## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

completely out of character monstrosity and surrounding neighborr hood allow this private develope the neighbourhood and build and does not bia surrounding neighbourhood Serior housing / I understar varancies at private facilities just about profit maximizationlive who does not have commercial neighbourhone 35 Should not ed to commencial must not allow this chance westvancouver

DEC - 5 2013 THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER PLANNING, LAND DEVELOPMENT & PERMITS Optional Information: Name: Address:



# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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Optional Information:	_
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

I support the project from 3 perspectives:
1. There is a very strong need for these facilities in our community that is currently under served.
in our community that is currently
under sewed.
2. The project has been well designed in terms
of its stepped profile that minimizes any
usual impact from moneties to the morth.
but also the choice of external materials
wisval simpact from properties to the month,  but also the choice of external materials  are to suited to further minimize  the impact with a very high quality fascade
The impact with a very high quality fascade
3. The cliental are no longer driving curs
3. The cliental are no longer driving cars and therefore the traffic import on the
west vancouve

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

COMMENT: QUESTION IS ABOUT SPOT REZONING
IN A SINGLE FAMILY AREA.
SPOT REZONING DISPUPTS NEIGHBOUR HOODS
OUR COUNCIL SHOULD NOT SUPPORT THIS PROJECT
LE THIS FACILITY IS NEEDED
IT SHOULD BE BUILT INAMORE SUITABLE
LOCATION FOR SUCH A FACILITY WITH PRIOR
CONSULTATION WITH THE NEIGHBOURHOOD
WHY HAVE THIS MEETING IN A SENIORS CENTERS
(SHOULD BE IN A HORE NEUTRAL LOCATION)
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BOTTON LINE: THIS IS ABOUT MAXIMIZING PROFIT FOR THE
DEVELOPER
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

1	I thank the site of the proposed development
(	is entulu mappiopide? This is all area
	of family homes. I should remain as it
	was orestrally designated
7.	A great deal of additional traffic on
Zy	Keith road will result from the Evely
	Drive developments to add to it from
	a cone lone + the resulting traffic 15
	not acceptable.



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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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West Vaneouver Council has shown no
concern of or the quishty of lefe of the Sortins
taxpayer who have had years of noise, dirt,
ground shoping machining, endlos trucks detours
and traffic treups. This will continue for
ged due to the Evelyn project, now they expect
as to endure more of the same. Frany times
traffic on Taylor Way barely moves without adding
construction equipment.
I have the feeling that the council
alvern't care whether is residents awant this
facility or not. They will pushet through
anyway because they don't consideristo
be commontant
I'd be interested in prowing of this
Change in zoning would allow offers to

westvancouver

push together several their own money ma bna you make an ex hard put to refuse or	elists and build
their own money ma	per project.
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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- INTRUSIVE TO SINGLE FAMILY NEIGHBOURHOOD
- SETS PRECEDENCE
- PENAMIZES IMMEDIATE NEIGHBOUKS AND DTHERS
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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

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huge increase in density.	
huge increase in density.  Also spot zoning is a terrible	
precedent. The residents of	
West Vancouver need to be	
ensured that the area where	
they live, protected by OCP,	
is respected.	
I strongly oppose this	
development!	
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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

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D'am against this project be cause of 3 major reasons:

I it's a single family neighbourhood and I don't want anything in my neighbourhood what's is for commercial purpose. The are a family and have 2 sons. I want them to grow up in a safe peighbourhood 2. Traffic as this project is close to evelyn.

Detve and park eagal I'm wondering if anybody afron the council meeting has a clear picture (total picture of the whole packer royal project with a lor's of new stores, new appartment with a lor's of new stores, new appartment whom it's going to be with the traffic.

Did the council did some research of the traffic density? parkinglots and safety issues.

