

2195 Gordon Avenue: June 2020, Engagement Summary

On June 8, 2020, Council gave First Reading to the proposed rezoning and Official Community Plan amendment bylaws and scheduled the Public Hearing for July 14, 2020. In advance of the Public Hearing, additional public engagement was conducted, including a Proposed Development Information Meeting, in accordance with the Development Procedures Bylaw.

Notification:

Information and notification for the public engagement was provided in the following ways:

1. Westvancouverite.ca/Gordon
 - the project webpage was updated on June 15, 2020 with the following information:
 - the proposed engagement and the four ways to participate;
 - the information boards;
 - June 8 Council Report;
 - Zoning Information; and
 - Development Permit Guidelines.
2. Notices
 - There were over 1,300 notices mailed to surrounding residents on June 11, 2020 (*Appendix 1. Notice*).
3. Newspaper advertisement
 - Advertisements were placed in the North Shore News on June 10 and 17, 2020 (*Appendix 2. Newspaper Advertisement*).

Proposed Development Information Meeting, June 24, 4-7pm West Vancouver Ice Arena

In-Person Meeting:

The in-person Proposed Development Information Meeting was held on June 24, 2020, between 4-7pm, at the West Vancouver Ice Arena. The meeting was conducted in an open house format with information boards on display (*Appendix 3. Information Boards*), together with staff and project consultants available to provide information and respond to questions.

In order to manage attendance due to COVID-19, RSVPs were required in advance for one of three time slots: 4-5pm, 5-6pm and 6-7pm. Staff were in attendance to manage entry to the meeting and masks were available to staff and attendees. Hand sanitizer was provided at the entry doors and throughout the meeting room. The information boards were organized, along with directional signage, to ensure that participants and staff were physically distanced.

There were seven (7) staff, along with Stuart Rothnie, HCMA Architecture, and Gary Vlieg, CTS Traffic Engineering Specialists, in attendance.

A total of 26 members of the public attended the meeting. Seven (7) comment forms were submitted at the meeting.

Of the seven (7) comment forms submitted at the meeting:

- Support: 4 expressed support for the proposal; and
- Opposed/Concerns: 3 expressed concerns or opposition.

The in-person comment forms submitted are attached to this summary as *Appendix 4. In-Person Comment Form Submissions*.

Engagement by Phone, On-line and Email

Due to COVID-19, the District strongly encouraged participation in the following additional three ways: online, including the online comment form, phone and email.

Online Comment Form

There were a total of 47 online comments forms completed. Of the 47 comment forms submitted:

- Support: 30 were, generally, supportive of the District's proposal;
- Opposed: 15 were, generally, opposed to the District's proposal; and
- Neither: 2 were neither supportive nor opposed.

The online comments submitted are attached to this summary as *Appendix 5. Online Comment Form Submissions*.

Email Correspondence

Corporate Services Staff received a total of 23 emails, between June 15 to June 26*. While there were numerous comments within individual emails, below is a general summary:

- Support: 4
- Opposed: 13
- Other: 6

The email correspondence submitted is attached as *Appendix 6. Email Correspondence*.

* Please note the email correspondence summary is specific to emails received between June 15 to June 26, 2020 that were sent to Corporate Services Staff.

Phone Calls

Staff received a total of 8 phone calls between June 15th and June 26th expressing comments or concerns. Comments received as a result of the phone conversations are summarized below:

- One caller expressed concerns regarding traffic speeds along 21 Street;
- One caller expressed concerns regarding the costs of insurance for wood frame buildings and the impact on affordability of the proposed rental buildings;
- One caller expressed concerns regarding the current proposal and believed that the District should be providing senior's housing on the site, and expressed concerns regarding the lack of senior housing and care in West Vancouver in general;

- One caller expressed opposition, was not in support of the District providing land for below market rental housing on prime real estate, had parking and traffic concerns and did not support buildings over four storeys in height;
- One caller expressed concerns regarding the proposed height of the strata building;
- One caller expressed comments and concerns related to parking and traffic along 22nd Street and suggested that a cycling path be included along 22nd Street;
- One caller expressed concerns regarding the closing date of the on-line comment form, June 26, 2020, in advance of the public hearing on July 14 and suggested that all comments be made available to the public; and
- One caller enquired into the timing of unit availability.

INFORMATION MEETING

PROPOSED DEVELOPMENT INFORMATION MEETING: 2195 GORDON AVENUE

WHAT: A public meeting is being held to provide information on the District's application to rezone the municipally-owned property at 2195 Gordon Avenue and to amend the Official Community Plan (OCP).

THERE ARE FOUR WAYS TO PARTICIPATE

Due to Covid-19 the District strongly encourages engagement by phone, email and on-line at this time. District staff will be available by phone and email to provide information and respond to questions between June 15 to June 26, 2020.

1. **BY PHONE:** 604-921-3406
2. **EMAIL:** 2195Gordon@westvancouver.ca
3. **ON-LINE:** An on-line comment form and information materials will be posted at: westvancouverite.ca/gordon
Comment forms will be available for submission between June 15 and June 26, 2020
4. **IN-PERSON:** Proposed Development Information Meeting.
WHEN: 4-7 p.m. on June 24, 2020
WHERE: West Vancouver Ice Arena, 786 22nd Street

In order to comply with the Orders of the Provincial Health Officer, **attendees must RSVP in advance** for one of three time slots: 4-5 p.m., 5-6 p.m. or 6-7 p.m. RSVP to 2195Gordon@westvancouver.ca. Staff will be in attendance to provide information and respond to questions. The event will comply with all Orders of the Provincial Health Officer, including physical distancing requirements with no more than 50 persons in attendance at any one time.

SUBJECT LANDS: 2195 Gordon Avenue

PROPOSAL: The District is proposing to rezone the subject site and to amend the Official Community Plan in order to allow for three multi-family buildings (rental and strata) and an adult day centre.

PROCESS: Council gave first reading to the rezoning and OCP amendment bylaws on June 8, 2020. The proposed meeting is in being held in advance of the Public Hearing, in accordance with Development Procedures Bylaw No. 4940, 2017.

QUESTIONS?

Ingrid Matthews, *Land Agent and Corporate Initiatives:*
2195Gordon@westvancouver.ca | 604-921-3406

NOTE: This meeting is not a Public Hearing or a Council meeting. The Public Hearing is scheduled for July 14, 2020, 6 p.m., at Municipal Hall, West Vancouver.



PROPOSED DEVELOPMENT INFORMATION MEETING

2195 GORDON AVENUE

PROPOSAL: A public meeting is being held to provide information on the District's application to rezone the municipally-owned property at 2195 Gordon Avenue and to amend the Official Community Plan (OCP) in order to allow for up to three multi-family residential buildings (rental and strata) and an adult day centre.



THERE ARE FOUR WAYS TO PARTICIPATE

Due to COVID-19, the District strongly encourages engagement by phone, email and online at this time, between June 15 to June 26.

1. **BY PHONE:** 604-921-3406
2. **BY EMAIL:** 2195Gordon@westvancouver.ca
3. **ONLINE COMMENT FORM:** westvancouverITE.ca/gordon
4. **IN-PERSON:** Proposed Development Information Meeting

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QUESTIONS? Ingrid Matthews, Land Agent & Corporate Initiatives | 2195Gordon@westvancouver.ca | 604-921-3406

NOTE: This meeting is not a Public Hearing or a Council meeting. The Public Hearing is scheduled for July 14, 2020, 6 p.m., at Municipal Hall, West Vancouver.

NEIGHBOURHOOD MAP



2195 GORDON

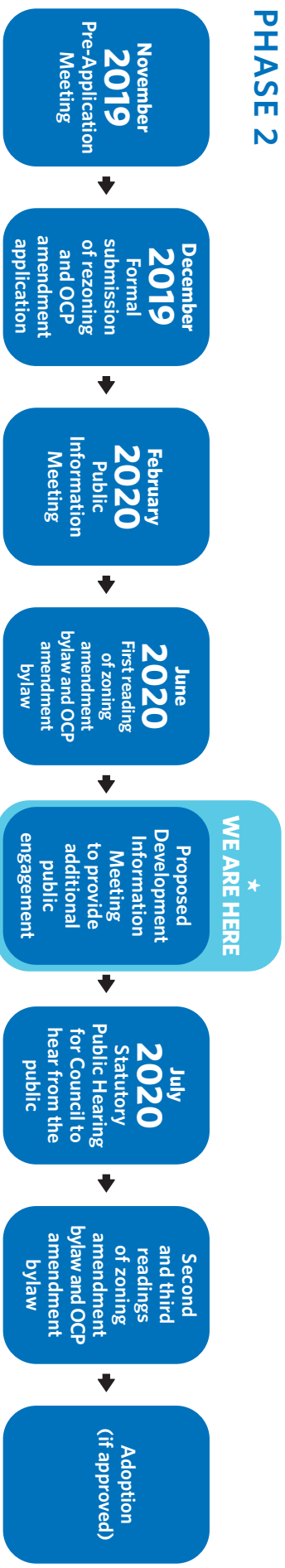
- is 76,500 square feet (1.76 acres)
- is assessed at \$24.122 million (2020)
- was formerly occupied by Vancouver Coastal Health Authority

PROCESS & NEXT STEPS

PHASE 1 (complete)



PHASE 2



2195 GORDON AVENUE

west VANCOUVER

2195 GORDON AVENUE

THE DISTRICT'S HOUSING PROPOSAL

Our community is facing unprecedented housing affordability challenges with some of the highest rents and housing prices in Canada. People are leaving our community.

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
- reduced services and increased costs for services

In 2014, the District purchased the site at 2195 Gordon Avenue for \$16 million. Council is now proposing to use the site to create housing, increase rental supply and improve affordability, while generating approximately \$26 million in revenue, with no ongoing cost to the taxpayer.

In April 2019, Council unanimously passed a resolution authorizing staff to prepare and submit a rezoning application for two 6-storey buildings and one 8-storey building with approximately 170 units of below-market rental, 50 units of strata condominiums and an Adult Day Centre.

To achieve this, the District is proposing to rezone the property in order to lease/sell the site to a third party that would construct the buildings, operate the rental component and lease/sell the strata condominium units.

"If we wish to encourage a more balanced demographic, we will need to provide more housing options for younger adults to lay down roots here and provide land uses that support our local economy and local employment opportunities."

- 2018 Official Community Plan

West Vancouver (and the Village of Belcarra) are the only municipalities in Metro Vancouver to have decreased in population between 2011 and 2016, when the region increased by 6.5%.

- Statistics Canada

2195 GORDON AVENUE

SUMMARY OF PROPOSAL

To address housing affordability and balance revenue needs for other District public projects, in April 2019, Council unanimously passed a resolution authorizing staff to prepare and submit a rezoning application with the following main parameters:

- two 6-storey buildings for rental and one 8-storey building for strata condominiums
- 220 units comprised of 170 below-market rental units and 50 strata condominiums units
- 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
- Adult Day Centre of 3,000 sq. ft. with 1,000 sq. ft. of outdoor space (provided the District will not be responsible for any capital and operating costs)
- a variety of unit sizes: studio; one-, two- and three-bedrooms
- Floor Area Ratio of approximately 2.8
- approximate revenue objective of \$26 million

West Vancouver median housing prices		Down payment at 20% of purchase price
single-family	\$2,786,551	\$557,301
low-rise apartment	\$850,399	\$170,079
high-rise apartment	\$752,189	\$150,437

West Vancouver median incomes	
individual income	\$40,550
household income	\$89,808

AFFORDABILITY

Whether owning or renting, we have some of the highest average housing costs in the region.

Our median income is well below that required to finance the average apartment and significantly below what's needed to finance the average single-family home.

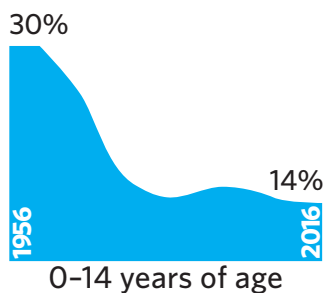
TARGET MARKET

TARGET MARKET FOR RENTAL UNITS

To address affordability, the District is proposing that the rental units be income targeted for moderate-income people, including families and workers in West Vancouver.

WEST VANCOUVER RENTAL MARKET	studio	one-bedroom	two-bedroom	three-bedroom
WV market rent—new	\$1,750	\$2,100	\$3,000	\$4,500
proposed below-market rent (at 70% of comparable rent)	\$1,225	\$1,470	\$2,100	\$3,150
annual household income (based on proposed rent being 30% of income)	\$49,000	\$58,800	\$84,000	\$126,000

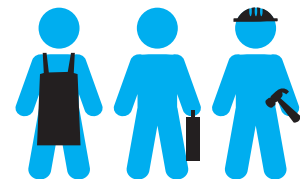
DECLINING families & children



missing GENERATION



2%
population
between
ages
25-34
without
children



MISSING WORKERS
between ages 25-44
DWV 16%
vs. Metro 28%

ONLY 20 units of dedicated rental constructed in West Vancouver since the late 1970s

