

DUNDARAVE ENGAGEMENT SUMMARY

Public Information Meeting(s)
July 12, 2022



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2452-2490 MARINE DRIVE

Dundarave Beachside Limited Partnership

Public Information Meeting(s)
July 12, 2022

| Facts and Figures | | |
|-------------------|-----------|------------------|
| 8 days | 800 sq ft | 8 parking spaces |
| 1-3 | 55 | 122 |
| 4 | 8-10 | 110 |
| 6-8 | 55 | 2 |



INTRODUCTION

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



APPLICANT-HOSTED PUBLIC INFORMATION MEETING



Public Information Meeting

Development Permit Application
2452 - 2490 Marine Drive

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

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

We hope you will be able to join us.

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

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



In-Person Meeting

Date: July 12th, 2022
Time: 3:00pm - 6:00pm
Location: 2460B Marine Drive



Zoom Virtual Meeting

Date: July 12th, 2022
Time: 6:00pm - 7:00pm
Link: <https://us06web.zoom.us/j/89792252602>
Dial-In (Phone): : +1 312 626 6799
Webinar ID: 897 9225 2602



VIRTUAL PUBLIC INFORMATION MEETING

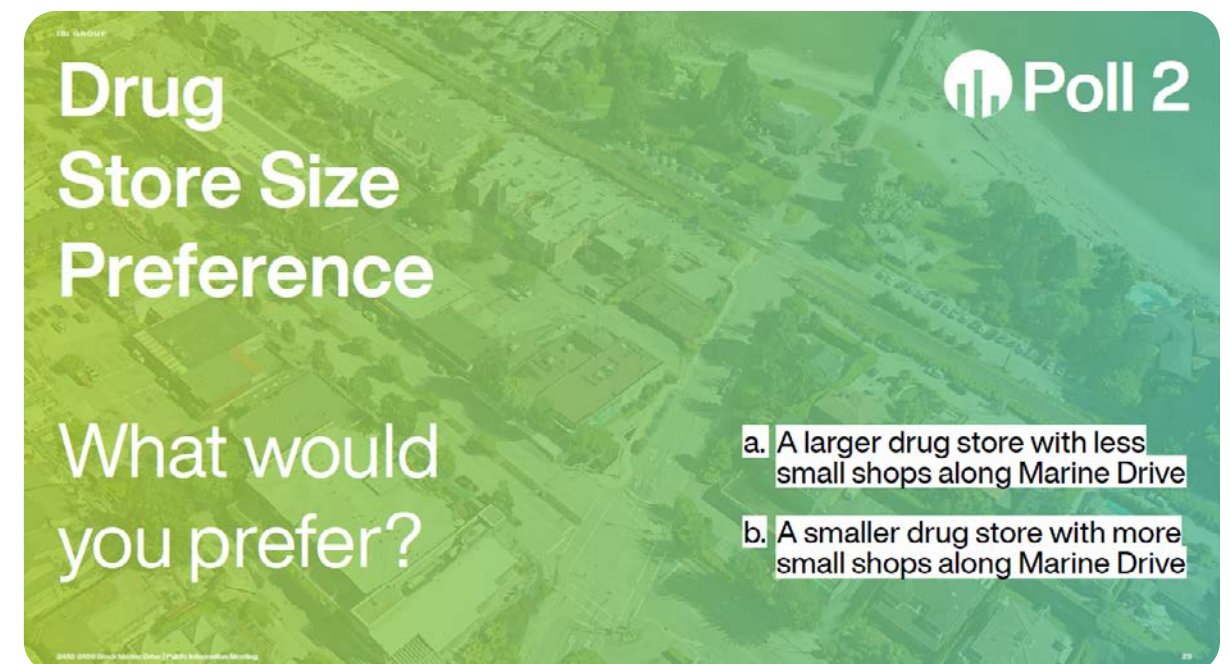
On Tuesday July 12, 2022 from 6:00pm to 7:00pm, IBI Group held a Virtual Public Information Meeting over Zoom with 19 attendees.

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

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

1. Describe your relationship to Dundarave Village
2. What size of drugstore would you prefer? (Larger with fewer small shops, Smaller with more small shops)

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



DROP-IN PUBLIC INFORMATION MEETING

On Tuesday July 12 , 2022 from 3:00pm to 6:00pm, IBI Group held a drop-in Public Information Meeting at 2460B Marine Drive in West Vancouver with approximately 75 attendees.