At this moment 'december 5th' it's already

westvancouver

a major troffic problem from the highway
to taylor way - 3 getting to the kion's gate
parage. Is there a study about how it will be with
all this teaffic?
3 Safety . The road from taylor way backing
to beith road and the you get the Roundabou
There a no sideways it's steep it's busy. Did you know that this spot (tayolar-heithroad)
and capilland road is the worst spot to be
for bilippes?? These are happening a lot of
accidents. That means that West van couver
is not supporting believes to commute to school
or work
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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

I would like to have Marsin cast
at the las Was Blowethe west break
Lower cost land.
Cower cost land.
Tuzlor Way is too often gridlock
With cars contribily it poor dier xill quality.
quality.
With more development at Park Regal Marine Drive & Tay los Way will be gridlock.
Regal Marin Drivi & Tay to Way
util be gridlock.
We don't ague will any commercial
We don't ague with any commercial dwelopment on Sentine Hill - should remain residential!

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House December 5, 2012

Open House: December 5, 2013

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Excellent solution to many problems associate impressive.	
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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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development is ridiarlos!	
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

There is certainly a need for facilities offering the kind of case proposed - memory care ensured living. The project appears to hence considered this loweving the impation weighborring properties. I support the proposal.



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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

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	I volunteered at Gelar Cettage	
	Neighbourhood House and worked with	
	Serion There were assisted living places	
but	nothing beyon done In them. They	
- 1	feelt it so supresent not to prove out	
	and I their corrowingty It's worder	1
	but the Dove opment has the VISION	
	to see that this does not happen.	
	Seniors red to lead that they are	
	loved and cared for by their community	_
	(West Vancouver Council).	
	I took a course in Community Capicity	
	Building at Capilane University	÷11.

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

A facility like they is ladly needed in west by
Our population continues to age, but no now
facilities like this have been dust for many
many years.
It we paid attention to every NINEY, west
Van wouldestill bea share who seaste come
to camp on the bouch in the remuer.
senors, particularly increasers do not all
Mich touter - Most can no longer soive
I would hope that the rates for the assisted
living words be reasonable - + 3500 = 5000
year months
I am in tower at they sooj at
If I can help, let me know-
List con how to contact me
Dela Sala Care de la constante

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

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Sentinel Hill is Peaceful Neighbown	hood. This
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

resonung v
I July support the a construction of Maison West.
I work with seniors in West Van and see a
huge need for such a facility. It would add
another choice into the extended care mix; one
which addresses the need among the WVan
demographic. It would ultimately lessey
the strain on the extended care beds in the
public realm.
1
I am trained - practised as a landscape
architect for 30 years. This nevelopment
would git very well into the residential
Jabrie & Evelyn Drive Taylor Way.

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Name:	price is Ender Drive In
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#### Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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This is already a very here comer hereuse
Heat & Esquincet Converge, loringing two busy asteries together.
arteries together.
When Early Drive is completed, the traffic
When Evely Drive is completed, the traffic will become congested to the point of being deneurous.
dangerous.
If the above proposal well go ahead
as planned; there will no doubt be
marshen.

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

many of the words and in the proposal
are words such as "intent," Many statements
made in the proposal are actually untrue
and not ienforceable.
No to goot rezoning.
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House: December 5, 2013

Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

- Concerned with Traffic Congestion
- INTRUSION INTO PRIVATE HOUSING AREAS
BY COMMERCIAL INTERESTS
- Loss of The WEST VANCOUVER
CHARACTER IMAGE (IE. GREAT
SUBURBAN ASPECT.)
WE LIVE NEAR THE AREA IN QUESTION
So This is Very much our Concern.

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

1. The development is to large.
2. The development should not be in
a residential area.
3. The character of the neighbour hood will
be compromisel.
4. It will set a bad precedent
S. The council should not accept this
proposal
6. Fre-trees that will be too destroyed
- pollution will increase
- Safety of children in the neighbourhood
Will be compromised.
7. The seniors home is not necc.
There are more than 4 Seniors care
homes in W. Van + most have
Vacancies. I checked in Nov. 2013.