1.2% RENTAL VACANCY RATE

one of the lowest in the region

AERIAL PERSPECTIVES



aerial view looking from the southwest



aerial view looking from the southeast



PROPOSED



EXISTING

view down 22nd Street from Mathers Avenue

2195 GORDON AVENUE

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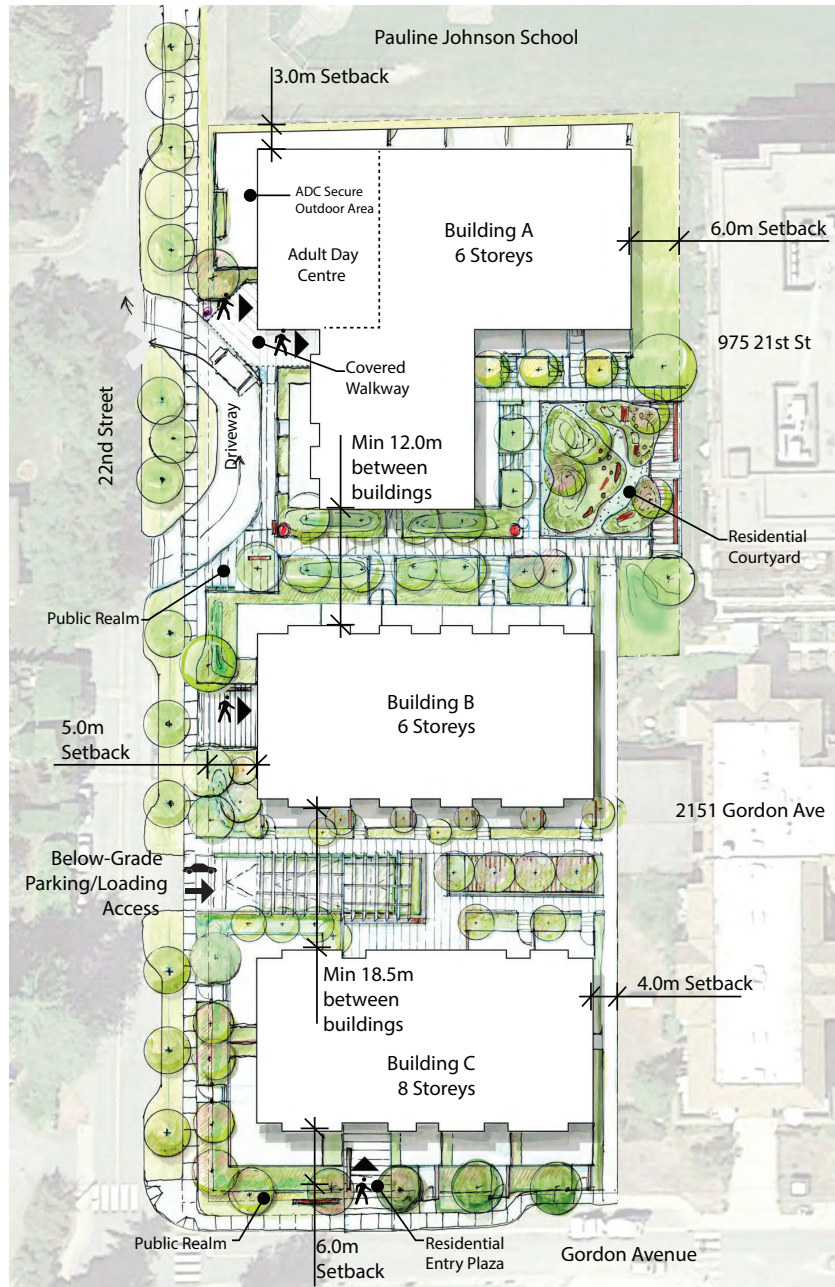
DEVELOPMENT GUIDELINES

BUILDING DESIGN

CONCEPTUAL SITE PLAN

BUILDING DESIGN

- Buildings A, B and C should be sited as generally illustrated in Figure 1: Conceptual Site Plan.
- Despite the above, alternative building configurations and siting may be considered if a superior urban design is demonstrated resulting in a better development overall.
- Buildings A and B shall not exceed a maximum height of 6 storeys.
- Building C shall not exceed a maximum height of 8 storeys.
- All buildings shall form a consistent street wall to articulate clearly expressed building bases.
- Minimum building separations have been outlined in the conceptual site plan.



*Conceptual site plan is an illustrative example of a potential site plan

= pedestrian entries
 = vehicle entry

DEVELOPMENT GUIDELINES

OBJECTIVES

POLICY OBJECTIVES

To promote the siting and design of the multi-family development, and an adult day centre, that reflects quality building design, materials and landscaping.

The buildings should have their own stand-alone character and relate to one another through a common architectural expression.

CONTEXT AND CHARACTER

- Design should be responsive to the neighbourhood context.
- Design buildings to have their own stand-alone character and relate to one another through a common architectural expression.
- Situate buildings to maximize north-south unit orientations and to allow for light penetration through the site.
- Provide well-designed outdoor spaces that are substantial, livable, accessible and functional.
- Promote an inviting public realm including public-private space that is responsive to the civic uses south across Gordon Avenue.
- Encourage the provision of integrated public art to enhance the pedestrian experience.



artistic rendering of a potential form of development, looking north



artistic rendering of a potential form of development, looking south

WHAT ARE DEVELOPMENT PERMIT AREA GUIDELINES?

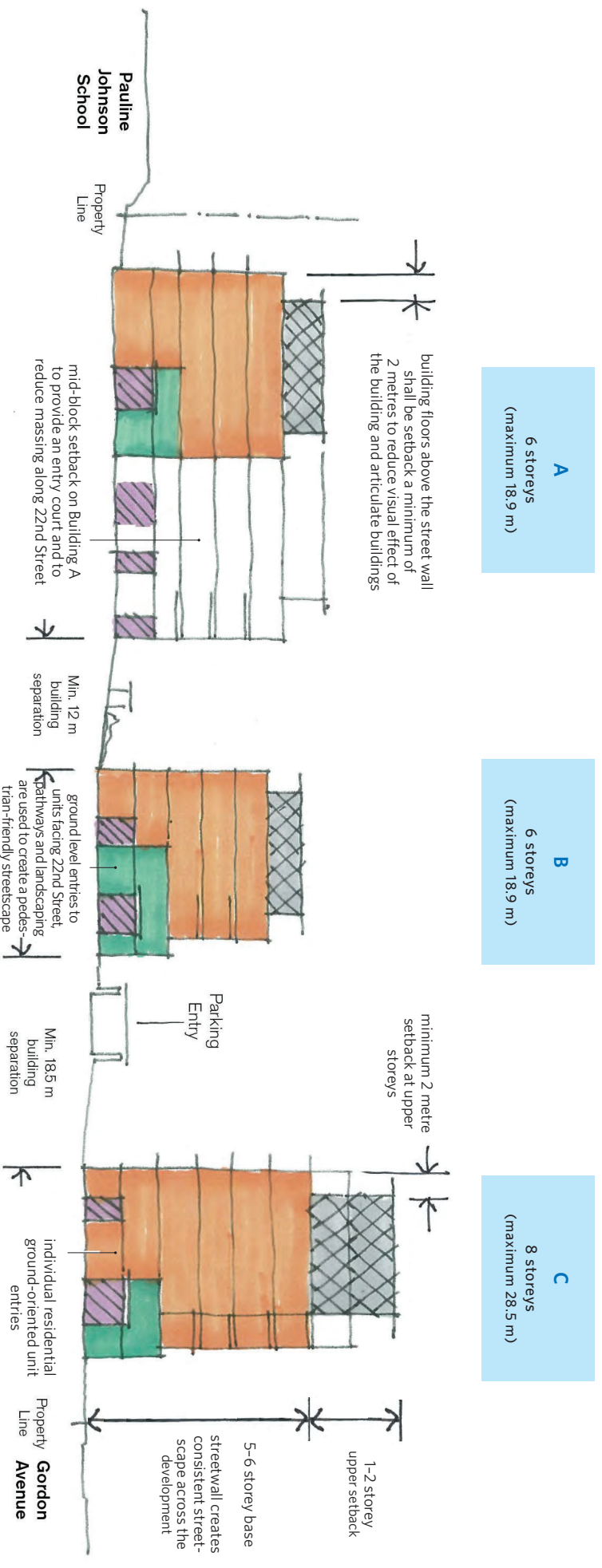
- guidelines intended to establish objectives for form and character of future development.
- not intended to design the buildings—detailed design will be reviewed and established as part of future development permits.



DEVELOPMENT GUIDELINES

BUILDING DESIGN - STREET VIEW

CONCEPTUAL SKETCH OF STREET WALL AND BUILDING MASSING ALONG 22ND STREET



2195 GORDON AVENUE

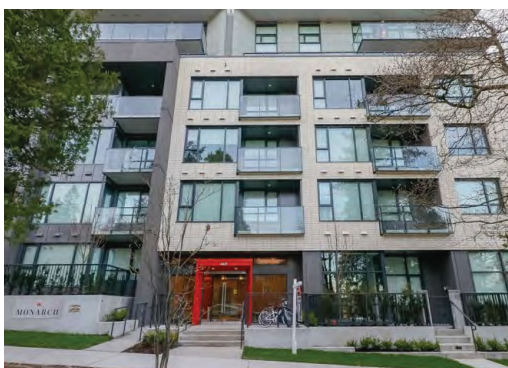
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DEVELOPMENT GUIDELINES

DESIGN

WEST COAST CONTEMPORARY EXPRESSION

- simple structures in wood, concrete or steel
- clear glazing, especially in connection with outdoor spaces
- building massing articulated to reduce bulk and scale
- quality building materials
- Sustainable Buildings Policy: Step Code 3; low-carbon; solar shading; energy efficiency



2195 GORDON AVENUE

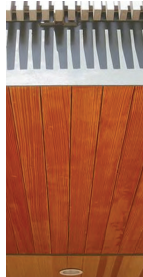
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DEVELOPMENT GUIDELINES

BUILDING MATERIALS



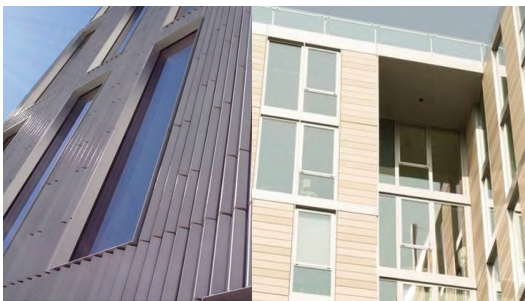
cement board



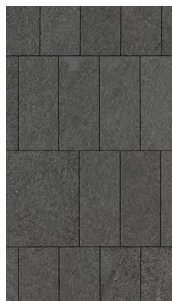
wood



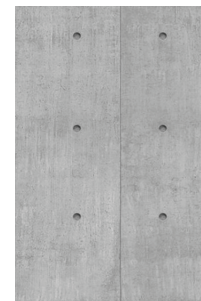
brick



terra cotta



natural or cast stone



concrete

ADULT DAY CENTRE

- separate entrance with a passenger loading area
- architecturally articulated entry
- weather protection for entrance
- secured outdoor area



DEVELOPMENT GUIDELINES

LANDSCAPE & PUBLIC ART



FEATURES

- accessible and inclusive landscape design
- shared outdoor spaces that are substantial, livable, accessible and functional
- rooftop outdoor amenity areas are encouraged
- native, adaptive and drought-tolerant plants

- public art to enhance pedestrian experience



DEVELOPMENT GUIDELINES

STREETSCAPE & PUBLIC REALM

- pedestrian-friendly streetscape and inviting public realm
- lobby entrances clearly identifiable and accessible from public realm
- individual residential unit entrances ground-oriented



DEVELOPMENT GUIDELINES

ARTISTIC RENDERINGS



ARTISTIC RENDERING 1

view north along 22nd
Street at Gordon Avenue



ARTISTIC RENDERING 2

view north along 22nd
Street at Gordon Avenue



ARTISTIC RENDERING 3

view south along 22nd Street
near Haywood Avenue



ARTISTIC RENDERING 4

view south along 22nd Street
near Haywood Avenue

DESIGN REVIEW COMMITTEE



DESIGN REVIEW COMMITTEE (JANUARY 22, 2020) RESOLUTION:

THAT the Design Review Committee SUPPORT the Development Permit Guideline Review for 2195 Gordon Avenue subject to further review of the following items:

- **consider a cover for the exposed open ramp into the underground parking to mitigate acoustic and visual impact**
 - *the “Conceptual Site Plan” has been revised to visually represent a trellis to screen the exposed ramp into the underground parking*
 - *the DP Guidelines include language that “the underground parking ramp should be discrete, screened and may include a trellis to provide screening from above”*
- **allow developers room to experiment with the footprint and height in the flexibility of the guidelines**
 - *building footprint: the proposed CD61 Zone includes minimum building setbacks from both 22nd Street and Gordon Avenue and internal lot lines; the DP Guidelines include minimum building separations. There is flexibility to allow for the ultimate building footprints within these parameters*
 - *building heights: given previous public consultation, building heights have not been changed and are set out in the proposed CD61 Zone*
- **encourage the use of common areas as opposed to the private spaces on the ground level**
 - *the “Conceptual Site Plan” has been revised to reduce private outdoor space and increase common outdoor space*
- **take the opportunity to show leadership in promoting sustainability and liveability**
 - *the proposed development will comply with the District’s Sustainable Buildings Policy, which means that the buildings should comply with the Low-Carbon Energy System pathway and should achieve the step higher than that required by the BC Energy Step Code*

PROPOSED ZONING

The site is currently zoned CD5 – Comprehensive Development Zone 5.
A new CD61 – Comprehensive Development Zone is proposed.

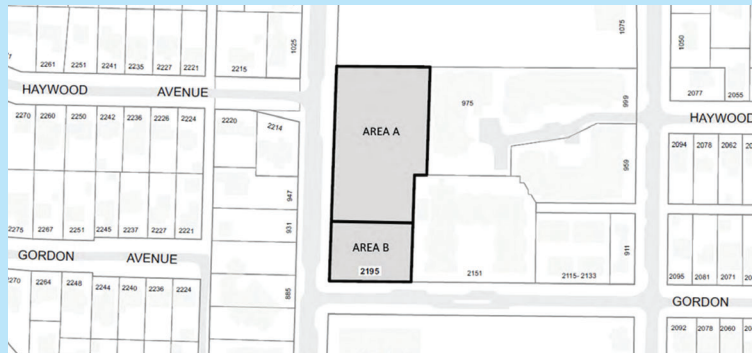
CD61 ZONE OVERVIEW

PERMITTED USES

- i. accessory buildings and uses
- ii. adult day services facility
- iii. apartment buildings
- iv. home based-business
- v. supportive housing use

CONDITIONS OF USE

1. residential tenure is limited to residential rental tenure within Area A as seen below
2. supportive housing use is prohibited in area A as seen on the right
3. the site is limited to a maximum of three apartment buildings
4. the adult day services facility is limited to the first storey and to be located within the northernmost building within Area A
5. the adult day services facility must include an outdoor amenity area that functions separately from other residential outdoor areas



FLOOR AREA RATIO

1. total: maximum permitted FAR is 2.8
2. for the purposes of calculating FAR, the site is 7,115 square metres
3. the total floor area within Area B shall not exceed 7,200 square metres

PROPOSED ZONING

SETBACKS

1. the following minimum setbacks shall apply:

North Lot Line:	3.0 metres
South Lot Line (Gordon Ave.):	6.0 metres
East Lot Line:	4.0 metres
West Lot Line (22nd Street):	5.0 metres
2. notwithstanding the above, the East Lot Line setback for the northernmost building must be at least 6 metres
3. notwithstanding the above, the West Lot Line setback shall not exceed 12 metres

BUILDING HEIGHT

1. apartment building height in Area B is limited to a maximum height of 28.5 metres
2. all other apartment buildings are limited to a maximum height of 18.9 metres

MAXIMUM NUMBER OF STOREYS

1. apartment buildings in Area B: maximum 8 storeys
2. all other apartment buildings: maximum 6 storeys

OFF-STREET PARKING

1. adult day services facility
 - a minimum of 1 parking space for every employee on shift at any one time to a maximum of 6
2. supportive housing use
 - a minimum of the lesser of:
 - i. 1 parking space for each unit, or
 - ii. 1 parking space for every 84 square metres of gross floor area
3. residential within Area A
 - a minimum of 0.9 parking spaces for each dwelling
4. residential within Area B
 - a minimum of the lesser of:
 - i. 1 parking space for each dwelling, or
 - ii. 1 parking space for every 84 square meters of gross floor area

The existing CD5 Zone is proposed to be amended in order to remove 2195 Gordon Avenue from the zone, but is otherwise left unchanged.

