

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.*

This is completely out of character ^{with} and does not fit this neighbourhood.

It is a monstrosity and will change the surrounding neighbourhood from a residential neighbourhood.

It is unfair to allow this private developer to change the neighbourhood and build something that is way too big and does not conform to the surrounding neighbourhood.

It is not about the Senior housing (I understand there are vacancies at private facilities) I believe this is just about profit maximization for the developer who does not have to live beside this.

This is not a commercial neighbourhood and it ~~is~~ should not be ~~zon~~ changed to commercial zoning.

WV Council must not allow this change to this residential neighbourhood.

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

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This proposal is a gross invasion of privacy of our homes. A project like this does not belong in a residential Neighbour.

[Redacted signature]

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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.

2. The project has been well designed in terms of its stepped profile that minimizes any visual impact from properties to the north, but also, the choice of external materials are ~~well~~ suited to further minimize the impact with a ~~very~~ high quality facade.

3. The clients are no longer driving cars and therefore the traffic impact on the

Surrounding road network will be relatively minor.

In summary, I think it's a great project for our community.

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COMMENT: QUESTION IS ABOUT SPOT REZONING
IN A SINGLE FAMILY AREA.

SPOT REZONING DISRUPTS NEIGHBOURHOODS
OUR COUNCIL SHOULD NOT SUPPORT THIS PROJECT
IF THIS FACILITY IS NEEDED
IT SHOULD BE BUILT IN A MORE SUITABLE
LOCATION FOR SUCH A FACILITY WITH PRIOR
CONSULTATION WITH THE NEIGHBOURHOOD

WHY HAVE THIS MEETING IN A SENIORS CENTER?
(SHOULD BE IN A MORE NEUTRAL LOCATION)

BOTTOM LINE: THIS IS ABOUT MAXIMIZING PROFIT FOR THE
DEVELOPER

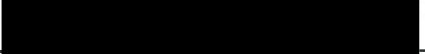
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- 1/ I think the site of the proposed development is entirely inappropriate. This is all area of family homes - it should remain as it was originally designed.
- 2/ A great deal of additional traffic on Keith road will result from the Evelyn Drive development - to add to it from a care home & the resulting traffic is not acceptable -

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West Vancouver Council has shown no concern for the quality of life of the Senior taxpayers who have had years of noise, dirt, ground-shaking machinery, endless trucks, detours and traffic tieups. This will continue for years due to the Evelyn project. Now they expect us to endure more of the same. Many times traffic on Taylor Way barely moves without adding construction equipment.

I have the feeling that the council doesn't care whether residents want this facility or not. They will push it through anyway because they don't consider us to be important.

I'd be interested in knowing if this change in zoning would allow others to

put together several lots and build
their own money making projects.
Once you make an exception you'd be
hard put to refuse other developments.

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I BELIEVE THERE IS A HUGE NEED FOR SENIORS
IN WEST VANCOUVER. COASTAL HEALTH HAD PLANS
FOR AN INTERMEDIATE CARE FACILITY AT 22 RD - GORDON
BUT RAN OUT OF FUNDING.

THIS IS A MUCH NEEDED FACILITY AND I SUPPORT
IT 100%



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- TOO LARGE
- INTRUSIVE TO SINGLE FAMILY NEIGHBOURHOOD
- SETS PRECEDENCE
- PENALIZES IMMEDIATE NEIGHBOURS AND OTHERS
FURTHER ALONG
- TRAFFIC WILL BE A PROBLEM

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We live on [REDACTED]. Just next to the planned de Maison Seniors' living building

We moved in in October 2013 and we chose the house based on it's location. For our two sons the peaceful cul-de-sac setting with low traffic was just perfect. Basically we chose the house for its peaceful and family oriented environment.

We were shocked to hear about the plans that would change that entirely. ~~with a~~ The proposed plan would change the character of the neighbourhood by rezoning the spot for a business enterprise.

We are highly concerned about our privacy safety, traffic increase. Recent RCMP investigations into the deaths of two seniors by seniors with dementia does increase this unsafe feeling.