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

I think this is a great idea. The plan
looks were classes & lite in well with
the look & feel of West Vancouner - I
fel this facility is very much needed
the book & feel of West Vancourser - I feel this facility is very much needed as our population ages. I approve of this sew facility
This sew facility
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

The design exte	ecor il attractive but such
a busy corner a	als not seem appropriate to
me -	
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

No to spot rezoning
Very concerned about traffic
impact with 100 residents,
(40 parking spaces will drive Fraffic
impact with 100 residents 140 parking spaces will drive traffic FSR is 2x larger than
Comparable docilities in
Comparable facilities in Sentinel Hill / Cedardale
,
4 storey building is too high
4 storey building is too high



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Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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I have a gigen old nother in The Hospital vaiting
To nave her Transfered to a senious horse, think it save
- ay again. although nost homes have been helpful
- was of SIVing us orozal support no beds are on a last.
- Hg HOPER is in a safe place However she is using us
a nosipital had when we would love to see her notiled
In a West vancouver Sonious horse. West Wancouver is
serion need of senions home and we shouldn't lot a
few people decide on this very serious issue!!
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

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GREAT DESIGN. BUILD IT SOON.
GREAT DESIGN.
BUILD IT SOON
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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PLANNING, LAND DEVELOPMENT & PERMITS

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Agree me capaity to deal will The Truman Taylor Way is perfect location. Much Dealed progresso. In favor.
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

I am the Director OF Home Care West. We provide
Home Support ? nuvsing services to sentors in
West vancower. We are very pleased at the
propect of having Maison Seniors Living Development
close to the Home. It would be a perfect fit for
Seniors wanting to age & choices in their home
community.
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Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

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I report the development
Il responds to a critical
read in our dominity. There
15 an extreme gap in The
Condinview for housing for services
Il is an ideal tocation,
Dorni central o close to
amendres a transportation.
Please advocate mobilizé
the singularity Risard
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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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#### Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House: December 5, 2013

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Open House: December 5, 2013

Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

I am a West Vancouver home owner
and Those when its time for my
retrement that there are a few
choices of high quality seniors
care centres for me.
It would be stressful to have to
more to a smaller community in
a different city when lam 80
mars old or older.
11 hope I can still aftered to stay
onthe NShore.
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West Vancouver DEC 13 2013
THE CORPORATION OF THE DISTRICT
OF WEST VANCOUVER PLANNING, LAND DEVELOPMENT & PERMITS

# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

I think this project is a nice fit for the community. It looks welcoming, like a place that can be a great asset for the seniors in our area. Maybe one day I can live there too.	
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OF WEST VANCOUVER PLANNING, LAND DEVELOPMENT & PERM	IITS

# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

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Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

It's great to see	some new developm	ents in the area. Especially
for the elderly	who are a growing	group in our area.
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lateresting efficient.	Design	layout.	great.	amant	of	green space
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

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Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

Lgrew up in West Vancouver, went to Cedardale School in the 1950's, and owned a home in Cedardale in the 1990's. I believe that I have a very good sense of the values of the neighbourhood and the issues that concern the neighbourhood.

From my perspective West Vancouver needs more housing options for its seniors at various stages of their aging. This development provides care for a very significant group of under served seniors. The location of this facility is easily accessed by both the staff and the families of the residents. It should be remembered that the residents do not drive, nor do they travel away from their home except with their families or under supervision.

The open space planning for the development is highly respectful of the neighbours and provides significant visual screening of both the proposed building and the exterior spaces. I am convinced that the impact on the neighbouring homes will be minimal, and the impact on the broader neighbourhood will be even less given that the access is off Keith Road.

In short, West Vancouver needs this form of housing, the location is appropriate, and the impact on neighbouring properties is minimal.

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

- I BELIEVE THAT THIS PROPOSAL IS VERY
MORH NEEDER IN CLEST VANCOUNDE
- THE PROPOSED SITE IS NOT SUITABLE FOR
SINGE FAMILY HONES, WHICH IS WHY
I'I HAS BEEN MOSTLY UNLEVELOPED FOR
MANY DACADES. THIS SITE IC VIRU
WELL LOCATED SO THAT IT IMPACTS
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MANY - WITHOUT DRIVING THROUGH
NEIGHBOURHOODS.
- THE NEED FOR THIS LEVEL OF
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tam in full support of this works.
West vancourer is in read of high girality
Senial care memon assistance mole the
head increasing in the years to come
The property is located in an area
that is already under development and
will have minimal impact on neighbornhood,
residente: patrellory in hyn trathic Taylor Way a few
The developer appear to have been
very respectful of the few homes whose
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careful attention to landscaping to provide a
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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