2195 GORDON AVENUE

NEXT KEY STEP: PUBLIC HEARING

The Public Hearing for the proposed zoning and Official Community Plan amendments for 2195 Gordon Avenue is being held:

Date: July 14, 2020

Time: 6 p.m.

Location: West Vancouver Municipal Hall, Council Chambers

Address: 750 17th Street, West Vancouver

COUNCIL WELCOMES YOUR INPUT

To participate in the public hearing, you can:

- Provide a written submission

Written submissions can be provided to Council in advance of the scheduled public hearing date at: mayorandcouncil@westvancouver.ca

- Address Council via telephone

The Province of British Columbia has allowed for electronic participation in public hearings due to the ongoing COVID-19 pandemic

- Address Council via the webcam in the Municipal Hall Council Chamber

For your health and safety, physical distancing and enhanced cleaning and sanitization protocols have been implemented

Additional details on how to participate in the electronic public hearing can be found at:

westvancouver.ca/publichearings

2195 Gordon Avenue
Proposed Development Information Meeting
June 24, 2020

FEEDBACK AND COMMENTS

What comments do you have regarding the District's proposed rezoning that would allow for up to three residential apartment buildings (rental only and strata condominiums) and an Adult Day Centre at this location?

Unclear what specifically is meant by
"Apartment" or "Supportive" use?

Why restrict Area A to rental only?

Unclear how ^{operating cost} Adult Services will be
paid for

What comments do you have regarding the District's proposed Development Permit Guidelines that will be included in the Official Community Plan, and will direct the form and character of future development on this site?

Misleading not to include equipment
rooms, elevator rooms, amenity rooms,
in the 6 and 8 maximum floor height

What other comments would you like us to consider regarding this proposal?

FEEDBACK AND COMMENTS

What comments do you have regarding the District's proposed rezoning that would allow for up to three residential apartment buildings (rental only and strata condominiums) and an Adult Day Centre at this location?

Current Approach is not allowing for the optimization of this valuable asset nor allowing potential "builders" the flexibility as to how to meet demand in the most cost effective manner
Current plan is not an appropriate approach as it does not deal with "risk"

What comments do you have regarding the District's proposed Development Permit Guidelines that will be included in the Official Community Plan, and will direct the form and character of future development on this site?

What other comments would you like us to consider regarding this proposal?

[Faint, illegible handwritten text visible through the paper]

FEEDBACK AND COMMENTS

What comments do you have regarding the District's proposed rezoning that would allow for up to three residential apartment buildings (rental only and strata condominiums) and an Adult Day Centre at this location?

- The site needs more density
- = West Van needs to think bigger
- We need more revenue with alternate sources
- This development along with lack of upzoning along marine drive causes the "27 year olds" to stay away.

What comments do you have regarding the District's proposed Development Permit Guidelines that will be included in the Official Community Plan, and will direct the form and character of future development on this site?

- We need to get on with the zoning upgrades - it is still not done after the OCP was passed.

What other comments would you like us to consider regarding this proposal?

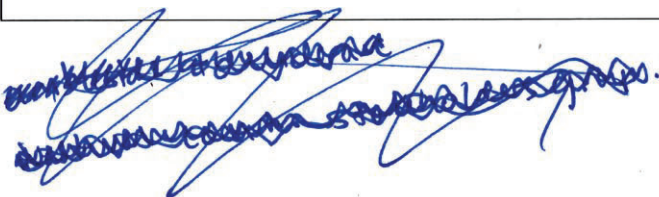
FEEDBACK AND COMMENTS

What comments do you have regarding the District's proposed rezoning that would allow for up to three residential apartment buildings (rental only and strata condominiums) and an Adult Day Centre at this location?

The more rental housing, the better. We need to make up the deficit of affordable rental + plan well into the future with this District-owned site. Thank you to the DWV for demonstrating leadership by pushing forward majority below-market rental here!
~~The community~~

What comments do you have regarding the District's proposed Development Permit Guidelines that will be included in the Official Community Plan, and will direct the form and character of future development on this site?

Love the West Coast influence. Make sure patios for each suite. Flexibility in design, to accommodate innovation + potential for increased affordability of ^{project} rents.



What other comments would you like us to consider regarding this proposal?

FEEDBACK AND COMMENTS

What comments do you have regarding the District's proposed rezoning that would allow for up to three residential apartment buildings (rental only and strata condominiums) and an Adult Day Centre at this location?

I think it looks great

What comments do you have regarding the District's proposed Development Permit Guidelines that will be included in the Official Community Plan, and will direct the form and character of future development on this site?

also great

What other comments would you like us to consider regarding this proposal?

FEEDBACK AND COMMENTS

What comments do you have regarding the District's proposed rezoning that would allow for up to three residential apartment buildings (rental only and strata condominiums) and an Adult Day Centre at this location?

I am totally in favour of this proposal. It is a creative and innovative solution in line with the goals set out in the OCP. This will allow for increased vibrancy in our community

What comments do you have regarding the District's proposed Development Permit Guidelines that will be included in the Official Community Plan, and will direct the form and character of future development on this site?

In favour.

What other comments would you like us to consider regarding this proposal?

FEEDBACK AND COMMENTS

What comments do you have regarding the District's proposed rezoning that would allow for up to three residential apartment buildings (rental only and strata condominiums) and an Adult Day Centre at this location?

From what information I have, the project looks
viable & potentially an excellent addition to the
neighbourhood. Many variables - unseen & future
will be revealed. Many challenges; often budget
related.
Good Luck.

What comments do you have regarding the District's proposed Development Permit Guidelines that will be included in the Official Community Plan, and will direct the form and character of future development on this site?

What other comments would you like us to consider regarding this proposal?

Comment Form Response Comments	Question 1. What comments do you have regarding the District's proposed rezoning that would allow for up to three residential apartment buildings (rental only and strata condominiums) and an Adult Day Centre at this location? Zoning Information (PDF)	Question 2. What comments do you have regarding the District's proposed Development Permit Guidelines that will be included in the Official Community Plan, and will direct the form and character of future development on this site? Development Permit Guidelines (PDF)	Question 3. What other comments would you like us to consider regarding this proposal?
1	I wholeheartedly support the proposal as it is.	I support the development permit guidelines	I hope that this development is just the beginning of more like it. We need this housing diversity, and we need new developments specifically targeted at affordable rentals like this one.
2	The District should not be getting involved in development. Let the market dictate what is required and let the developers build towards that need. The District can then monitor the development through the planning process.	The guidelines can be followed by professional developers and not the District being the developer.	not answered
3	We really need more affordable housing in DWV. I strongly support the proposal.	I strongly support the District's proposed development permit guidelines.	not answered
4	I think it is brilliant. I went and actually saw the presentation. Best project for our community.	not answered	Just to make sure there is enough green space and landscaping considerations to soften the development and perhaps a community square, however small. LOTS of green please.
5	Great to see rental apartments planned near public transportation, shops, and recreation. This looks like a true walking community.	Public, outdoor spaces are integral to community (increasingly so during a pandemic and likely post-pandemic). This relates well to the community centre and nearby schools.	A true community is a live and work community. Wonderful to see plans for rental apartments that could house the professionals who commute to work in West Vancouver.

6	Support for the proposal We need housing that our workers can afford	Support	None Enough talk already!!!!
7	Please do more of this!	Make it taller/denser with less parking spots.	Please do a lot more of this.
8	The proposed development adjacent to an elementary school site is not recommended.	This development next to an elementary school site should be reconsidered	It is not a good idea to have this development next to an elementary school site.
9	I think this is an important move for the district and done properly, can be a model for more potential projects in the future. This is vital to the health and sustainability of the district.	not answered	Please do not listen to the voices of elitist naysayers. I grew up in this community and it is far less diverse in terms of income and services than it was in the past. This will help to work towards more balance.
10	this is extremely vague with regard to the amount of non-market affordable rental housing and totally opaque as to affordability of units for purchase	There's nothing in these guidelines about a view toward affordability or how affordable housing would be included in a mix of rental housing in the neighborhood.	In the light of the massive increase in market housing under development or planned for development in West Vancouver, why is there any market housing in this development at all?
11	I fully support this rezoning which will help increase the diversity and affordability of housing in the District. Please specify that the off street parking is referring to automobiles (including motorcycles) and not bicycles and that in addition to automobile parking, secure bicycle parking spaces should be included according to Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5055, 2020. In accordance with the bylaw, there should be enough space in a secure bicycle room in each building to house 1.5 bicycles per unit.	I have the following suggested changes: 4th objective: "to create an active transportation-friendly streetscape" Building Materials and Sustainable Building Design - Minimize the use of concrete, and instead use tall wood construction to reduce the carbon footprint of the buildings. Rooftops - Make space for PVC solar panels to supplement the electrical supply or connect to BC Hydro grid through Net Metering which could set a good example for other residential buildings in the community. Landscape Design - Minimize the use of	Maximize the number of rental units, particularly those at below market rental rates.

		impermeable materials and incorporate green infrastructure features. Circulation/Parking - Secure bicycle parking for visitors should be in a sheltered location.	
12	Excellent, lets get started.	The plans look good, living so near to this site I would like to see this started ASAP	Please just take the advice of the building and design experts rather than local residents who don't necessarily know what they are talking about.
13	There should be a broader discussion about the best use of this central site. I am not in favor of residential apartment buildings	As above a broader discussion and use is required. do not proceed.	not answered
14	This sounds like a great use of the property, and I agree with the District's proposed zoning changes.	Please consider traffic is not going to be congested with the zoning change	I'm happy to see rental accommodation being considered for the W Van area.
15	I believe this is a very inefficient and ineffective way to try and contribute additional affordable rental housing. The municipality acquires the land in 2014 and recommendations from July 2019 to proceed with 217 units at a 70% discount from market are being considered a year later. Does the municipality take ten years to guide this project to completion? The way to create affordable housing is to make the market more affordable by increasing supply, not by favouring a pet project that favours a couple of hundred people over others. My son who lives in Seattle has a much greater supply of affordable housing because his municipality	See above	Trying to create an artificial market opportunity without rewarding a privileged class is one thing, what changes could/should come from Covid that a slow moving project like this won't adapt to?

	encourages builders to develop small units by making an increase in supply quick and affordable, the market balance of supply and demand occurs at a lower level and there are lots of units available. I suppose everyone at the City has their fingers in something they've invested too much to forgo but by the time something gets done the market will hardly notice the additional units and certain Poole will be favoured at the expos others. What government has ever been able to fairly distribute specific benefits to certain people for long without reverting to rewarding a privileged ground?		
16	not answered	Why is one building taller? The need for more housing?	Looks good
17	I think it is extremely unfair for the District to be rezoning its own property at the expense of neighbors. Allowing 8 story building to impair the views of surrounding houses shows how callous this Council is.	I think it is extremely unfair for the District to be rezoning its own property at the expense of neighbors. Allowing 8 story building to impair the views of surrounding houses shows how callous this Council is.	not answered
18	I fully support affordable rental properties and think that using the District's land on Gordon Ave is an excellent use for it. We need more young families in West Vancouver which conflicts with our housing prices/affordability and I support any effort give children the benefit of growing up in West Vancouver. Likely the strata option is there to raise	Looks great and expertly done. It would be nice if the Adult Day Centre be repurposed/available to residents on a limited basis. I'm thinking of things like meeting or event space if the Centre provides for that in addition to sitting/reading areas. A "Day" centre implies it closes at e.g. 6pm which implies that the space is available from that point on.	Since this is a District project I would like your planning process, documents available for viewing by request from other groups that may want to repurpose their land. This process is invaluable to non-profit organizations like churches that are land-rich and cash-poor, who could benefit greatly by getting access to how the District went about this project