The Proposed Location is for single ~~the~~ family homes only.
The current plan foresees in a 25 times higher density, and
therefore does not meet this criterium
~~the~~ We kindly ask the plan to be canceled for the
reasons mentioned above.

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West Vancouver

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This development is much, much too large. It is 3x density of surrounding properties. It is too intrusive and will have a transformative effect on Sentinel Hill neighbourhood. It is in the wrong place. Put it close to amenities, where visitors can take their friends somewhere, less traffic so it won't be hazard to pedestrians.

This is the wrong place, the wrong size, wrong development.

This is the 2nd busiest intersection in West Vancouver. It will only get worse esp with such

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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I'm against this project because of 3 major reasons:

- 1 it's a single family neighbourhood and I don't want anything in my neighbourhood what's is for commercial purpose. We are a family and have 2 sons. I want them to grow up in a safe neighbourhood
- 2 Traffic As this project is close to Evelyn Drive and Park Royal. I'm wondering if anybody @ from the council meeting has a clear picture (total picture) of the whole park royal project with a ton's of new stores, new apartment ~~buildings~~ ^{buildings} where white spots, and then the Evelyn apartment ~~how~~ how it's going to be with the traffic.

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

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

a major traffic problem from the highway to Taylor way → getting to the Lion's Gate bridge. Is there a study about how it will be with all this traffic?

3. Safety - The road from Taylor way, backing to Keith road and then you get the roundabout. There are no sidewalks, it's steep, it's busy. Did you know that this spot (Taylor^{way} - Keith road) and Capilano road is the worst spot to be for bikers?? There are happening a lot of accidents. That means that West Vancouver is not supporting bikers to commute to school or work.

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I would like to have Marine east of Taylor Way along the west bank of the Capilano River - lots of lower cost land.

Taylor Way is too often gridlock with cars contributing to poor ^{AIR} quality.

With more development at Park Royal Marine Drive & Taylor Way will be gridlock.

We don't agree with any commercial development on Sentinel Hill - should remain residential!

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The size, location, and scope of this development is ridiculous!

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*The site location map shows
location of the*

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I am not a near neighbour of this development, but absolutely must voice total disapproval of the re-zoning of this land in a single family area.

This building is institutional in nature and shows massing far in excess of homes on Sentinel Hill.

I am surprised at the stage this project has been allowed to progress to, and the "sales job" that is surrounding it - "boutique" is wholly inappropriate in this case. It is anything but.

This building use can occur anywhere - the residents, by definition, suffering from dementia, do not know they are in West Vancouver. If it must be in West Van, the

westvancouver

Zone seems to be Marine Dr. Perhaps Mr. Milliken

should propose this building in his own
back yard.

How many more breaches of zoning
are we to be presented with?

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Address: [REDACTED]

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The development appears low key and needed. Assisted RN care nearby is a must and peace of mind for those who would live there.

On the Sentinel side, only one corner of their space will be taken. That corner provides easy access for quick medical care and to cut off lots of traffic into Sentinel. The main space is on a corner, not into the suburb. They will grow older soon themselves and realize the need.

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There is certainly a need for facilities offering the kind of care proposed - memory care & assisted living. The project appears to have considered ~~the~~ lowering the impact on neighbouring properties. I support the proposal.

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I oppose the project, because it is too high density and bad location for a senior living building.



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I volunteered at Cedar Cottage
Neighbourhood House and worked with
Seniors. There were assisted living places
but nothing beyond care for them. They
felt it so important not to move out
out of their community. It's wonderful
that this "Development" has the vision
to see that this does not happen.
Seniors need to feel that they are
loved and cared for by their community
(West Vancouver Council).
I took a course in Community Capacity
Building at Capilano University.

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A facility like this is badly needed in West Van. Our population continues to age, but no new facilities like this have been built for many many years.

If we paid attention to every NIMBY, West Van would still be a place where people come to camp on the beach in the summer.

Seniors, particularly income seniors do not do much to travel - most can no longer drive.