I am fully in support of this Development.
West Vancouver is in great need of a lyxur Seniors
West Vancouver is in great need of a luxury Seniors living center and currently has nothing that
accompadates for this need. Additionally, this development
B in an ideal location and would better the standard
of living for Seniors brithin not only west voncouver,
but the North Share as a Whole. I hope to see this
development a reality in the near future!
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Optional Information:	
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### Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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Open House: December 5, 2013

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this is a great fit for the area and looks fantastic so far	
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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

In an aging population with increasing longevity, the availability of suitable full residential care for seniors is an important aspect of every community. To the best of my knowledge, West Vancouver currently does not offer this kind of care, forcing residents to go to other municipalities to obtain it. This is particularly difficult, because an important aspect of senior care is regular visits from family members. West Vancouver residents are thus forced to make unnecessary lengthy commutes to visit elderly parents, while often at the same time raising teenage children, managing a household and earning a living. West Vancouver residents, being in one of the higher tax brackets of the country, surely deserve better than this from their local government. The proposed Maison development offers a solution to this problem, and as such I think West Vancouver City Councill has a duty to support it for the greater good of the West Vancouver community.

**Yours Truly** 

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Please leave any comments you have on the development

Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

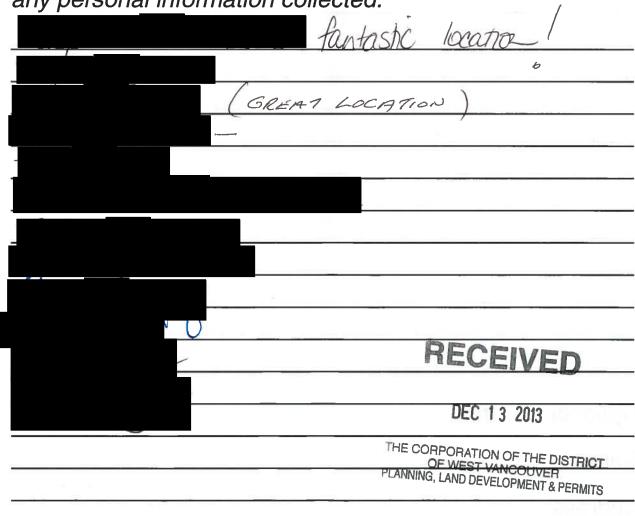
Open House: December 5, 2013

- We need more
facilities for seniors. We need more beds,
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those with Dimensia & Alzheimer disease
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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013





# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House: December 5, 2013

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Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER PLANNING, LAND DEVELOPMENT & PERMITS



Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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It's a wonderful	Contribution	to	Seniors and their
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House: December 5, 2013

I recognize the need for such an assisted
care facility in West Vancouver. There
currently is nothing like this in West Van.
with the ever growing demographic, it
presents us with a void that needs to
be filled.
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House: December 5, 2013

Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

I support and secognize an assisted
care living center! West Vancouver is
I support and secognize an assisted  Care living center! West Vancouver is  In need of something like this. Great
idea. You have my full support.
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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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Looking Brward to seeing this completed
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#### Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

In the fourteen years that me have lived on Argyle Avenue, our neighbourhood has become increasingly populated my olderly people. We feel that our inimediate area has an overconcentration of seniors and is rapidly becoming a geniatric neighbourhood. Middle aged people who would help balance the neighbourhood from an age perspective are relactant to more here; they teel that the elderly population is overwhelming.