<p>capital to fund the rental properties so it that's a necessity then I agree, but I would prefer that all the units are rentals. The Adult Day Centre is intended for seniors? I thought the Seniors Centre and Community Centre offered ample resources for our seniors, but I'll defer to the District on that. Regarding parking I would try to manage the 6 employee spaces so that guest parking is available based on how many staff spots are currently required so that all 6 are utilized rather than sitting empty. It would require the staff to manage this with a green/red light switch on each stall or something like that. Also, I would very much like to hear about the District's opinion on the feasibility of a progressive parking/car arrangement that makes a number of spots available to a pay-as-you-go operator. It's possible that the residents do not own a personal car, but would use a shared service and this could reduce the number of dedicated resident spots if you classify some of the units as "no parking." These spots could be for guest purposes or paid-for through a meter. I realize there are practical issues related to this, but the District has the opportunity to try some progressive practices. No problem with the height, I think eight storeys is perfectly fine.</p>		
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19	<p>We think it is a HUGE MISTAKE for the DofWV to be involved in the creation and involvement of taxpayer supported subsidised housing, especially at this time. Residents of WVan are under an enormous amount of financial and mental pressure during these very uncertain times. The Covid crisis is having a once in a lifetime adverse affect upon us seniors. That, and with the debt that all levels of government are now going to soon saddle upon us taxpayers screams for Council to relook at this project. No doubt our taxes will continue to rise at a rate higher than inflation (in the next number of years, and we the taxpayer will be hit with increased GST and even perhaps a tax on selling our principal residence! Council should immediately direct staff to revisit the Districts' direct involvement with the 2195 Gordon project.</p>	not answered	<p>Council should put the land up for sale as a proposal call. But before doing so, INCREASE the density presently being contemplated. This increased density can be used to create subsidised rental housing. We the taxpayer NEED THIS REVENUE to pay for known future deficits and infrastructure spending.</p>
20	<p>Support this initiative!! It's important to take into consideration affordability. Housing for support workers is essential for the city to continue to prosper</p>	<p>Support this as well. Like the roof garden and support initiated that will help reduce green house gas emissions.</p>	<p>Consider building NET zero ready and not using fossil gases for heat systems.</p>
21	<p>I am supportive of proposed housing, especially if below market rents for those employed in District of West Vancouver.</p>	not answered	<p>The Whistler Housing Authority has been successful in providing homes, both rental and home ownership, for Whistler residents and is a good model to follow for West Vancouver.</p>
22	<p>I am opposed to the rezoning of this site. Current zoning should remain in place to</p>	<p>Current guidelines are overly broad and allow too much latitude for Council and staff</p>	<p>Council should never have accepted this proposal from staff without first having</p>

	allow for the building of affordable apartments for a growing population of disadvantaged seniors and people with disabilities.	to appease a potentially uncompromising developer, such as we are seeing in the case of the development at Park Royal South.	given the residents an opportunity to suggest other uses for the land. The manner in which this proposal has been pushed forward is grossly undemocratic and is clearly designed to achieve only one predetermined outcome.
23	I've read and understand the proposed rezoning all of which appears suitable for providing this accommodation in West Vancouver.	I have read and understand the proposed development permit guidelines. I would like to add for discussion a small fenced outdoor play area for children and a small fenced area for pets. The artist impression of fig. 5 looking north and the artist impression of fig. 7 looking south are my preferred building styles.	The lack of suitable rental accommodation and affordable condo accommodation for families in West Vancouver needed to be addressed years ago - but, I have faith in this present council that common sense will prevail and the project will soon be full speed ahead. Thank you for the opportunity to add my opinions.
24	I do not support as Local Area Plan should be completed first. This is using a hugely valuable site therefore at huge opportunity cost to taxpayers which has not been properly disclosed to residents	See comments above in 1	I understand the value of this land if zoned for strata was \$80 million last year- so District is proposing foregoing potential revenue of \$54 million and a \$323,000 per unit subsidy for 176 people.
25	I'm glad you're doing this, but we need much much more of it in order to house this community. Housing as a privatized commodity in the hands of developers, speculators, land owners has created a terrible housing crisis West Van and the lower mainland. That means access to secure, stable housing--a fundamental human need--is not being treated as a basic	not answered	A crisis requires bold, radical solutions and swift action. This is a good first step, please continue taking steps in this direction!

	<p>human right, and is thus not being met. I am a young professional working in West Vancouver who lives in my parents' basement with ZERO hopes of buying land in the city I grew up - I'm one of the lucky ones. For low income and vulnerable people like many of our city's seniors, housing remains totally unaffordable and precarious. This development at 70% market prices will help some, those with similar circumstances to me, but won't help the city's most housing-vulnerable people. West Vancouver needs to do more to reclaim real estate from the hands of private individuals and turn it into what it should be - a community need and a community asset. Here's an article about a successful example of what this would look like, based on the model in Vienna:</p> <p>https://thetyee.ca/Solutions/2018/06/06/Vienna-Housing-Affordability-Case-Cracked/</p>		
26	<p>Home based business is too broad. Can increase parking needs and traffic. There is a big difference between an on line travel agency and manufacturing and distribution of widgets.</p>	<p>Support adult daycare No more than 6 stories.</p>	<p>Vision is singular. No other uses for this property are considered. I have serious concerns that this development will meet the needs of west van renters. It will be too expensive for the people who are needed in a "complete community."</p>
27	<p>It's very needed in the area so should be approved</p>	<p>I think taller buildings should be allowed</p>	<p>This seems to be taking forever to move forward and actually start building something.</p>
28	<p>Fully supportive</p>	<p>Fully supportive</p>	<p>I encourage the development of as many "below market" units as possible.</p>

29	I disagree with this use of rental only as being the only option for this land. There are many other uses that should be presented to allow the taxpayers to decide what is the best use.	not answered	If this were to proceed how will the tenants be insured that they work in West Van. As that is the sole basis for why we are providing subsidized housing. So how will this be monitored? Why should we as taxpayers subsidize someone living here who actually works in another district?
30	I think it is an excellent site for tall, tall towers with high density residential because it is close to a bus stop, walking distance to many services and stores, and walking distance to the health clinic and community centres. Tall towers in this area won't block views because the hill rises steeply behind it. Rental for all income levels, not just low income, is valuable.	This is expensive property and the development costs will be high, so it seems important to cover some of these costs so I think there is value in including medium-income housing not just low-income housing. High-density, tall towers seem excellent. Mixed incomes brings diversity and vibrancy to False Creek housing co-ops, so why not here. Housing with transportation, services and coffee shops-cafes-restaurants within walking distance is super. Maybe ground level, small grocery store or rental space for a restaurant might be a consideration? People could easily walk to it and there is lots of parking at the community centre.	Love to see more development in West Van. It seems very dowdy these days.
31	I strongly support the proposed rezoning. It is the right project in the right location and meets the OCP and Council's own stated priorities. Affordable rental housing is desperately needed in this community.	They are commendable. I would encourage the District to require LEED gold as a minimum standard. Also require that any public art be approved by the Public Art Committee.	not answered
32	I am in favour of changing the zoning to allow this development.	Just get it done.	This will be a great asset for our community, just as Whistler had to provide for its workforce.

33	My short answer is DO IT! More rental units are desperately needed in WV, as is an Adult Day Centre. WV's aging population will only increase the need for both more rental options in locations close to shopping and transit, as well as an Adult Day Centre.	The guidelines have been carefully considered and designed, and appropriate for application to the development. Staff has done good work on this!	There is considerable evidence and support for this kind of development as per the OCP, project consultations, Vital Signs reports and roundtables, and other studies and reports, both within WV and beyond. Although there are a number of local residents who advocate against this kind of development, and indeed, for no change of any kind, our community must build for and adapt to changing demographics, changing needs, and economic and environmental realities. We must plan for what is good for the community collectively - not the self-interest of a small number of NIMBYists.
34	How many strata units are allowed? This must be part of the plan.	The plan must have very strict guidelines. Once it is out of councils control, only the details will control the execution of this project. Case in point Park Royal gateway project, adding more levels as the building height progresses.	The public must be aware that the district is giving up this property. How the rental Units will be run in the future is very uncertain, can the district be sure that the rents will be reasonable, what would stop them from selling these units in the future?
35	It's a great plan to have multiple unit condo in the community.	Strongly support	Need to consider more multiple unit homes in the community.
36	Glad to see the plan finally is on the way to proceed.	It's the great change to improve the community livability.	Please consider to build more Condo in west Van.
37	not answered	not answered	1. Increase allowable roof loading to allow for substantial planters on the commonly accessible roof for potential local food production. 2. Extend elevator stops to roof level to accommodate

			<p>HC access to common use roof level.</p> <p>3. Consider Geo Thermal (Ground source) heating system. The extra Capital costs will be paid back in 5-7 years by the reduced energy costs. After this, the reduced operating (heating) costs for the rental buildings will allow for more units to be rented at affordable rates.</p> <p>4. Storm water should be directed back in the ground through swales and/or a wet land landscape feature.</p> <p>5. Add L shaped benches along the sidewalk to encourage casual social contacts for the community.</p>
38	I am very supportive of the project. We need more affordable housing for younger working people in West Vancouver	It appears to have a good look with suitable green space and close to amenities	I wonder if it would be practical to give a higher priority to individuals who are already working in West Vancouver. Many I speak to do not find it sustainable to travel in from communities where they live
39	Rezoning should include higher buildings. The Municipality does not own vast amounts of land & this is an opportunity to maximize what you have. By the time you build this it will already be outdated & inadequate. Build tall towers to accommodate...you must look to the future not just a stop gap now	Change the guidelines for this unique property to build towers	You cannot accommodate future requirements with this small development....think big...think to the future needs...have the moxy to move beyond the present. You will not be popular with adjacent neighbours but progress MUST be made for our future
40	In light of COVID-19 have you considered that the Adult Daycare Centre may no longer be something that our society can offer in its current form? The Margaret Fulton Adult daycare centre	My comments results from personal experience and pertain to building design. I am disabled as a result of Multiple Sclerosis and my condition has me dependent on a wheelchair. I take	I am a parent of an adult child who is a teacher for the Delta school board. At this point he has lived all this light on the North Shore but on a teacher salary he will never be able to afford to live here. He would

<p>in North Vancouver has been shut down since COVID19 arrived. It has proven to be too risky to have this vulnerable population gathering and exceedingly difficult to have them observe protocols such as social distancing and mask wearing. So, if the adult Day care Centre is no longer viable have you considered how this would affect the design of your development? And if this was no longer possible to build the adult daycare centre how would you amend the proposal in a way that would continue to honour the spirit of the covenant of the site, which was to benefit seniors?</p>	<p>advantage of the bath program at Margaret Fulton centre in North Vancouver every week. I know how important it is for the Handy dart to be able to drive right up to the door under a covered driveway. It takes a while to unload somebody in a wheelchair and both the driver and passenger should be under cover In THE DRIVEWAY not just in the walkway. It is also critically important to note that the Handy dart's come in two sizes and the larger van has a higher height. Please ensure that the canopy is designed with adequate clearance to accommodate that height. With regard to section V - Adult Day Center in the PDF 1. Point 3 describes the entryway to the centre as covered like that as shown in figure 1 of the architects rendering. In that drawing I see only a covered walkway depicted and the driveway does not appear to be covered. Perhaps this is an oversight in the drawing as section V.c it describes a covered walk extended from the curb line of the pickup and drop off area to the lobby. Technically, this would not be sufficient as the whole Handy dart and unloading ramp at the rear should be covered. Also it is my experience that there are often a number of Handy dart buses queued up to pick up or drop off clients around start and end time of the program. The building access</p>	<p>likely transferred to the west van or north shore school districts if he could get an accommodation on the North Shore that was affordable enough to enable him to raise a family here. I would also like him close by to help me because of my poor health. My live in caregivers commute from Richmond. They would be considered Frontline workers and it would be nice to be able to get them local subsidized housing.</p>
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		<p>should consider that there must be enough space past the entrance to the building and on the street to accommodate waiting buses. Bylaw 661.03 (5) specifically mentions a porte cochere to serve both the adult Center users and the residents. By definition this is a covered area you drive beneath (as can be seen by the one at Margaret Fulton Center). This design should be considered for 2195 Gordon Ave. Adult Centre. Under Building Design Figures 3 and 10 show examples of landscaping and building access which includes stairs. Stairs are a huge impediment to anybody with a wheeled device. From an accessibility point of you I would encourage the architects to eliminate stairs in every aspect of their design (even include rooftop raised bed design) to enable Wheelchairs, walkers, strollers etc. equal access.</p>	
41	<p>The proposed rezoning is too specific with the outcome of a specific project in mind.</p>	<p>I disagree with the proposed Development Permit Guidelines.</p>	<p>This property is owned by all taxpayers in West Vancouver. Discussion on options for use of this property should have included residents of WV. Only one option has been presented for discussion. Since the first open house, only public engagement has been directed to one outcome. This is what was presented at the first open house, and regardless of public input and suggestions, it is going forward as originally conceived. Members of the community have come forward with</p>

			<p>ideas that benefit the community financially with regards to its development. Those ideas are not even being given a chance to be discussed. When a property worth this amount of money is owned by the whole community - it is very, very wrong for Mayor and some Councillors to push their vision into development. I have read previous Mayor Smith's comments to Carolanne Reynolds. Mayor Smith noted this development as it is being proposed was not the original concept. Will the contract go to Kiwanis as has seemed apparent from the beginning of this Mayor and Council's term?</p>
42	<p>I am against it- Too much density for this area- Buildings are too large and too tall (8 stories?) for a basically residential area- what will this do to traffic for people living in the area? There are already 3 very busy public buildings close by, plus a school. As the access streets (21st and 22nd) are narrow and already often congested, this will cause traffic stress and also it will downgrade the value of the existing homes there.</p>	<p>Single parking access off 22nd? This development will add many cars to this area- and certainly most adult residents will have their own car- looks like a lot of additional congestion.</p>	<p>The majority of we taxpayers in West Van do Not support this project- particularly subsidizing Municipal workers. Why are we having to foot the bill for those who have very good incomes already? We should put this on hold until we know what our new financial reality is after Covid 19 is over. There are already many businesses who form part of the tax base who say they can not survive- this means that the tax burden will be on the homeowners- many who are already coping with lost income and businesses that are struggling. Just because you are a homeowner in West Vancouver does not mean that you are enormously wealthy and can</p>

			afford subsidizing others who really don't require a financial 'leg up'.
43	<p>I strongly agree with the District's proposal to use part of the Gordon Ave property to provide rental housing at 70% of market rates with a longer term land lease at nominal value in order to attract medium income workers to the community. I also agree with the District's proposal to provide part of the site for condominiums with a long term land lease at market value. I disagree with anyone who suggests that the whole site should be used for condominiums in order to maximize the market value to the District. The demographic imbalance and lack of medium income workers in our community is a critical issue and it's far more important for the District to use part of Gordon Ave property to address this issue than to use the whole site to maximize revenue. The proposed rezoning will strike a good balance in correcting the demographic imbalance in West Vancouver while generating \$26 million. I also agree that there is a critical need for an adult day centre in West Vancouver and the rezoning for the Gordon Ave property should include this use.</p>	<p>I support the proposed development permit guidelines including the floor area ratio, building heights, building setbacks, parking guidelines and West Coast Contemporary design expression.</p>	<p>Please finalize the rezoning and move forward to select a developer as soon as possible. This project will take 3 years to complete and we cannot wait any longer to get the rental accommodation that this rezoning will facilitate.</p>
44	<p>I am in favour of the proposed rezoning.</p>	not answered	<p>I am in favour of the development, as it seeks to provide a greater number of rental units to people working in West Vancouver. The main concern of this [and</p>

			other] developments is traffic congestion, which is why adequate and favoured bus services are very important.
45	<p>I am in support of the district's proposed rezoning. The housing that will be offered will meet a market demand for those with moderate income who cannot afford to live in DWV. It will encourage a younger demographic into our community – an age group which we are sadly lacking. The development of below-market rental housing for this demographic can only be done on government-owned land. This site is the largest area owned by DWV which is suitable for multi-family housing. While support for senior housing is important, we currently have at least seven buildings in this area for seniors, four of which are subsidized housing. I believe that a balanced community creates a healthier community. The Adult Day Centre has moved around a bit and needs a permanent home - this will be a central and accessible location.</p>	<p>I like the step-back on the top floors to give the impression of a lower building. West coast contemporary expression is a good choice to fit into this area. Excellent to have EV charging needs met - also need to add bicycle storage and charging needs met. Love the rooftop urban architecture.</p>	<p>As District moves through the planning phase for this site, I strongly support the development of a zero-emission project, including producing energy on site possibly through such sources as solar panels. These buildings should be show pieces for WV energy emission reduction and energy generation.</p>
46	<p>According to the Planning Staff Memo - https://westvancouver.ca/sites/default/files/dwv/councilagendas/2020/jun/08SpOpen/20jun08-5-2.pdf#page=49. They see a value of \$24 to \$27 million for the Strata land portion For their Valuation of the Rental Portion of the Site: "The District's proposal is to make the land for the residential</p>	Premature	<p>A) The site if developed as strata condominiums would have had a value of \$80 million. B) The development proposed is for two six story towers with 167 subsidized rental units and one eight story tower with 50 strata condominium units. Proceeds estimated at \$26 million. C) This development will provide a gain to DWV of \$10 million (\$26 million less</p>