I would hope that the rates for the assisted living would be reasonable - \$3500 - \$5000 per month.

I am in favor of this project.

If I can help, let me know.

[Redacted] how to contact me

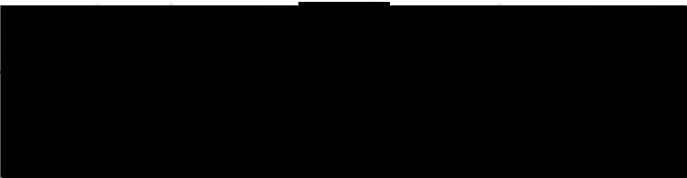
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Sentinel Hill is a private & peaceful neighbourhood. This mega project will take away privacy & peace of mind & devalue our properties.

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rewording ✓
I fully support the 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 lessen the strain on the extended care beds in the public realm.

I am trained & practised as a landscape architect for 30 years. This development would fit very well into the residential fabric of Evelyn Drive/Taylor Way.

[Redacted signature]

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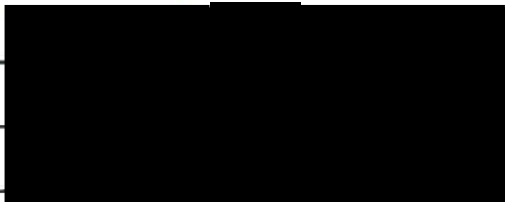
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This is already a very busy corner because Keith & Esquimalt converge, bringing two busy arteries together.

When Esplanade is completed, the traffic will become congested to the point of being dangerous.

If the above proposal will go ahead as planned, there will no doubt be an impact.



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Many of the words used in the proposal are words such as "intent." Many statements made in the proposal are actually untrue and not enforceable.

No to spot rezoning.

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- 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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1. The development is too large.
2. The development should not be in a residential area.
3. The character of the neighbourhood will be compromised.
4. It will set a bad precedent
5. The council should not accept this proposal
6. ~~The~~ trees that will be ~~to~~ 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.

8. more notice should have been given
to people so that they could make an
informed choice

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I think this is a great idea. The plan looks very classy & fits in well with the look & feel of West Vancouver. I feel this facility is very much needed as our population ages. I approve of this new facility.

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The design exterior is attractive but such a busy corner does not seem appropriate to me.

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No to spot rezoning

Very concerned about traffic
impact with 100 residents
(40 parking spaces will drive traffic)
FSR is 2x larger than
comparable facilities in
Sentinel Hill / Cedarvale

4 storey building is too high
for area

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Please see comments attached,



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I have a 91 year old mother in the hospital waiting to have her transferred to a seniors home, think it easy, say again. Although most homes have been helpful in a way of giving us moral support no beds are available. My mother is in a safe place however she is using up a hospital bed when we would love to see her settled in a West Vancouver Seniors home. West Vancouver is in serious need of seniors home and we shouldn't let a few people decide on this very serious issue!!

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DEC 10 2013

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westvancouver

Lined area for handwritten notes or signatures.

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The community really needs something like this. There tremendous demand for assisted living and dementia care for the elderly. The need will only grow over time.

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VERY MUCH NEEDED.
GREAT DESIGN.
BUILD IT SOON.

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Alzheimer's is a huge issue. We currently have no capacity to deal with this. This location Taylor Way is perfect location. Much needed proposal. In favor.

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I approve whole heartedly as I live in the area. Please develop it as quickly as possible - [REDACTED]

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I am the Director of Home Care West. We provide Home Support & nursing services to seniors in West Vancouver. We are very pleased at the prospect of having Maison Seniors Living Development close to ~~the~~ home. It would be a perfect fit for seniors wanting to age in place in their home community.

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[Redacted Name]

Agree!

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Wonderful idea - great location - very
supportive of seniors/needs.

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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.*

Agree with this facility for
Seniors

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THE CORPORATION OF THE DISTRICT
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PLANNING, LAND DEVELOPMENT & PERMITS

Comment Sheet

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I agree



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Love the facility especially the Memory Unit

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Fantastic Idea/Wonderful location!