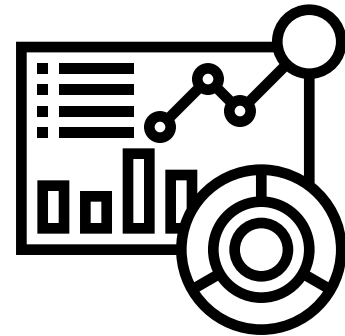
Attendees were able to see updated information about building heights, shadow impacts, and view studies, as well as ask questions.

Additionally, participants could leave comment cards that indicated their relationship to Dundarave Village and leave any further comments. Throughout the afternoon members of the project team were available to answer questions from attendees.

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



DATA SOURCES



1. Zoom Webinar Reports

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



2. Questions and Comments

In addition to the structured and simplified polling and voting data collected, open-ended data was collected in the form of questions and comments. This includes the Zoom webinar Q&A period. The in-person open house had comment cards available.

1. DEMOGRAPHICS

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

AT OUR TWO ENGAGEMENT EVENTS, APPROXIMATELY

94 PEOPLE PARTICIPATED

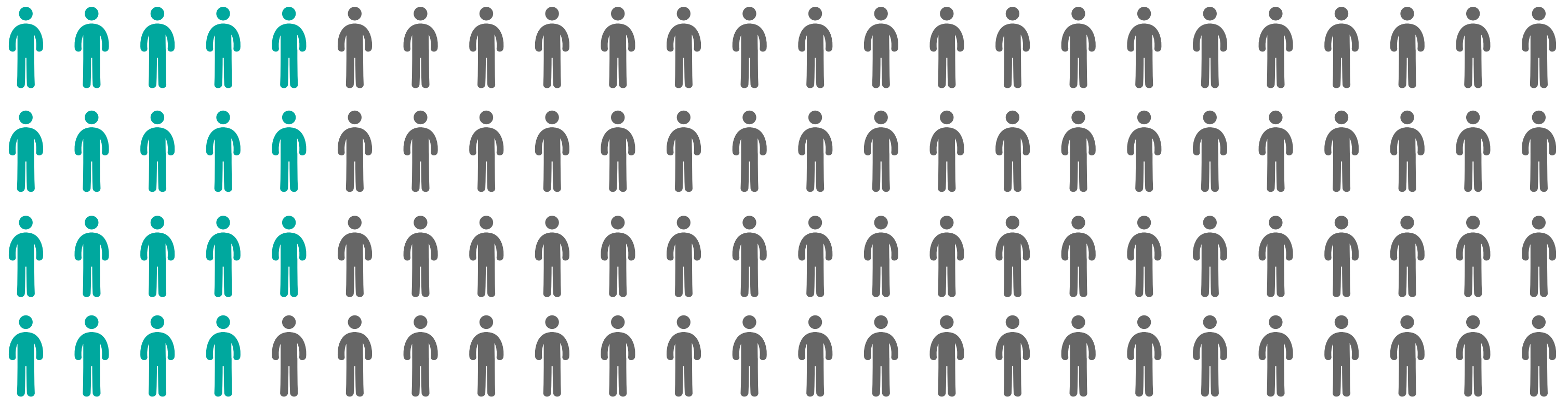
19 people attended the Zoom Virtual PIM, and approximately 75 people attended the drop-in, in-person event.

Of the 19 attendees at the Virtual PIM, we received approximately 15 questions.

Of the 75 attendees at the drop-in Open House we received 21 Comment Cards.

19 - Virtual PIM

75 - Open House



RESPONDENTS' RELATIONSHIP TO DUNDARAVE

Of the 31 attendees who answered the poll during the Zoom or provided a Comment Card, the large majority of attendees at the two events live in Dundarave (62%).

A smaller number visit Dundarave (16%), or worked at or owned a business in Dundarave (22%).