	<p>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"</p> <p>Kiwanis seems to be the favoured developer and operator of the rental portion - they get the rental land for free - this is totally wrong. Has anyone seen any type of financial projection of the construction cost, financing and operating costs? With COVID uncertainty, this project should be delayed until all options are explored including alternative use options and alternative housing models.</p>		<p>purchase price of \$16 million) D) Therefore DWV is foregoing a potential gain of \$54 million (\$80 million less \$26 million) E) DWV confirmed it has \$200 million of major future capital projects (including replacement of aging buildings) over the next decade. DWV has no dedicated financial reserves. It is acknowledged that DWV is facing a funding shortfall and does not have dedicated reserves for these projects.</p>
47	<p>I disagree with this proposal for several reasons. One is the significant increase in population density along the Marine Drive corridor. In this growing community, development should be spread across it not confined to the blocks directly on Marine Drive. This would represent segregation between the "crowded corridor" and the "residential rest" of West Vancouver, the latter being quieter/more peaceful and conducive to enjoying being life free from excessive noise. Noise detracts from quality of live. Cities in other countries have established low noise communities in response to</p>	<p>I am not convinced that the application of guidelines would be adequately monitored and followed up.</p>	<p>Like many other residents of West Vancouver, I am not in agreement with the development of this density proceeding for a range of reasons. A Day Care with a small footprint and a park or a small scale residential building with a realistic accommodation for adequate parking would be preferable.</p>

	<p>citizen demand. Increasing quality of life for residents of Wes Vancouver means addresses current noise level caused by traffic and the inevitable increases in traffic noise that come with development.</p>		
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From: Mark Chan
Sent: Thursday, June 11, 2020 4:29 PM
To: Ingrid Matthews; Mark Chan
Subject: RE: Re 2195 Gordon Avenue and subsidized housing

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 document. 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 explained 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

The Initial Public Consultation

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 for the below market rental balances the reduced parking requirements, with the need to provide sufficient parking for residents and to avoid negatively impacting the neighbourhood. The proposed zoning bylaw sets out the minimum parking required. A developer could choose to construct 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.

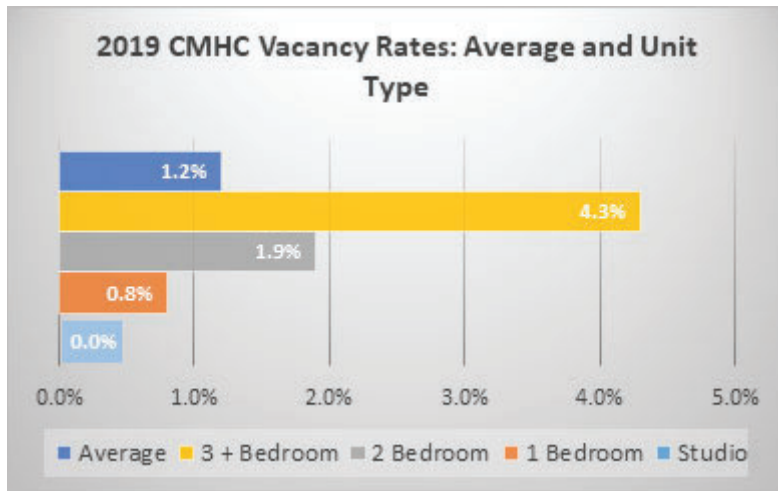
To address these challenges, and balance revenue needs for the District, the District is proposing to use the site to create housing, increase rental supply and improve affordability, while generating a reasonable return on the District's initial purchase price for the site of \$16 million back in 2014.

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].

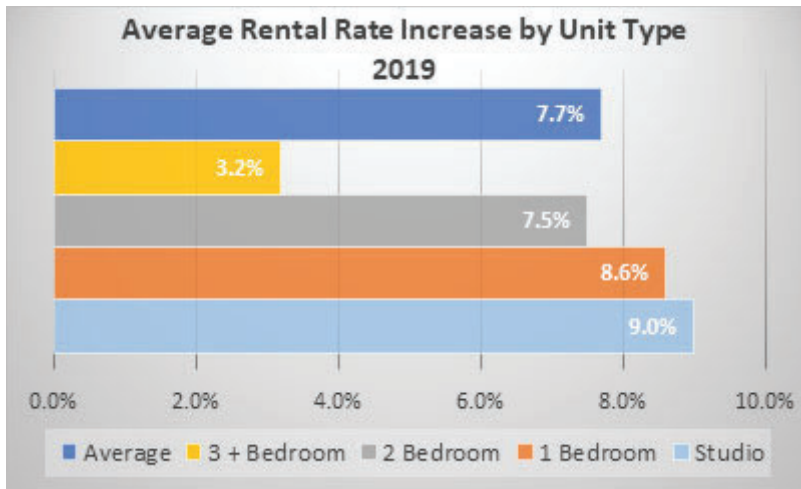
Vacancy is low, indicating demand exceeds supply

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.



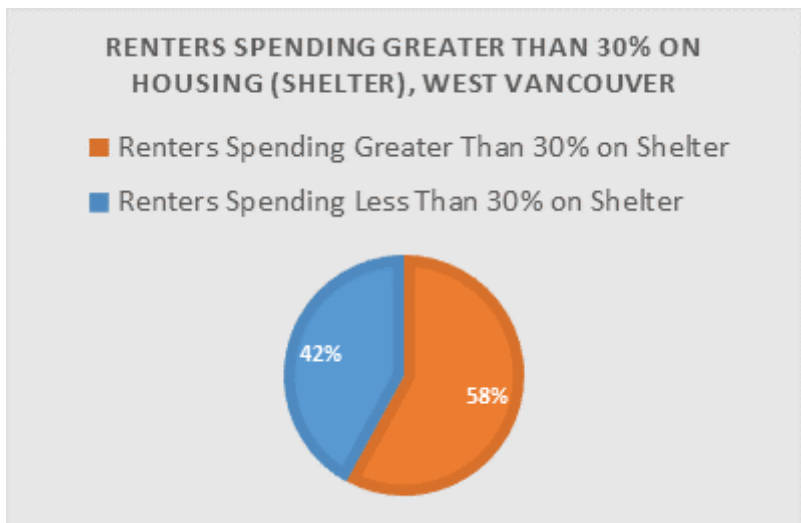
Rents are increasing, worsening affordability

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.

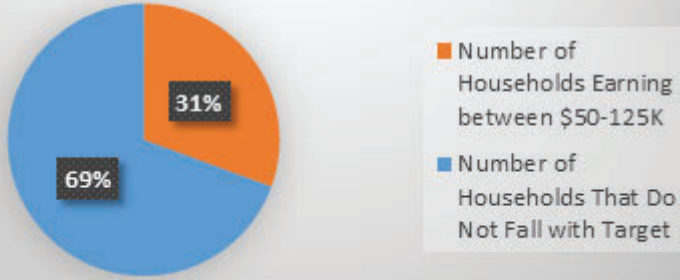


For renter households, shelter costs include, where applicable, rent, the costs of electricity, heat and water.

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].

**West Vancouver Households within Current
Income Target at 30% of Income to Rent (\$50-
\$125K)**



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.

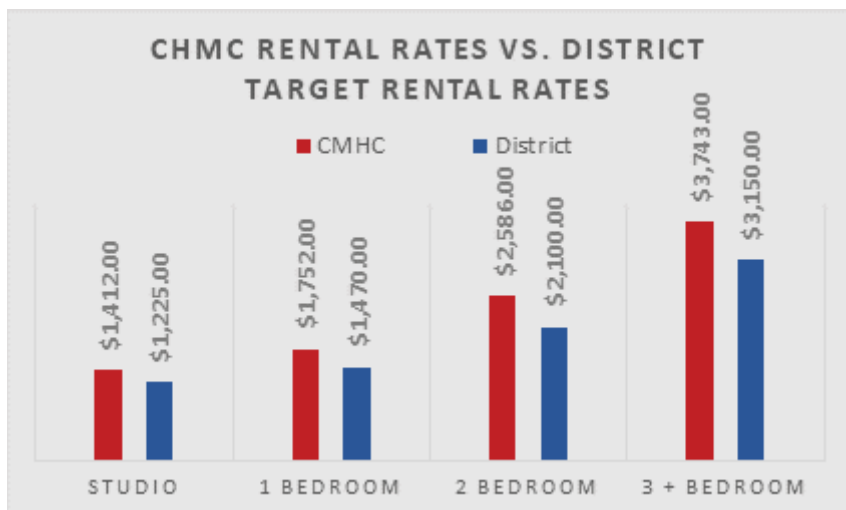
Salary Table (2019 Rates)

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

It is anticipated that the Ambleside Town Centre Local Area Plan (“LAP”) will proceed within the next few years. 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 affordability in our housing, 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.

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:

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,





-
- [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.

Erin Hughes

From: Ingrid Matthews
Sent: Monday, June 15, 2020 10:39 AM
To: [REDACTED] Mark Chan
Subject: RE: Housing Needs Assessment report

[REDACTED]

Thank you for your patience as I followed-up with my colleagues in Planning on the current status of the District's Housing Needs Assessment Report.

The District applied for and received funding from UBCM (Union of British Columbian Municipalities) in order to hire a consultant to assess our existing context and estimate housing needs based on our projected population growth, labour force, and other community indicators.

The District recently started work on our Housing Needs Assessment Report and aims to present the findings of this analysis in the winter of 2020/2021. The District will be required to update our findings every 5 years following our first report.

Please contact me should you wish to further discuss.

Kind Regards,

Ingrid Matthews
Land Agent and Corporate Initiatives, Corporate Services | District of West Vancouver
t: 604-921-3406 | c: 604-833-1384 westvancouver.ca



From: [REDACTED]
Sent: Monday, June 15, 2020 8:54 AM
To: Mark Chan <mchan@westvancouver.ca>
Cc: Ingrid Matthews <imatthews@westvancouver.ca>
Subject: Re: Housing Needs Assessment report

Ingrid - just looking for your last report

On Thu, Jun 11, 2020 at 9:12 PM Mark Chan <mchan@westvancouver.ca> wrote:

Hi [REDACTED]

Thank you for your reminder and apologies for the delay. I have asked my colleague Ingrid Matthews to follow up on this with the Planning Department and we will reply to you shortly.

Thanks,

Mark

Sent from my iPhone

On Jun 11, 2020, at 3:42 PM, [REDACTED] wrote:

Hello Mark - I am just following up on my enquiry

On Sun, May 31, 2020 at 8:04 AM [REDACTED] wrote:

Hello Mark - I can't seem to find the latest Housing Needs Assessment report or similar report. Can you point to where I would find it ?

Thanks [REDACTED]

--

[REDACTED]

[REDACTED]

--

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, June 16, 2020 7:17 PM
To: 2195 Gordon
Subject: Comments Re 2195 Gordon Proposal

I would like to go on record as opposing the development of 2195 Gordon in the manner proposed.

While I understand the intention behind providing District workers and/or others with subsidized housing, you only solve one aspect of the problem. Living in West Vancouver is very expensive not only for the purchase of real estate but for all living expenses including property taxes, water taxes, insurance, and costs of purchasing food and other necessities, eating in restaurants, gasoline, etc. So instead of shopping, eating, etc. close to where they live as they do now, they will still shop in areas where the costs are less. In other words, it is unlikely they will contribute to the economy of the District.

West Vancouver Mayor and Council have big plans for our District, all of which cost \$\$ and our District workforce is large and highly paid. Instead of using prime land for this type of development, I believe in the interests of West Vancouver taxpayers the land should be sold for market value to firstly, keep our District in strong financial position (i.e. no deficit funding) and secondly fund the priorities of the District.

We have seen the cost of our property and water taxes rise significantly above the cost of living. If Council proceeds with this proposal - which is not for the benefit of current West Vancouver residents, i.e. taxpayers, - it will emphasize there their priorities are. Voters will recall all the moves of this Council when we vote in 2021.

Yours truly,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, June 16, 2020 5:00 PM
To: 2195 Gordon
Subject: Gordon development

Define the need being mindful of current trends ie reduction of immigration this year etc How many employees in West Van commute and from where?. Show how this use of taxpayer dollars will deal with the problem if it does exist. An alternative is to sell condos at market and use proceeds to buy cheaper land on north shore.

Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: Tuesday, June 16, 2020 7:26 PM
To: 2195 Gordon
Subject: Comments

I fully support the council's intention to create affordable housing on the above-captioned property.

[REDACTED]

[REDACTED]

From:

Sent:

[REDACTED]
Tuesday, June 16, 2020 6:55 PM

To:

2195 Gordon

Subject:

Gordon redevelopment

Generally a good idea. But....

1. No towers - nothing higher than Westerlies 2. No developers coming back afterwards asking for "just a few more floors".

3. West Coast design

[REDACTED]

Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: Tuesday, June 16, 2020 5:12 PM
To: 2195 Gordon
Subject: Rental Construction

I have previously stated that I am not in favour of this project nor any project that uses municipal owned land for housing.