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I support this development
It responds to a critical
need in our community. There
is an extreme gap in the
continuum for housing for seniors
It is an ideal location,
Downtown & close to
amenities & transportation.
Please advocate & mobilize
to support this important
project!

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westvancouver

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"THE CONCEPT IS GREAT AND A MUCH
NEEDED ADDITION TO NORTH SHORE
SENIORS HOUSING."

next phase SR DOWNSIZING

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I am a West Vancouver home owner and I hope when its time for my retirement that there are a few choices of high quality seniors care centres for me.

It would be stressful to have to move to a smaller community in a different city when I am 80 years old or older.

I hope I can still afford to stay on the N Shore.

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West Vancouver

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Comment Sheet

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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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west vancouver

Comment Sheet

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It's great to see some new developments in the area. Especially for the elderly who are a growing group in our area.

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*Interesting design, provides great amount of green space
efficient floor layout.*

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I grew 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.

Comment Sheet

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

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- I BELIEVE THAT THIS PROPOSAL IS VERY MUCH NEEDED IN WEST VANCOUVER.
- THE PROPOSED SITE IS NOT SUITABLE FOR SINGLE FAMILY HOMES, WHICH IS WHY IT HAS BEEN MOSTLY UNDEVELOPED FOR MANY DECADES. THIS SITE IS VERY WELL LOCATED SO THAT IT IMPACTS VERY FEW AND IS ACCESSIBLE TO MANY - WITHOUT DRIVING THROUGH NEIGHBOURHOODS.

- THE NEED FOR THIS LEVEL OF ALZHEIMER'S SENIORS CARE IS VERY HIGH; THIS DEVELOPMENT IMPACTS NO ONE TO ANY EXTENT.

ISUPPORT THIS PROPOSAL! 

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Optional Information:

Name: 

Address:

WEST VANCOUVER, BC

Comment Sheet

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

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I am in full support of this proposal. West Vancouver is in need of high quality senior care / memory assistance with the need increasing in the years to come.

The property is located in an area that is already under development and will have minimal impact on neighborhood residents; particularly in high traffic Taylor Way & Keith Rd.

The developers appear to have been very respectful of the few homes whose property is located next to the development with careful attention to landscaping to provide a screen.

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PLANNING, LAND DEVELOPMENT & PERMITS

Optional Information:

Name: 

Address: West Vancouver

Comment Sheet

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I am fully in support of this development.
West Vancouver is in great need of a luxury seniors living center and currently has nothing that accommodates for this need. Additionally, this development is in an ideal location and would better the standard of living for seniors within not only West Vancouver, but the North Shore as a whole. I hope to see this development a reality in the near future!

[Redacted signature area]

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PLANNING, LAND DEVELOPMENT & PERMITS

Optional Information:

Name:



Address: *West Vancouver*

Comment Sheet

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

Open House: December 5, 2013

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It is a great contribution to the community and seniors!

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I hope everything goes according to plan. If so, it should be a great addition to the area

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THERE'S ALWAYS ROOM FOR ANOTHER SENIOR/ASSISTED LIVING

FACILITY.

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- POSITIVE FOR THE COMMUNITY
- SOMETHING THAT IS DESPERATELY NEEDED
- BABY BOOMERS NEED SENIOR LIVING NOW !!!

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*It's a really great idea, I like and
I support them too much -*

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*This is a great fit for the area and
looks fantastic so far*

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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 Council has a duty to support it for the greater good of the West Vancouver community.

Yours Truly

[REDACTED]

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I APPROVE GREAT LOCATION



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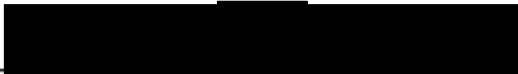
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 - We need more facilities for seniors. We need more beds, care & support for our seniors especially those with Dementia & Alzheimer disease.

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[REDACTED] fantastic location!