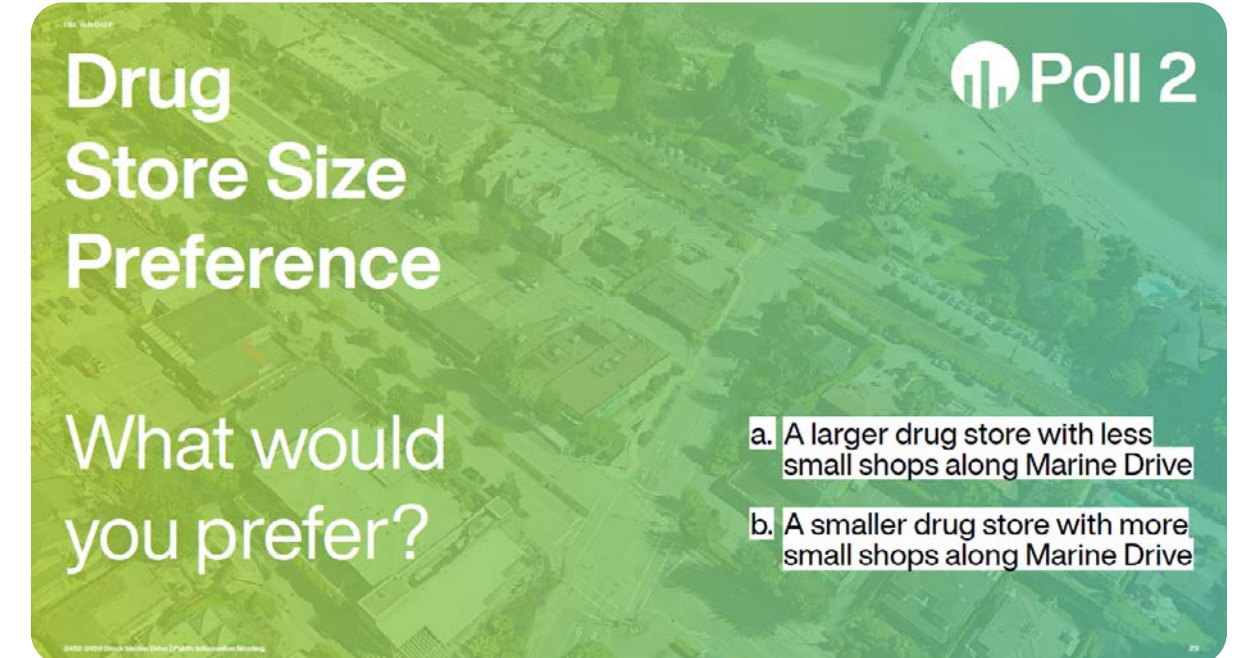
2. DRUGSTORE PREFERENCES

Participants at the Virtual PIM had the opportunity to participate in polls (virtual) to provide their opinions on whether they would prefer a larger drugstore (resulting in fewer small shops) or a smaller drugstore (resulting in more large shops).

DRUGSTORE PREFERENCES

PARTICIPANTS SHOWED MOST INTEREST IN “A SMALLER DRUGSTORE”

During the virtual engagement we asked whether participants would prefer “A smaller drug store with more small shops along Marine Drive” or “A larger drug store with less small shops along Marine Drive”. People preferred a smaller drugstore to maximize smaller shops(70%). However, we note that this question was not asked at the in-person event, so sample size is small.



70%

Smaller drugstore

30%

Larger drugstore

3. GENERAL COMMENTS

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

21 COMMENTS

RECEIVED ON WRITTEN COMMENT CARDS

The reaction on the comment cards was mixed, leaning negative. Many comments were concerned about the building height and the loss of a village feel. Comments brought up their concerns about the loss of a pharmacy. Some commenters brought up concerns about traffic and parking concerns, shadow concerns, and a few mentioned how the design was suitable.

The West Vancouver Community Stakeholders had set up a table on the sidewalk outside the door of the Beachside Project office, which was the venue for the Public Information Meeting. As attendees entered they were handed the flyer shown at right. This created confusion for many attendees on the height compared to the IGA.

No Grosvenor in Dundarave
Let's not make the same mistake twice!!



On July 25 West Vancouver council will vote on the Development of 2452- 2496 Marine Drive. The Developer is asking for a zoning variance that will make the project 10 feet higher than IGA!!!!!!

Before Council considers this application it needs to ask:

Why did this developer NOT plan for Shoppers Drugmart to be the anchor for the development? No major retail drugstore in Dundarave is not a good idea.

What are the shadow effects? A mass this large will block the sun from the most of the village.

What IS the commercial plan that warrants a third floor for residential units?

What is the impact of the redevelopment of 1/4 of Dundarave on the Village and the Community? In its current plan, this is a **Village Killer** and not in keeping with the character of our community.