I clearly understand the issue of affordable housing.

When I first moved to West Van I was in my early teens and we rented a home at [REDACTED]. Later moving to rental on [REDACTED] Then on my own in Vancouver.

[REDACTED]

My point on affordability is very important and often misunderstood.

Rental is the affordable option and looking back over the past decades there has been NO rental construction. Ok an overstatement but the number of projects is ridiculously small. Shame on all of these councils.

The blame or responsibility is on previous and current councils.

The factors to build rental are clearly the cost of land, cost to build, cost to market and of course the cost to maintain the building.

In each case the costs of risen except for the cost of money to finance.

The biggest cost increase has come from the cost of land. Hidden in the cost of land is the huge take by the municipality. 75% of the zoning up, plus inordinate costs for DCC CAC's.

In a typical condo now these costs account for more than a third of the selling price. The councillors pat them selves on the back saying what a great job they have done when in fact they are responsible for the affordability housing crisis and the rental shortage.

I would encourage the current and future councils to do what ever they can to promote the construction of market rental housing. They can do that by slashing the development costs and zoning rental only zones.

With regards to this project the council should sell this land at market prices.

Regards

[REDACTED]

[REDACTED]



[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 17, 2020 7:09 PM
To: 2195 Gordon
Subject: Re: 2195 Gordon Avenue proposal: Share your comments in advance of the July 14 Public Hearing

Hello!

I'm writing to express my strong support for the Gordon Avenue project. Every time I take the bus to Horseshoe Bay, there are so many people coming from way out of West Vancouver to clean and do other work in the homes of wealthy people in West Van. People should be able to live near where they work and West Vancouver is going to be in big trouble soon if we don't let more people live here.

I can't wait to see this project come to life - and I can't wait for more like it!

Sincerely,
[REDACTED]

On Tue, Jun 16, 2020, at 16:12, District of West Vancouver wrote:

[REDACTED]

2195 Gordon Avenue - June 15 Update

In advance of the July 14, 2020, Public Hearing, the District is conducting additional public engagement on the proposed rezoning and Official Community Plan amendment for 2195 Gordon Avenue. Read more about this project at westvancouverite.ca/gordon.

Ordinarily, this engagement would be in the form of one Proposed Development Information Meeting; however, due to COVID-19, the District is conducting the engagement in multiple ways.

There are four ways to ask questions and share your comments:

1. **By phone:** 604-921-3406
2. **By email:** 2195Gordon@westvancouver.ca
3. **Online comment form (open June 15–26):** westvancouverite.ca/gordon
4. **In-person:** Wednesday, June 24 from 4–7 p.m. (details below; RSVP required)

Proposed Development Information Meeting (In-Person)

- Wednesday, June 24, 2020 (RSVP to one time slot by email)
- West Vancouver Ice Arena, 786 22nd Street

In order to comply with the orders of the Provincial Health Officer, **attendees must RSVP by email in advance** for one of three time slots:

- 4–5 p.m.
- 5–6 p.m.

- 6–7 p.m.

RSVP for one of the time slots by emailing: 2195Gordon@westvancouver.ca.

Visit the project page for more information:

www.westvancouverite.ca/gordon



You're receiving this email because you are a registered participant on westvancouverite.
Powered by [EngagementHQ](#)
[Unsubscribe](#)

[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 17, 2020 1:49 PM
To: 2195 Gordon
Subject: 2195 Gordon

To whom it may concern:

I am completely against the DWV using any taxpayer money to subsidize housing of any kind in DWV.

It is pathetic to see the terrible shape our beautiful city is in with roads full of pot holes, parks in a state of neglect and trails that are impassible because they are over grown due to lack of maintenance. Please spend my hard earned tax dollars on fixing these glaring issues before starting on another expensive pet project that we do not need or want.

Best regards,

[REDACTED]

[REDACTED]

[REDACTED]

NOTICE TO RECIPIENT: THIS EMAIL IS MEANT FOR ONLY THE INTENDED RECIPIENT OF THE TRANSMISSION, AND MAY BE A COMMUNICATION PRIVILEGED BY LAW. IF YOU RECEIVED THIS EMAIL IN ERROR, ANY REVIEW, USE, DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS EMAIL IS STRICTLY PROHIBITED. PLEASE NOTIFY US IMMEDIATELY OF THE ERROR BY RETURN EMAIL AND PLEASE DELETE THIS MESSAGE FROM YOUR SYSTEM. THANK YOU IN ADVANCE FOR YOUR COOPERATION. FURTHERMORE, IF YOU NO LONGER WISH TO RECEIVE THESE MESSAGES, SIMPLY REPLY TO THIS MESSAGE WITH THE WORD 'UNSUBSCRIBE' IN THE SUBJECT LINE.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 17, 2020 7:54 AM
To: 2195 Gordon
Subject: Gordon Ave..

As a long time resident of WV I am shocked that our council is so misguided that it sees itself qualified to run a real estate business (with no clear information on the budget required).

We choose to live in our community because we have earned the right to do so.

There is abundant housing with large pricing range options just a few minutes walk, or bus ride in North Van. North Van offers a diverse living option both in Community, housing, entertainment and the like for anyone who wishes to work in West Van.

I see absolutely no justification and continued focus on affordable housing in WV. We live here because it is a unique high end Community. I would like to see it kept that way. More focus on the high end, elegant, sophisticated, artsy and unique would be much more to our benefit and draw more tourism than trying to lower our standards. Spend the funds to improve local infrastructure and art and retail. Think of Carmel, it is gorgeous and they have no subsidized housing and is beautifully maintained and pride permeates every corner. Retail thrives.

Our council should think upward and forwards.

Please do not make this mistake.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, June 18, 2020 1:30 PM
To: 2195 Gordon
Subject: 2195 Gordon Feedback - parking is major concern

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
My most significant concern about this proposed development is the lack of parking.

I believe the planning process has been naive concerning how much parking is included in the project. The planned one spot per suite is not going to meet the needs of the tenant/strata owners.

An objective is to provide affordable housing for people who work in West Vancouver as well as young families. It is highly predictable that such owners or tenants will have multiple vehicles and/or recreational trailers, boats etc.

I am very concerned that they will park their extra vehicles on the streets in the immediate vicinity and beyond. That is grossly unfair to homeowners on those streets.

Already streets such as Haywood, Jefferson, etc are often almost impassible with parked vehicles belonging to owners, construction crews and downtown commuters. This situation will be worsened when you add vehicles belonging to occupants of 2195 Gordon and their visitors.

Please revisit the issue of providing an adequate amount of parking.

Respectfully submitted,

[REDACTED]

[REDACTED]

From: Ingrid Matthews
Sent: Friday, June 19, 2020 12:01 PM
To: [REDACTED]
Cc: Jenn Suggitt
Subject: RE: I would like to speak on June 24

[REDACTED],

Thank you for your email regarding the Proposed Development Information Meeting being held on June 24th, between 4-7pm, at the Ice Arena. This is an open house format meeting, with information boards, along with staff and consultants available to provide additional information and respond to questions.

If you would like to address Mayor & Council, the Public Hearing is scheduled for July 14, 2020, 6 p.m at Municipal Hall Council Chambers. Additional information on ways to participate in the Public Hearing can be found at <https://westvancouver.ca/publichearings>

Should you wish to attend the meeting on June 24, please indicate if you would prefer to attend the 4-5pm, 5-6pm or 6-7pm time slot.

Kind Regards,

Ingrid Matthews
Land Agent and Corporate Initiatives, Corporate Services | District of West Vancouver
t: 604-921-3406 | c: 604-833-1384 westvancouver.ca



From: [REDACTED]
Sent: Wednesday, June 17, 2020 6:55 PM
To: 2195 Gordon <2195Gordon@westvancouver.ca>
Subject: I would like to speak on June 24

[REDACTED]

[REDACTED]

From: 2195 Gordon
Sent: Friday, June 19, 2020 12:15 PM
To: [REDACTED] 2195 Gordon
Cc: Jenn Suggitt
Subject: RE: 2195 Gordon

[REDACTED]

The District is holding a Proposed Development Information on June 24, between 4-7pm at the West Vancouver Ice Arena (RSVP required). This meeting is required to be held in advance of the Public Hearing, in accordance with the Development Procedures Bylaw. The purpose of the meeting is to provide information to the public on the proposed rezoning and Official Community Plan amendment and to hear from the public. The project webpage, <https://www.westvancouverite.ca/gordon>, contains information regarding the proposal, as well as an comment form. Comments from the engagement, including the meeting and comment form, will be summarized and provided as information to Council.

Council welcomes your input. The Public Hearing is scheduled for July 14, 2020, 6 p.m at Municipal Hall Council Chambers. Additional information on ways to participate in the Public Hearing can be found at <https://westvancouver.ca/publichearings>.

Regards,

Ingrid Matthews
Land Agent and Corporate Initiatives, Corporate Services | District of West Vancouver
t: 604-921-3406 | c: 604-833-1384 westvancouver.ca



From: [REDACTED]
Sent: Wednesday, June 17, 2020 2:46 PM
To: 2195 Gordon <2195Gordon@westvancouver.ca>
Subject: RE: 2195 Gordon

Thank you Ingrid.
I appreciate the background.
So, based on your comments, what is the District looking for from the public?
Or put another way, what options do we have to influence this process, if any.
Thx!

[REDACTED]



From: 2195 Gordon <2195Gordon@westvancouver.ca>

Sent: Wednesday, June 17, 2020 2:12 PM

To: [REDACTED]

Subject: RE: 2195 Gordon

[REDACTED],

Thank you for your email. The District considered a variety of building heights in the context of the lands surrounding the subject site, 2195 Gordon Avenue. The buildings immediately adjacent to the east, are three and five storeys in height. Given the existing building heights, along with other considerations including the neighbourhood context, proximity of the site to transit, recreational and commercial activities, the District considered various building forms that were both lower and higher than the current heights proposed, including options with 6, 8, 10 and up to 12 storeys. Council directed Staff to conduct Initial Public Consultation on two possible building forms: Option A – three six-storey buildings; and Option B – one six-storey building and one seven-storey building. On April 29, 2019, Council directed Staff to proceed with a three building configuration with two six-storey buildings and one eight-storey building.

Ingrid Matthews

Land Agent and Corporate Initiatives, Corporate Services | District of West Vancouver
t: 604-921-3406 | c: 604-833-1384 westvancouver.ca



From: [REDACTED]
Sent: Thursday, June 11, 2020 10:30 AM
To: 2195 Gordon <2195Gordon@westvancouver.ca>
Subject: 2195 Gordon

Hi there,
Thank you for your email.
Has the district considered buildings that are lower in height?
For example, the same height as the buildings immediately to the East of this site.
Thanks,
[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, June 22, 2020 7:31 PM
To: 2195 Gordon
Subject: 2195 Gordon Avenue development

Follow Up Flag: Follow up
Flag Status: Flagged

Hello...I have 2 questions for you, please:

1. The North Shore News article on Wed. June 10 stated that "there isn't a developer waiting with a fully designed project...". There was a display with renderings, layouts, floorplans, etc. at the Community Centre back in March... How much did that cost? And now more money must be put aside for more design proposals?
2. Will the mature green growth (trees, shrubs, etc) around the property be removed/destroyed? I hope not!

Thank you for your response. Regards, [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Monday, June 22, 2020 3:09 PM
To: 2195 Gordon
Subject: Comments on the 2195 Gordon Avenue proposal

To whom it may concern,

I'm writing this to express my support for the 2195 Gordon proposal. This proposal is the only serious effort to do anything about housing affordability I have seen in West Vancouver for as long as I remember, and if anything, the only concerns I have are that it might be far too moderate compared to what the community needs.

- 170 units at 70% of market rate is a good start for, say, unionised civil servants, but this still does not do enough for the roughly 6,000 West Vancouverites (<https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=5915055&Geo2=PR&Code2=59&SearchText=West%20Vancouver&SearchType=Begins&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=5915055&TABID=1&type=0>) whose family income is in the bottom decile, which accounts for incomes of ~\$19k or lower (<https://www150.statcan.gc.ca/n1/en/daily-quotidien/190226/dq190226b-eng.pdf?st=-tytHIjk>) - this 70% of market rate rent rate would still put annual rent vastly above the 30% of income threshold that's often cited as being "affordable". (I am aware that at least some of this set of ~6k people is people living off of retirement savings or in financial arrangements where they have substantial wealth but no declared income, but there are *absolutely* members of this category who are in poverty in West Van.)
- Selling this land outright as part of the development plan also seems like a needlessly short-term plan. A 99 year lease to some developer would be more appropriate, as it would not entail the District giving up their ability to leverage equity in that property in the future, seeing as population shifts are likely to result in land costs increasing further and further. I understand why this decision is being made from a financial perspective, but there are other revenue sources the District could use.
- While limiting the buildings to just 6/7 storeys for the sake of fitting in with their surroundings makes some sense, this constraint is such that... ..the District should be doing more of these sorts of developments elsewhere, considering the backlash that might arise from the District doing what would otherwise be a reasonable course of action and doubling the heights of these buildings to maximise how much revenue could be generated, and how many people could be given homes, off of this piece of land.

We absolutely need thousands of new housing units, including ones even more affordable than the 70% rent planned for this development, but this is a decent start, and there is no good reason at all to back down from such a timid, mild proposal as this.

Regards,
[REDACTED]

[REDACTED]

From: Ingrid Matthews
Sent: Tuesday, June 23, 2020 4:51 PM
To: [REDACTED]
Subject: RE: Phase 2: Proposed rezoning and Official Community Plan amendment of 2195 Gordon Avenue

[REDACTED]

While I do agree that the decline in population is less than one percent, I do not consider the information in the “About this project” section of the webpage, to be misleading. The paragraph you are referring to cites a variety of community challenges, including housing affordability, low vacancy rates, demographic imbalance, among others, and does not only highlight population decline. For context, the population in Metro Vancouver increased by 6.5% during this same time period, with West Vancouver being one of only two municipalities with a declining population.

Kind Regards,

Ingrid Matthews
Land Agent and Corporate Initiatives, Corporate Services | District of West Vancouver
t: 604-921-3406 | c: 604-833-1384 westvancouver.ca



From: [REDACTED]
Sent: Friday, June 19, 2020 4:27 PM
To: Ingrid Matthews <imatthews@westvancouver.ca>
Subject: RE: Phase 2: Proposed rezoning and Official Community Plan amendment of 2195 Gordon Avenue

Thanks for your reply Ingrid.