[REDACTED]

[REDACTED] (GREAT LOCATION)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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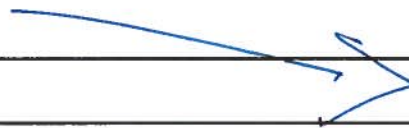
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*We desperately need this
type of facility on the
North Shore.*



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The baby boomers are aging.
We will need ~~4~~ more seniors facilities
in the near future.
West Van Seniors should have more
options in their own community.

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THE CORPORATION OF THE DISTRICT
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west vancouver

Comment Sheet

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

Open House: December 5, 2013

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Funding suitable memory care housing
in West Vancouver is very difficult. I would
like to see more private options like the
Maison seniors living development made
available.

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Comment Sheet

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

Open House: December 5, 2013

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The number of people living with dementia continues to grow. News reports suggest that the current supply of memory care housing will not meet the growing demand. Although these reports are general in nature, local community, including West Vancouver, will be affected. The Maison Seniors Living Development would help to offset some of that demand. Also, with this proposal being a private pay option, it would presumably take some of the burden off of the publicly funded housing options.

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Comment Sheet

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

Open House: December 5, 2013

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Great proposal
Seniors need it.
I am in favour!

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I don't believe there is a private facility in West Vancouver that caters to this demographic. I think there is a need for this type of care facility.

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hope to see it is ran
by good management

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It's a wonderful contribution to seniors and their families!

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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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I support and recognize 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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It's a great idea for the community and seniors!

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Looking forward to seeing this completed

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Benefit to the community

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*This seems like a great idea. We
need more senior homes in the
area (west Van)*

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Beautiful Facility

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Comment Sheet

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

Open House: December 5, 2013

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This looks great!

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In the fourteen years that we have lived on Argyll Avenue, our neighbourhood has become increasingly populated by elderly people. We feel that our immediate area has an overconcentration of seniors and is rapidly becoming a geriatric neighbourhood. Middle-aged people who would help balance the neighbourhood from an age perspective are reluctant to move here; they feel that the elderly population is overwhelming.

We believe that the proposal to build a seniors' residence at 825 Taylor Way and 707 Keith Road has merit in a number of aspects:

- the site is accessible to amenities such as Park Royal, which are desirable for seniors
- public transportation in the area is excellent
- visitors from Vancouver and other Greater Vancouver areas can easily access the site

• having seniors located at this site encourages their integration in another area of West Vancouver, rather than continuing to locate seniors' residences in the immediate vicinity of the seniors' centre.

We believe that maison's location would aid in providing a more balanced mix of age groups in close-in West Vancouver neighbourhoods.

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OF WEST VANCOUVER
PLANNING, LAND DEVELOPMENT & PERMITS

Optional Information:

Name:

[REDACTED]

Address:

[REDACTED]

Comment Sheet

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

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I believe that it is extremely important to support Maison as with the lack of facilities in West Vancouver to cater to the special needs of those requiring high acuity assisted living and dementia care they are filling a void of a much needed service in our own back yard. How can we not support this especially due to the ever growing demographic group that has no options to this type of specialized private care. This is what I would certainly want for my parents and in West Vancouver so I can feel connected to my parents care in our community where we are all devoted to making West Vancouver the community

westvancouver

that stays on top of the ever changing needs

Comment Sheet

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*This looks like a lovely development.
Good location, too*

Comment Sheet

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This project is much needed in West Vancouver. If not approved, we are proving that the voices of the few and whoever yells the loudest are more important than the needs of the overall community. Please ensure that seniors in need of care in their final years have an option that is similar to the quality of life they have been used to in West Vancouver.

[Faint, illegible handwriting on lined paper]

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OF WEST VANCOUVER
PLANNING, LAND DEVELOPMENT & PERMITS

Optional Information:

Name: 

Address: _____

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I fully support this seniors residence. There is an overwhelming need for this type of care in West Vancouver. The location is very appropriate and the building seems sensitively designed for its neighborhood.

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I'm very curious to see how this project goes. It looks beautiful and we definitely need more senior housing, with an aging population.

