy with lots of on street parking- need to ensure residents have adequate parking within the building.

E) Please share what detailed studies were conducted on the Rental Market in West Vancouver and North Vancouver- this study I assume would include not just rental apartment buildings but also Private home, suite and apartment rentals. I assume would also take account of the many rental units currently approved and under construction.

F) Please share surveys and results of DWV employees, School Board employees and Businesses re how many would be interested in the subsidized rental units where qualifying income is between \$50,000 and \$125,000.

G) Please explain when the Ambleside Town Centre Local Area Plan is due to be commenced and completed. Should Gordon Avenue not wait till this plan is completed as it would give residents more input into the possible uses for this unique and valuable site?

H) My understanding has always been that providing subsidized or below market housing and the costs associated is a Provincial responsibility. Correct? Please explain where in DWV governance and by laws this is a responsibility of DWV as opposed to a political objective of our Mayor and some Councillors.

I look forward to your response.

Thank you,

s. 22(1)

[Redacted]

West Vancouver

s. 22(1)

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- [1] Canada Mortgage and Housing Corporation, 2020, Rental Market Report Data Tables, Vancouver.
 - [2] Canada Mortgage and Housing Corporation, 2020, Rental Market Report Data Tables, Vancouver.
 - [3] Statistics Canada, 2016, Census Profile, West Vancouver District Municipality, British Columbia.
 - [4] Statistics Canada, 2016, Census Profile, West Vancouver District Municipality, British Columbia.
 - [5] Statistics Canada, 2016, Census Profile, West Vancouver District Municipality, British Columbia.
 - [6] Canada Mortgage and Housing Corporation, 2020, Rental Market Report Data Tables, Vancouver.
 - [7] Canada Mortgage and Housing Corporation, 2020, Rental Market Report Data Tables, Vancouver.
 - [8] Statistics Canada, 2016, Census Profile, West Vancouver District Municipality, British Columbia.
 - [9] Statistics Canada, 2016, Census Profile, West Vancouver District Municipality, British Columbia.
 - [10] Canada Mortgage and Housing Corporation, 2020, Rental Market Report Data Tables, Vancouver.

From: noreply@surveygizmo.com 1010-20-19-112 /
Sent: Tuesday, June 30, 2020 8:17 AM 1610-20-5068/5057
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: [REDACTED]
2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver

[REDACTED] s. 22(1)

30 Jun 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

Generally, I do not support densification of West Vancouver. If I had wanted to live in the West End of Vancouver, or New York City then I would have moved there in the first place. I feel sad that I am losing my village to high rise towers that result in traffic congestion. I don't want to feel like I am living in downtown Seattle either.

I feel outraged, despair and anger when I read that council is planning on approving the use of DWV owned land on Gordon Ave to provide 167 below market rental units which I do not support. The estimated subsidy is \$54 million dollars or \$323,000 for each subsidized housing unit. And my personal share (as a WV taxpayer) of this would be about \$3,200. In short, council is asking me to, effectively, write a cheque for \$3,200 for the benefit of some future resident who must earn between \$50,000 to \$125,000 per year to qualify. That sounds like a gift to high earners and not subsidized housing for people of limited means.

The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Thank you

s. 22(1)

From: MayorandCouncil
Subject: FW: Garrow Bay staircase

2160-05

From: Ian Haras <iharas@westvancouver.ca>

Sent: Monday, July 6, 2020 2:27 PM

To: [REDACTED] s. 22(1)

Cc: Linda Windibank <lwindibank@westvancouver.ca>; Anne Mooi <amooi@westvancouver.ca>; Jennifer Notte <jnotte@westvancouver.ca>; Andrew Banks <abanks@westvancouver.ca>; Isabel V. Gordon <ivgordon@westvancouver.ca>; [REDACTED] s. 22(1)

Jim

Bailey <jbailey@westvancouver.ca>; Mark Chan <mchan@westvancouver.ca>

Subject: RE: Garrow Bay staircase

Hi [REDACTED] s. 22(1),

Thank you for your email to Mayor and Council regarding the status of the staircase at Garrow Bay. Your correspondence has been referred to me for a response. I apologize that no one had gotten back to you from your earlier inquires.

I thought it would be best if I provided some history on the project. These particular stairs in Garrow Bay that connect the top of Wellington Avenue to the foreshore have been in poor condition for sometime. The Parks Department had considered decommissioning the stairs as replacing them would have been challenging and there is an existing alternative access point to the foreshore farther west off Imperial Road.

When we suggested to the immediate neighbourhood to decommission the stairs there was quite a bit of opposition and a general preference to replace the stairs as it was felt it was a well used connection to the foreshore.

Parks staff then proposed funding in the 2019 Capital Budget to replace the stairs. The District, as part of its public consultation process for the 2019 Budget, included a specific question on whether the public supported the replacement of the stairs at Garrow Bay. The results of the survey showed a majority of people supported replacing the stairs so the budget package was approved.

Parks then began design work for the project in late 2019 early 2020. Unfortunately when Covid-19 struck the District had to review the existing capital budget to save money. Because funding for capital was reduced by almost 50 per cent, drastic changes in the Capital Program were required, and many important and worthwhile projects had to be postponed, Garrow Bay stairs being one of them. See link for further details. <https://westvancouver.ca/news/west-vancouver-defers-many-capital-projects-part-2020-budget>

This project will be re-considered as part of the 2021 Capital Budget process. I hope this answers your questions and please feel free to contact me if you require further information.

Thanks,

Ian Haras, BCSLA, CSLA

Manager of Park Planning & Development | District of West Vancouver

t: 604-925-7143 | westvancouver.ca

From: [REDACTED] s. 22(1) 2160-05
Sent: Tuesday, June 30, 2020 1:58 PM
To: MayorandCouncil
Cc: Mary-Ann Booth; Kristi Merilees; Anne Mooi; Jim Bailey; Mark Chan
Subject: Garrow Bay staircase

Dear Mayor and Council,

I am writing concerning a construction that has been in limbo for some time but now seems may have recommenced. It is a staircase on a former road allowance (or BC Hydro easement for a retired electrical service to Bowen Island), I believe. It was next utilized for some jerry rigged stairs to Garrow Bay. These stairs became dangerous and dilapidated and rightly were taken out of commission.

When I first saw the construction last summer I assumed that the liability concerns meant these stairs were being taken out of service and the slope rehabilitated. I then encountered a District worker who said indeed they were taking out the failed stairs and there was a consideration to put in new stairs. I asked him to have the manager responsible for this project to contact me, as there had been no consultation on this project. I am one [REDACTED] s. 22(1) and will be affected by the works. To date no one has contacted me, yet construction has commenced. I hope this will be put to halt any further work until those impacted are consulted.

I can't estimate what the cost is to install these stairs on such steep terrain, or the effort required to manage these lands, collect the trash and remnants left behind. I can't see the merits to invest the District's scarce resources in such an endeavour given the fiscal constraints we are all facing and the limited use this area will see.

I welcome a discussion to understand the thought process on this project and to express my views, as I sought a year ago before plans were underway.

Thank you for your consideration.

Regards,

[REDACTED] s. 22(1)

West Vancouver

STAIRS CLOSED

Due to structural safety concerns, the stairs to the beach are closed.

Access Garrow Bay Park beach via Imperial Avenue. An update will be provided once District staff have reviewed possible options.

For further information, contact Kristi Merillees, Manager, Community Relations & Communications at 604-925-7008 or kmerillees@westvancouver.ca.

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