While it may be true to say that 42,473 is a “decline” from 42,694, it is statistically insignificant. It represents a decline of one half of one percent. That’s not a “decline”. It’s a fluctuation, and well within the margin of error of the data. I therefore suggest it is disingenuous to describe West Vancouver’s population as “declining”.

Given the prominence of this statement on your website about this project (it is in the second paragraph), and its use as an apparent justification for yet more densification, which residents have consistently objected to, will you be amending the page to explain that what is described as a “decline” would more accurately be described as “stable”?

Regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



From: Ingrid Matthews <imatthews@westvancouver.ca>

Sent: Friday, June 19, 2020 2:54 PM

To: [REDACTED]

Subject: RE: Phase 2: Proposed rezoning and Official Community Plan amendment of 2195 Gordon Avenue

[REDACTED]

Thank you for your email. The North Shore News article you refer to, citing West Vancouver's population as growing by 0.6% between 2017 and 2019, uses BC Stats annual population estimates. The data source referenced in the information you are enquiring about is the Statistics Canada, 2016, Census Profile, which is the most recent census information. The 2016 Census accounts for a population of 42,473 in West Vancouver compared with 42,694 in 2011, and reflects a declining population.

Kind Regards,

Ingrid Matthews

Land Agent and Corporate Initiatives, Corporate Services | District of West Vancouver
t: 604-921-3406 | c: 604-833-1384 westvancouver.ca



From: [REDACTED]

Sent: Tuesday, June 16, 2020 4:38 PM

To: Ingrid Matthews <imatthews@westvancouver.ca>

Subject: Phase 2: Proposed rezoning and Official Community Plan amendment of 2195 Gordon Avenue

Hi Ingrid;

Could you please provide me with the source data for this highlighted statement in your [web page on the above subject](#):

Our community is facing unprecedented housing affordability challenges with some of the highest housing prices and rents in Canada with an average vacancy rate of 1.2%. We have a declining population and demographic imbalance, and a reduced local workforce with more people commuting to our community every day, resulting in increased traffic and greenhouse gas emissions.

The North Shore News quotes the province as recording West Vancouver's population as growing by 0.6% between 2017 and 2019:

<https://www.nsnews.com/news/north-shore-population-growth-lagging-metro-vancouver-s-1.23623148#:~:text=West%20Vancouver's%20population%20is%20now%20estimated%20at%2044%2C886>.

Regards,



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If you have received this communication in error, please notify the sender immediately by return email and kindly delete this message from your system. Thank you.

[REDACTED]

From: Ingrid Matthews
Sent: Tuesday, June 23, 2020 1:34 PM
To: [REDACTED]
Subject: RE: 2195 Gordon

[REDACTED]

Would you be able to call me at 604-921-3406 in order that I can provide additional clarification?

Regards,
Ingrid

From: [REDACTED]
Sent: Tuesday, June 23, 2020 8:50 AM
To: Ingrid Matthews <imatthews@westvancouver.ca>
Subject: 2195 Gordon

Hello Ingrid - I was wondering why you are closing off the ability of residents to comment on 2195 Gordon on June 26 when the public hearing is 2.5 weeks later on July 14?

And when will residents have access to all of the comments ?

--
[REDACTED]

[REDACTED]

Sent:

[REDACTED]
Wednesday, June 24, 2020 8:12 PM

To:

2195 Gordon

Subject:

2195 Gordon Ave

Council must make every effort to reduce density as much as possible.

Increase in density and the resulting traffic is changing the fundamental character of West Vancouver and is extremely detrimental to what makes the city a good place to live. The desirability of west Vancouver is exactly because of its character today.

Let's try and keep as much of it as possible.

[REDACTED]

Sent from my iPad

[REDACTED]

From: Mark Chan
Sent: Wednesday, June 24, 2020 3:21 PM
To: Jenn Suggitt; Ingrid Matthews
Subject: FW: 2195 Gordon Financial Plan

FYI – email reply to [REDACTED] below.

From: Mark Chan
Sent: Wednesday, June 24, 2020 3:21 PM
To: [REDACTED]
Subject: FW: 2195 Gordon Financial Plan

Dear [REDACTED]

Thank you for your email. You have asked how the proposed below market rental units will “*work and be funded*”.

The District’s proposal for the overall site is intended to deliver on multiple policy objectives including creating housing, increasing rental supply and improving affordability by providing below-market rentals while generating a reasonable return estimated in February 2020 to be approximately \$26 million. In order to secure the provision of below-market rental housing, the District intends to provide the land for the rental buildings to the developer / rental provider at a nominal price (likely on a long-term lease). In exchange for that, the developer / rental operator will design, own and construct the building in accordance with the District’s approved Development Permit Guidelines, and then the rental operator will operate the rental at the most affordable rents possible. To ensure the District has achieved the most affordable rents possible, the District intends to conduct a public procurement / Request for Proposals process to ask developers / rental operators to bid for the project by indicating, among other things, the lowest level of rents possible, together with their experience and expertise in such projects.

The District has worked with an independent financial analyst, Mr. Jay Wollenberg of Wollenberg Munro Consulting Inc. Based on the financial analysis, the District anticipates that the below market rentals can be offered at approximately 70% of market rent while still offering a reasonable return to the developer / rental operator to ensure they continue to maintain and reinvest in the building so that the appropriate standards are upheld. The precise rents will be determined through the procurement process, so the District can ensure the most affordable rents possible.

You have asked whether the District will be “*on the hook should things go awry*”. Because of the above structure, in particular because the District will not own or operate the rental component, the risk will be transferred to the developer / rental operator. If, for example, the developer / rental operator experiences higher construction or operating costs than anticipated, or higher vacancy rates than anticipated, the developer / rental operator bears that risk. The District would not be required to subsidize the rental operation, or make any contribution.

The rental parameters, including rents, increases to rent, and the transfer of risk to the rental operator would be documented in a legally binding Housing Agreement (and possibly the long term lease agreement and legal covenants, if appropriate). Council would consider and approve the terms of the Housing Agreement and related documents. The rental operator would then be required to operate the rental in compliance with those approved parameters.

In terms of your request for a pro-forma, given that the District has not yet received any bids, the District does not currently have a pro-forma financial projection. That type of information will be considered further once the project is in the procurement stage and the District is considering who to select as the developer / rental operator.

If the District proceeds by way of long term lease, upon expiry, the land would revert back to the District to allow Council of the day to determine what is the best future use of the property, taking into account the overall best interests of the community at that time.

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



From: [REDACTED]
Sent: Wednesday, June 17, 2020 3:52 PM
To: 2195 Gordon <2195Gordon@westvancouver.ca>
Subject: 2195 Gordon Financial Plan

Hi. I've been trying to get some financial info on the 2195 Gordon project and not having a lot of luck so I'm glad you asked for citizen questions (I received your email asking for questions and input).

A week ago I sent a question to Ingrid Matthews (the 2195 Gordon contact on the District's web site) but have had no response. Here is the question I sent:

I haven't seen anywhere how the subsidized rentals will work and be funded. Is there a document you could point me to for that information?

Basically, I'm assuming that if the rents are 70% of market, that the other 30% must come from somewhere – either a direct subsidy or a reduction in the cost of development (due to reduced land costs or whatever). If it's the latter, I'm wondering how the numbers work, and what the relationship would be between the developer, the manager/operator, and the District to ensure the rents stay at the desired levels over time, and that the District is not on the hook should things go awry.

The documents I've looked at so far don't seem to address these points but I'm sure they have been considered.

I've read all the info I can find online but, in spite of a lot of detail on the physical form of the buildings, there doesn't seem to be much on the financials. Given the size of the numbers (tens of millions of \$\$) and the length of the commitment (decades) and the number of parties involved (purchasers, constructors, manager/operators, tenants, non-profits, the District) I'm sure there must be a pro-forma financial projection and some documentation on this. So far I have found only one sentence on financials: "The District's proposal is to make the land for the residential rental portion of this site available at a nominal price in order to facilitate the below-market housing." Somewhere there must be an analysis that shows how the site will be managed and how cash flow will support the project on 70% rents over the long haul.

Thanks, I appreciate any help you can provide to expand on this important aspect of a plan of this size.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 24, 2020 11:06 AM
To: 2195 Gordon
Subject: Comment on the proposal

Hello,

I write reluctantly and with a sense of powerlessness about this issue. I have written on two other occasions, earlier in this process as well as others.

I am extremely disappointed in the pro-development ideology that seems to dominate decisions of Council and recommendations by our municipal civil servants. With the exception of Councilor Soprovich, all the rest of our elected representatives appear to have abandoned any sense of community coherence. Our last example was the predictable contradiction between the new Hollyburn development at 21st and Bellevue. The promised affordability for young people appears to be a minimum of \$24,000/year for a one-bedroom apartment. Now Council has approved a preliminary development of another behemoth at 22nd and Bellevue that is egregiously hypocritical.

Regarding the project on Gordon, citizens are asked to comment on a development on Gordon that is well underway and respond to the issues raised on the website. The information on the website assumes the proposed development is beneficial and welcome.

The Gordon development is not welcome to me for two main reasons. First, the affordability argument has not been demonstrated to my knowledge by petitions or requests for "affordable" housing, only by assumptions. I understand there is the claim that 17,000 people commute to WV and some of them might like to live here, but I have yet to see any breakdown of how many of those people stop at Park Royal. Second, the architecture of the proposed development is not only disharmonious in size, but also in design. Were it to be realized in as conceived it would seem to completely contradict the intention, as I understand it, of Policy BF-B 5 of the OCP.

But I will not draw out my argument because I am disheartened at what I see as the increasing hypocrisy of Council. All the pious statements about compliance with local area plans, declarations of "no spot zoning", maintaining view corridors in our beautiful city: all that is seems to be ignored when developers make their pitch.

I can only wait and vote for leaders who have a more constrained view of development, one that recognizes that some of us choose to live here precisely because of the lack of density. Hopefully, I will be able to do that before Marine Drive becomes Georgia Street and all village character is lost.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, June 25, 2020 11:36 PM
To: 2195 Gordon
Subject: Feedback on proposed development for 2195 Gordon Avenue

Dear Council,

After reviewing the plans and a physical visit to the site- here are my comments:

I am opposed to the plan to build more units and subsidize a percentage of the units with public funds from tax payers. Many new developments in proposal stage and recently built have reduced the rental units available in the area: the Cressey on Bellevue, Pink Palace and the Shoreline (2190 Bellevue) and others like the new building at Park Royal. Council has approved the reduction of rental units in the existing buildings (Pink Palace, Shoreline, ex Cressey building to name a few) - replaced by multi million dollar condos that the average Canadian certainly cannot afford. By this action- West Van Council has developed a housing market unattainable by many. The developers that are profiting are the ones that should be held accountable for a percentage of affordable rentals in these new buildings- the burden cannot and should not be on the general public.

I support more services for Seniors- though when looking at the proposed Adult day centre- it is only 3,000 sq feet. Adding in service facilities (washrooms, etc) and furniture would decrease this to a small room- therefore what is the purpose of this Adult Day Centre? This is false communication of a proposed service if this is in fact the case.

I could not find the environmental assessment- other than on the Boards document where it stated that people would walk to nearby retail stores as part of environmental mitigation. I did not see anywhere the added traffic these units including all the other new ones being approved by Council would generate- including idling time resulting in air pollution, congestion all along marine drive to the bridge for daily commutes and the reduction of green space. This development is beside the main community centre and a school where park space would be more beneficial. COVID-19 is a good lesson that we need to reduce population density and improve public and green spaces to cope and mitigate.

In the time of climate action- I find that West Van Council chooses economic benefits and responsibilities over the right thing to do for the next generations and the community. Based on these points I oppose these developments without better planning for affordable housing and the environment.

Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Friday, June 26, 2020 5:10 PM
To: 2195 Gordon
Subject: 2195 Gordon comments

I do not support the current plan for development on this site.

First, there is a lack of assurance that the concept will work. Specifically, that the target demographic, who have not, over the years, tended to move into the existing stock of affordable rental apartments in West Van, would actually become tenants. Nor is there assurance that the expected rents will be financially feasible for a developer / operator. It might sound great now, but what happens if these critical assumptions don't pan out? Politically-generated development schemes usually don't work out quite as well as originally advertised.

For example what happens if negotiations with potential developers / operators fail to produce "affordable" rental rates? Such as \$1470 for a 1 bdrm, which I suspect won't be commercially feasible. Will the District step in with direct subsidies to make up the difference? Or will the rents be left to market forces and therefore not be "affordable" after all, which would obviate the original purpose of the scheme? I have not seen any discussion about a plan B.

Second, the opportunity cost to District ratepayers is simply too high. Alternative uses of the capital funds that could be generated by a larger portion of market condominiums would provide greater value to the District as a whole than the provision of heavily subsidized rental units to an already well-off target demographic.

I would prefer to see the project include some level of supportive housing for those who are in genuine social need; a larger share of market condominiums to generate a financial return for the District to offset its under-funded capital liabilities; a reduced portion for rental units at market rates; and consideration of increased height and density to provide more housing and improved financial outcomes.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, June 30, 2020 4:32 PM
To: Mark Chan
Cc: West Vancouver Communications; [REDACTED] Peter Lambur; Sharon Thompson; Bill Soprovich; Ingrid Matthews
Subject: RE: Pls Provide All Relevant Information to Citizens RE: 2195 Gordon Avenue proposal: Share your comments in advance of the July 14 Public Hearing

Dear Mr. Chan,

Thank you very much for your email response of late June 26, 2020. I hope that you will consider my below response to it as part of my comments.

In my opinion, the District has a moral and perhaps legal duty to abandon the current 2195 Gordon project and start fresh, designing a project that is properly based on:

1. 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"
2. a moral and policy imperative to look after our elderly, particularly our WV elderly. You may 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. You may have also heard the recent news that Canada was found to have *double* the number of deaths in Long Term Care Facilities *than all developed countries in the world*. It is to our great Canadian shame that we allowed this to happen to our vulnerable elderly. We cannot let this happen in WV.
3. the District having no discernable mandate for Staff to socially engineer West Vancouver to accommodate 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, and by pushing out WV elderly who actually need the land as it was covenanted to them. 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.
4. 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 that require *elected* officials to oversee the use of tax payer money. This whole notion of outsourcing to third parties is being formally addressed. "recently in response to outsourcing tax dollars to be administered to 3rd parties: "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)

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.