We helieve relieve that the proposal to mild a seniors, residence at 826 Taylor way and 101 Keith Road has ment in a number of aspects:

- · the size is accessible to amenities such as Park Royal, which are derivable for seniors
- · public transportation in the area is excellent
- can easily access the site

to la	another area of West Vancouver, rather than continuing exate seniors' residences in the immediate vicinity of mucros' centre.
More	elieve that maison's location would aid in providing a balanced mix of age groups in close in West Vancouse abourhoods.
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Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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This project is much needed in West Vancourer. If
This project is much needed in West Vancourer. If not approved, we are proving that the voices of the few and whoever yells the loudest one more important than the needs of the overall community. Please
Few and whoever yells the loudest one more important
than the needs of the orecall community. Please
ensure that seniors in need of care in their timal
years have an option that is similar to the quality
of life they have been used to in West Vancourer.
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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

I fully support this seniors residence. There
I fully support this seniors residence. There is an overwholming need for this type of care
in West Vancouver. The location is new
in West Vancouver. The location is very appropriate and the building seems sensitively dosagned for its neighborhood.
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Open House: December 5, 2013

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I'm very curious to see how this project goes. It
looks boundful and we definitely need more senior
housing with an aging population.
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Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House: December 5, 2013

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Open House: December 5, 2013

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Open House: December 5, 2013

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I support the billding of this home in west vancouver. The well helip the community and I believe it will be avery important addition to the municipality.
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Maison Seniors' Living Development Proposal 2013 for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013 OF WEST VANCOUVER PLANNING, LAND DEVELOPMENT & PERMITS

Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

DIN THIS NEIGHBUURHOOD FOR 25 YEARS - DO NOT AGREE WITH THE DESTRUCTION OF SINGLE FAMILY COMMUNITY (2) HOMES IN SURROUNDING AREA WHEL HAW A NECATIWE CHANGE IN PROPERTY VALUE (3) A 75,000 Sq. FOOT MONSTROSTY HAS NO PLACE IN RESIDENTIAL AREA (WI AM AGAINST SPOT ZONING FOR BENEFIT OF DEVELOPER 4 TO DETREMENT OF NETGHBUURS (5) MATURE HEISINGLE FAMILY DUFZLINGS WILL BE OVERSHADONED BY AN OVER BEAR ING MUNDLITH. > FOFT HIGH 6) INCREASED TRAFFIC IN AN ALREADY CONGESTED AREA WILL BE MORE UNSAFE - ROADS UNDER PROVINCIAC JURISDICTION - ENTRANCE TOOCLOSE TAY LOR WAY *westvancouver* 

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RATIOS PROPOSED BY MILLIGAN ARE ABSOLUTELY
INAPPROPRIATE - EVEN FOR JUST ELDERLY
PATTENTS WHO HAVE NO MEDICAL INFIRMATIONS.
DEVELOPER HAS NOT ESTABLISHED A NEED
FOR THE PROPOSED PROJECT.
(10) A HUGE STRUCTURE DON THAT
CORNER WOULD SET A PRECEDENCE
FOR TAYLOR WAY TO EVOLVE INTO A
STRIP-MALL!
THE BOTTOM LINE IS THAT
I AM VERY MUCH AGAINST SPOT-ZONING
FOR THAT CORNER - LET MILLIGAN
PUT THEIR MONSTROSITY ON THE ONNI
DEVELOPMENT SITE - 1F A REAL NEED
FOR SUCH ASTRUCTURE EXISTS!
Optional Information: .
Name:
Address:_

0

Maison Seniors' Living Development Proposal THE CORPORATION OF THE DISTRICT FLANNING, LAND DEVELOPMENT & PERMITS

Open House: December 5, 2013

Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

- DUnsafe for senior citizens who are potentially demented to be usundering around an extremely Dusy road.
- 2 No where for sentor citizens to walk safely and have fresh and tessercize essential to health.
- gains over home owners who have taken protected the community for decades.
  - A) Will destroy Sentind Hill residential style/ neighbourk oods. This is a fully residential area and is zoned that way-Mochange place!

1	
Developer hers D'experience senior housing. DO NOT AGREE	5
sendo housing. DO NOT AGREE	2
6) Double and is and in baking to be	enefit
Harris A Track to	
Themselves I vo regard for in	
senix- citizens safety to all bein	3
6 Developer 13 only looking to be themselves I No regard for the senior citizens safety + well being the community of sential hill	•
7) let zoned for the type of developen	nest or
Flut zoned for this type of dwels in	
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	75 Å N
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Maison Seniors' Living Development Proposal ED for 825 Taylor Way and 707 Keith Road

DEC 19 2013

Open House: December 5, 2013

1. This property is zoned for single family of west vancouver permits of planning, LAND DEVELOPMENT & PERMITS of property is zoned for single family dwellings. When we built our house we were kept within the single family restrictions eg height 25.0 ft. We had a pitched roof clesigh which needed 0. 6 ft more - this was disallowed by the design review panel. The Millecan building will be 50 ft high! How is this possible?