PLEASE TAKE ACTION!!!! COUNCIL WILL VOTE ON JULY 25TH. SCAN THE QR CODE OR VISIT THE WEBSITE FOR MORE DETAILS:

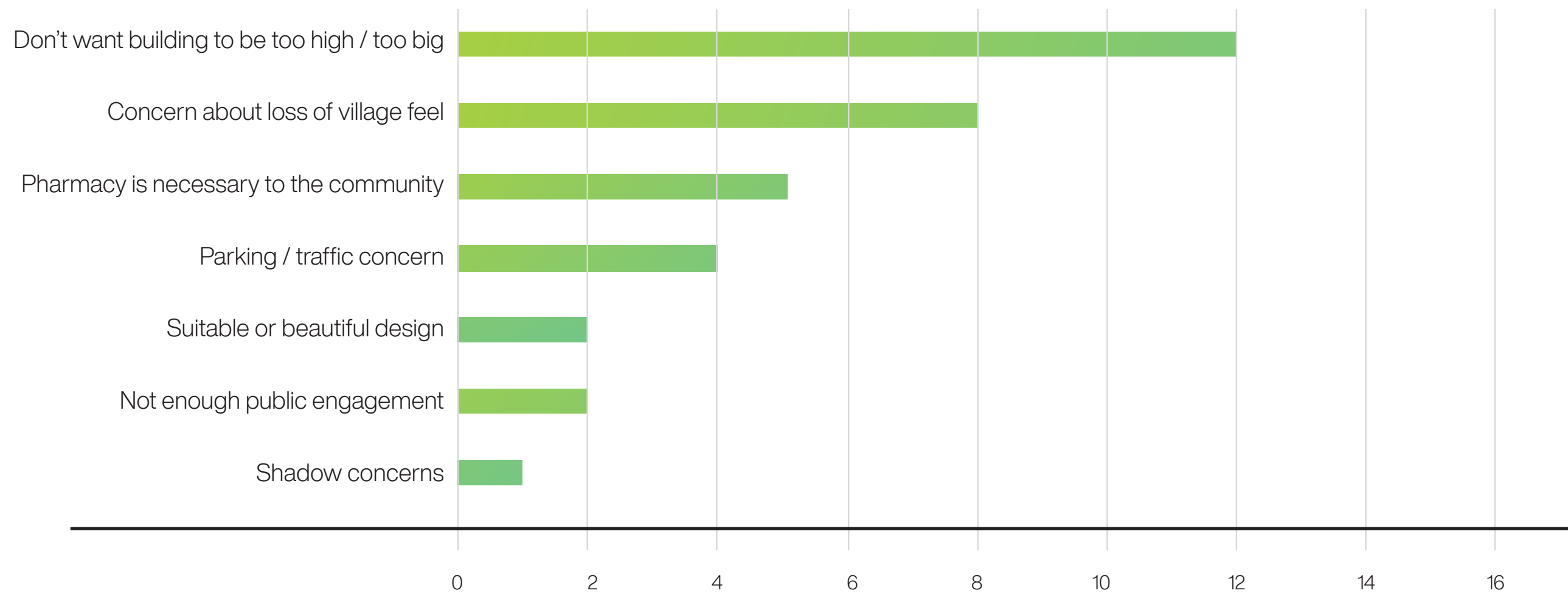
<https://www.westvancommunitystakeholders.com/no-grosvenor-in-dundarave.html>



WRITTEN COMMENTS 2

THE TOP THEMES ARE **HEIGHT/DENSITY**, RETAINING **VILLAGE FEEL**, AND ENSURING **MINIMAL IMPACTS TO RESIDENTS**

For this Public Information Meeting, most comments were clearly concerns about the impacts of the building



SOME OF THE **POSITIVES**

Some of the attendees who wrote comments had positive responses or recommendations for the development...



Looks great! However the final product may not look anything like these renderings.



I think it is a beautiful design and I am all for it.



Undercover bus stop is very important. It is a starting point of several bus lines.



SOME OF THE CONCERNS

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



Not in favour of losing the Shoppers Drug Mart. The village of Dundarave needs a pharmacy and adequate parking facilities.



Not in favour of losing the Shoppers Drug Mart



Two stories is more than enough



The project is too high and above allowed height.



VIRTUAL Q&A

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

- What kind of construction impacts will the project have and how long it will take?
- What are the impacts on street and public parking options?
- What size of retail spaces will be in the new development?
- What kind of retail tenants will return?
- What are the impacts on the mountain view from the beach?

4. NEXT STEPS

We are presenting the project to council on July 25th, 2022

Units (Approximate)

| | |
|------|--------------------------------------------|
| 55 | Residential Condominiums |
| 8-10 | Retail Shops and Restaurants on Marine Dr. |
| 6-8 | Commerical Spaces on Dundarave Lane |

Parking (Approximate)

| | |
|-----|-----------------------------------------|
| 122 | Surface Grade Parking |
| 110 | Total Bicycle Long & Short Term Parking |
| 55 | Storage Lockers |
| 2 | Loading Bays |





View Studies

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View Studies

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Facts and Figures

| Units | Units | Parking |
|-------|-------|---------|
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Entrance to the Village



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