Thank you and Sincerely,

From: Mark Chan <mchan@westvancouver.ca>

Sent: June 26, 2020 4:14 PM

To: [REDACTED]

Cc: West Vancouver Communications <communications@westvancouver.ca>; [REDACTED]; Peter Lambur <plambur@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; Ingrid Matthews <imatthews@westvancouver.ca>

Subject: FW: Pls Provide All Relevant Information to Citizens RE: 2195 Gordon Avenue proposal: Share your comments in advance of the July 14 Public Hearing

[REDACTED]

Thank you for your email. I set out responses to some of your questions below. You have raised a significant number of questions and issues, so if you would like to discuss them further, please contact my colleague Ingrid Matthews at 604-921-3406.

To address housing affordability and demographic challenges, the District is proposing 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. The proposed CD61 Comprehensive Development Zone 61 allows for a maximum of three buildings. Two rental buildings are proposed to be six storeys in height and the strata condominium is proposed to be eight storeys. A floor area ratio (FAR) of 2.8 is proposed. While there are an estimated 170 rental units and 50 strata condominium units, the exact number of units will be determined as part of the future procurement process, long-term lease, housing agreement and other legal documents, at the determination of Council.

You have raised a number of questions about the financial aspects of the project. The District's proposal was estimated in February 2020 to generate approximately \$26 million in revenue while providing both strata condominiums and below-market rental units. The District's intent is to long term lease (or sell) the land to a third party to construct, build and operate. There would be no ongoing cost to the District.

You have stated that the project will "presumably decrease property values thereby taking money out of the pockets of home owners," and "How much less will our homes be worth?". We are not aware of any particular reasons why this specific proposed development would negatively affect property values in West Vancouver.

You have asked about extra policing costs. We are not aware of any particular reasons why this specific proposed development would result in any extra policing costs to the District of West Vancouver. With respect to your concerns about "traffic grid lock", the District engaged CTS Traffic Engineering Specialists to prepare an independent Traffic Impact Study. The Study does not anticipate any significant traffic increase or problems, and concluded that the adjacent road infrastructure is able to accommodate the projected traffic volumes.

With respect to the District's financial situation since Covid-19, in April 2020, Council approved a revised budget that took into account the Covid-19 pandemic based on the information available at that time. More information about the District's revised budget is contained in the Council Report titled "Proposed 2020-2024 Five-Year Financial Plan Bylaw No. 5075, 2020" at: <https://westvancouver.ca/sites/default/files/dwv/council-agendas/2020/apr/20/20apr20-4.pdf>. After passing the District budget in April 2020, on June 8, 2020, Council decided to proceed with the project by giving

first reading to the rezoning bylaws for this project and setting a public hearing date of July 14. The Council Report considered at the June 8, Council Meeting, acknowledged the financial uncertainty created by the Covid-19 pandemic and the Report recommended that Council consider approving and completing the rezoning process first so the District can be prepared to take the site to the market when Council determines that the conditions are appropriate.

I refer to your question “Does WV need to have a younger population?”.

The District in June 2018, after an extensive public consultation process, adopted the Official Community Plan as the main planning tool for the future. Pages 8 to 11 of the OCP expressly speak to the significant challenges facing our community, in particular with respect to the loss of young families, fewer births, limited housing options for young families, etc, while also explaining that: “younger families with children and parents between 35 to 54 account for 14% of the population, down from 21% in 2011”; “that there is a ‘missing generation’ of younger adults without children between the ages of 25 and 34, accounting for only 2% of the population”; and “the share of children under the age of 14 has fallen from 30% of the population in 1961 to 14% in 2016”. You are correct that West Vancouver also has a growing seniors population and that there is a need for seniors’ housing. West Vancouver already has in excess of 1,500 dedicated housing units for seniors and 55+ living (with 40% of those units within a 500 metre radius of the site at 2195 Gordon Avenue). The District currently does not have housing of the type proposed dedicated for the target market for this project. The complete OCP can be found at: https://westvancouver.ca/sites/default/files/200610_OCP_Doc.pdf

Council recently on May 25, 2020, updated its Strategic Plan 2020-2021 (<https://westvancouver.ca/sites/default/files/dwv/council-agendas/2020/may/25SpOpen/20may25-3.1.pdf>) which includes as its first Strategic Goal “Significantly expand the diversity and supply of housing, including housing that is more affordable”.

Additional information about the project can be found at the project webpage at www.westvancouverite.ca/gordon. I have included links, below, to the most recent information available for the proposal, as well as to the “Q&A” section on the webpage.

[https://westvancouver.ca/sites/default/files/dwv/assets/westvancouverite/2195-gordon/June 24%2C 2020 Information Boards -web reduced.pdf](https://westvancouver.ca/sites/default/files/dwv/assets/westvancouverite/2195-gordon/June%202020%20Information%20Boards-web%20reduced.pdf)
<https://westvancouver.ca/sites/default/files/dwv/council-agendas/2020/jun/08SpOpen/20jun08-5-2.pdf>
[https://westvancouver.ca/sites/default/files/dwv/assets/westvancouverite/2195-gordon/Zoning Information %28CD61 - Comprehensive Development Zone 61%29.pdf](https://westvancouver.ca/sites/default/files/dwv/assets/westvancouverite/2195-gordon/Zoning%20Information%20CD61-Comprehensive%20Development%20Zone%2061%29.pdf)
[https://westvancouver.ca/sites/default/files/dwv/assets/westvancouverite/2195-gordon/Development Permit Guidelines.pdf](https://westvancouver.ca/sites/default/files/dwv/assets/westvancouverite/2195-gordon/Development%20Permit%20Guidelines.pdf)
<https://www.westvancouverite.ca/gordon/widgets/31017/faqs#4742>

Yours 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: [REDACTED]

Sent: Thursday, June 18, 2020 2:34 PM

To: West Vancouver Communications <communications@westvancouver.ca>; [REDACTED]

Cc: Peter Lambur <plambur@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>

Subject: Pls Provide All Relevant Information to Citizens RE: 2195 Gordon Avenue proposal: Share your comments in advance of the July 14 Public Hearing

Good Afternoon,

I received this email that appears to allow me to provide my comments on the 2195 Gordon Project.

However, it does not include the necessary information to provide comment. I would appreciate the necessary information and suggest it must be provided to everyone in West Vancouver in a clear manner for people to be able to comment. This is a huge project with implications.

For example,

I gather it is proposed to be three buildings, but how big? It seems there was some info provided in 2019 but I can't find it anymore. If it's there, it's not obvious. There's a diagram that doesn't provide info. There will be rental suites, but how many? What will the population density be in Ambleside Dundarave as a result?

What is the financial cost for the tax paying home owners of WV? It will presumably decrease property values thereby taking money out of the pockets of home owners, but how much will it effect property values? How much less will our homes be worth?

What are the other costs to WV, such as extra policing? Where are the traffic studies showing we will not have traffic grid lock?

How far behind is WV's financial situation since Covid? Has that not changed the ability of WV to be so generous with below market value properties?

By not at least providing clear and upfront information on the size of the buildings, costs, and indirect costs, it feels sneaky, like the failed B Line project which would have empty buses flying through West Vancouver and reducing our quality of life for no reason. I finally found this North Shore News article that provide some relevant information. <https://www.nsnews.com/news/west-van-affordable-housing-goes-to-public-hearing-1.24149471> that gave me some insight to the issues.

Please provide all of the relevant information to the citizens of West Vancouver, even if it is not the information staff wants to share because it does not support moving forward with a project they obviously want to happen.

Last, the argument for the project that was provided in this material, being that it is necessary to provide housing for young people is highly debatable. These are my thoughts: there are lots of ways to support young people but it doesn't have to be cramming them into a neighborhood in WV when recent experience is that they would be much happier in vibrant downtown Vancouver with a vibrant night life, or those with young families in an affordable suburb with young families. Does WV *need* to have a younger population? There are retirement communities all over the world and no one is beating down the doors of the elderly to dramatically increase the density to make them more diverse. As people get older they will move to West Vancouver and settle into this area supporting the tax base in a community that is quite and slow paced. Certainly UBC is not being besieged with requests to build low income seniors housing amongst the student population. It feels like that once again, the elderly are getting pushed around. The Long Term Care nursing home nightmares being the most recent example in Canada.

Thanks very much,

██████████

From: District of West Vancouver <notifications@engagementhq.com>

Sent: June 16, 2020 4:13 PM

To: [REDACTED]

Subject: 2195 Gordon Avenue proposal: Share your comments in advance of the July 14 Public Hearing

2195 Gordon Avenue - June 15 Update

In advance of the July 14, 2020, Public Hearing, the District is conducting additional public engagement on the proposed rezoning and Official Community Plan amendment for 2195 Gordon Avenue. Read more about this project at westvancouverite.ca/gordon.

Ordinarily, this engagement would be in the form of one Proposed Development Information Meeting; however, due to COVID-19, the District is conducting the engagement in multiple ways.

There are four ways to ask questions and share your comments:

1. **By phone:** 604-921-3406
2. **By email:** 2195Gordon@westvancouver.ca
3. **Online comment form (open June 15–26):** westvancouverite.ca/gordon
4. **In-person:** Wednesday, June 24 from 4–7 p.m. (details below; RSVP required)

Proposed Development Information Meeting (In-Person)

- Wednesday, June 24, 2020 (RSVP to one time slot by email)
- West Vancouver Ice Arena, 786 22nd Street

In order to comply with the orders of the Provincial Health Officer, **attendees must RSVP by email in advance** for one of three time slots:

- 4–5 p.m.
- 5–6 p.m.
- 6–7 p.m.

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Visit the project page for more information:

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[REDACTED]

From: 2195 Gordon
Sent: Wednesday, June 24, 2020 11:11 AM
To: [REDACTED]; 2195 Gordon
Cc: Peter Lambur; Sharon Thompson; Bill Soprovich; West Vancouver Communications; [REDACTED]
Subject: RE: Pls Provide All Relevant Information to Citizens RE: 2195 Gordon Avenue proposal: Share your comments in advance of the July 14 Public Hearing

Good Morning,

Thank you for your emails, both from yesterday and June 23th. Staff are working through comments and expect to respond to your emails by the end of the week.

Regards,

Ingrid Matthews
Land Agent and Corporate Initiatives, Corporate Services | District of West Vancouver
t: 604-921-3406 | c: 604-833-1384 westvancouver.ca



From: [REDACTED]
Sent: Tuesday, June 23, 2020 8:25 PM
To: 2195 Gordon <2195Gordon@westvancouver.ca>
Cc: Peter Lambur <plambur@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; West Vancouver Communications <communications@westvancouver.ca>; [REDACTED]
Subject: RE: Pls Provide All Relevant Information to Citizens RE: 2195 Gordon Avenue proposal: Share your comments in advance of the July 14 Public Hearing

Good Morning,

I didn't receive a reply to my June 18-20 email, but in any event I provide my comments below as to why I oppose the project:

1. The project is overtly contrary to the best interests of West Vancouver taxpayers, literally taking about \$60 million dollars out of our pockets (\$80m best value versus \$20m value being proposed). This is effectively proposing each man, woman and child in West Vancouver take out about \$1300 from their bank account or future bank accounts, and give it to unknown people *and without* being able to personally validate if there was a need for that individual(s).
2. This does not include the decrease in property values with such a large influx of rental units – in addition to all the other building going on in WV. I found this article online [Negative Consequences of Rentals](#). Not only will this continue to greatly increase the population density, but West Vancouverites will likely see a decrease in property values as a result of this project due to a flood of rentals, and which may be sitting empty in the current Covid economy.

3. West Vancouver, North Vancouver, Vancouver are very expensive real estate. Most home owners in West Vancouver paid extra money when they bought their homes here rather than going to less desirable locations and using their money on ex. travel. Not everyone can live in the ideal location that they prefer.
There is plenty of land in the outlying areas in British Columbia that may not be as ideal, but they are a great place for first time home buyers to get into the market. Even the District of NV has less population than WV.
Instead of trying to cram more people into WV why does the District not plan to take the \$80 in revenue and seek council approval for a \$10m donation to a housing project in ex. Maple Ridge, or Surrey where land is less expensive and many more homes could be built.
4. Given the Covid situation and the financial losses for many if not most West Vancouverites, the down turn in housing needs, and considering the rapid pace of so many other developments, it would be reckless for the District to proceed with the project and give away \$80m.
5. This proposal has the feel of a slick sales pitch like the B-Line buses, and to be blunt, a Socialist-Marxist ideological agenda. There is no basis for this project to happen. It seems to be the preference of a few politicized councillors and a willing staff. We live in a democracy and the vast majority of people want to keep it that way. As above, it's not that there are not alternative locations in many other areas in the lower mainland. People generally understand they can't always have their first choice. Everyone might want a Mercedes, but if you can't afford one, a Honda civic works just fine. I don't even own a car, but I paid extra to buy into WV because it was safe and quiet.
6. The hidden costs ex. increasing policing are not being identified and that is concerning. For example, I found some information on line that suggests the [Increased Policing Costs](#) for this many new people would be about 2 new police officers.
7. The Covid situation has proven that the people who do need care are the elderly, not young people. There is absolutely nothing wrong with WV remaining a semi-retirement community and frankly it's a little offensive to suggest WV is deficient in that way. I suggest the argument could be made that it is a form of some kind of elderism for the District to suggest that WV is not diverse enough without more young people. No one is beating down the doors of UBC to build a seniors home in the midst of the student population. There are retirement and semi-communities all over the world. As people age and retire they will fill any tax void in WV. I am very favourable to the Adult Day Care Centre idea and for the elderly to have housing since they are clearly and verifiably the vulnerable in society and cannot be out starting businesses etc to earn income. The elderly need a quiet and safe place to live and WV already has a happy mix of elderly, and young families. It doesn't need to be socially engineered.

If I could please have a reply to my email from someone so that I know it was received.

Thank you,

[REDACTED]

From: [REDACTED]
Sent: June 18, 2020 2:34 PM
To: communications@westvancouver.ca; [REDACTED]
Cc: plambur@westvancouver.ca; sthompson@westvancouver.ca; bsoprovich@westvancouver.ca
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[REDACTED]

From: District of West Vancouver <notifications@engagementhq.com>

Sent: June 16, 2020 4:13 PM

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