2. A 24/7 business with very little parking and an extremely dangerous driveway entrance has no place in over neighbour hood.

3. The density is outrageous I (3x Evelyn Drive) and totally ignores the neighbourhood character and the substantial investment which we have in our homes. We stand to lose 100,000 - 200,000 in our property values when were sell. Will there be compensation?

4. The words "memory centre" are polically charged bugg words. If west Vancouver wants to be up with the need for Jeniers! housing," There needs to be some solid research into wheat kinds and what heeds the are ie the planning needs to be objective with no one party jumping in to tell us what is needed right now.

5. Memory Centre means just That. Why are there only 30 beds being allocated and what guaranters that these beds will be affordable enough to be tilled at aparands of \$10,000/month. Will these beds then just revert to regular Seniors' Carel Millican has put a similar building up in Calgary. It is for sale: If This happens in West Van, will this property revert to something other than Seniors' Cure-motel, apartments etc. 15 This what we want as our gateway! 6. This project will add increased traffic traffic flows and clue to be more congested with the opening up of Ovelyn Drive- area. Elwho did the study which allowed the tiny roundabout to be constructed? It's dangerous! 7. My father stayed in Amica for 3 yrs. There were chelivery trucks, garbage trucks, visitors and emergency vehicles clay and night (The private garbage pick-up was at 5:00 am or earlier each morning, 24 hour lighting is another concern as is 24 hour soise fromtans 8. People requiring "memory care" walk 24hr/du They need supervision and a safe place to do this. Taylor Way is not safe and neither is The proposed stuffing at a safe level. I feel that it would be negligient to put a facility there!

# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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any personal information collected.
+ 3 whom it may Concoun:
I Dersonally believe that this development
will be a great addition to west vancoures.
This is a fantastic location for all Soniors
As a former West Van resident I would
have been very hamm it my parants.
would have been able to reside in West
Van during their Senior years.
It there are any questions about my
Comments, please contact me anytime at
RECEIVED
Sincarely,
DEC 2 4 2013
THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PLANNING, LAND DEVELOPMENT & PERMITS

# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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This a badly neede	I facility & well located - to
Vory much meded	anda good location
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	DEC 2 4 2013
	THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER PLANNING, LAND DEVELOPMENT & PERMITS
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# Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road Open House: December 5, 2013

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good lescation, great	for West Van.
	RECEIVED
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	THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER PLANNING, LAND DEVELOPMENT & PERMITS



Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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THE CORPORATION OF THE OF WEST VANCOUVE PLANNING, LAND DEVELOPMENT	<del>: DISTRIC</del> T ER <u>[ &amp; PERMIT</u> S

1010-20-12-084(3)

#### Comment Sheet

## Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

Please leave any comments you have on the development proposal. Please note that all comment sheets will be made a part of the public record in their entirety, including any personal information collected.

Mayor Smith & Council of West Vancouver We understand that Masson Seniors' Living Development Proposal istable presented to Council in the near future.

A presentation such as this is important to West Vancouver Senior Citizens.

Compared to Calgary & Winnipeg West Vancouver is underdeveloped in meeting the needs of its Senior Citizens.

We believe this Project, if approved will be a step in the right direction in filling this present void.

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The City of Calgary has
Just had a project like this
completed and is now having
Sensor Citizens moving in A
Visit to check it out might
be worthwhile for a council
representative.
Your support and approval
of this project would be appreciated.
appreciated.
Thank you,
DECEIVED
RECEIVED
JAN 1 3 2014
THE CORPORATION OF THE DISTRICT
PLANNING, LAND DEVELOPMENT & PERMITS
Optional Information:
Name:_
Address:
683616v1