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I support this project
As a society, we have a responsibility
to care for our seniors and elders.
Their well being and prosperity is
a mirror of our civility and progress.
Seniors are our parents, we need
to preserve their dignity & provide
them with decent sheltered housing.

Comment Sheet

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This would be an ideal location for a much needed service on the North Shore.

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What a great facility! - [REDACTED]

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

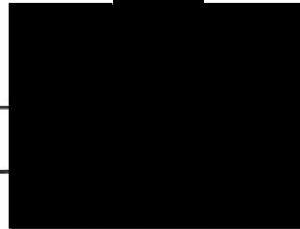
Comment Sheet

***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.*

love the facility.



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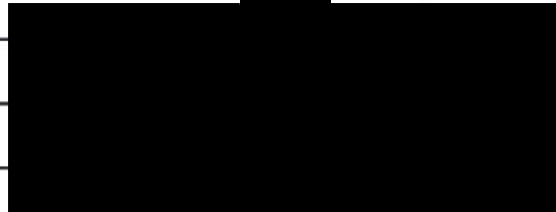
Maison Seniors' Living Development Proposal for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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Fantastic opportunity for

residents of West Vancouver



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Support this cause.

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I support this cause!

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I support their cause.

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I support the building of this home in West Vancouver. This will help the community and I believe it will be a very important addition to the municipality.

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Maison Seniors' Living Development Proposal DEC 4 2013 for 825 Taylor Way and 707 Keith Road

Open House: December 5, 2013

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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.

- ① IN THIS NEIGHBOURHOOD FOR 25 YEARS
- DO NOT AGREE WITH THE DESTRUCTION
OF SINGLE FAMILY COMMUNITY
- ② HOMES IN SURROUNDING AREA WILL ~~HAVE~~ ^{SEE}
A NEGATIVE CHANGE IN PROPERTY VALUE
- ③ A 75,000 SQ. FOOT MONSTROSITY HAS NO
PLACE IN RESIDENTIAL AREA
- ④ I AM AGAINST SPOT ZONING FOR
BENEFIT OF DEVELOPER & TO DETRIMENT
OF NEIGHBOURS
- ⑤ MATURE ~~NE~~ SINGLE FAMILY DWELLINGS WILL
BE OVERSHADOWED BY AN OVER BEARING
MONOLITH - > 50 FT HIGH
- ⑥ INCREASED TRAFFIC IN AN ALREADY
CONGESTED AREA - WILL BE MORE
UNSAFE - ROADS UNDER PROVINCIAL
JURISDICTION - ENTRANCE TOD CLOSE
TO TAYLOR WAY

- ⑦ THE ROUNDABOUT BUILT BY ONNI IS SMALL & DANGEROUS & WILL BE DIFFICULT TO NEGOTIATE BY EMERGENCY VEHICLES - TELEPHONE POLE HAS ALREADY BEEN STRUCK
- ⑧ PATIENTS WITH DEMENTIA NEED A HIGH ROUND THE CLOCK SUPERVISION - THE STAFFING RATIOS PROPOSED BY MILLIGAN ARE ABSOLUTELY INAPPROPRIATE - EVEN FOR JUST ELDERLY PATIENTS WHO HAVE NO MEDICAL INFIRMITIES.
- ⑨ DEVELOPER HAS NOT ESTABLISHED A NEED FOR THE PROPOSED PROJECT.
- ⑩ A HUGE STRUCTURE ON 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 - IF A REAL NEED FOR SUCH A STRUCTURE EXISTS!!

Optional Information:

Name

Address:

Comment Sheet

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

DEC 19 2013

THE CORPORATION OF THE DISTRICT
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Open House: December 5, 2013

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① Unsafe for senior citizens who are potentially demented to be wandering around an extremely busy road.

② No where for senior citizens to walk safely and have fresh air + exercise essential to health.

③ Against spot zoning where developer gains over home owners who have taken pride in the area of the community for decades.

④ Will destroy Sentinel Hill residential style/ neighbourhoods. This is a fully residential area and is zoned that way. No change pls.

Please!

westvancouver

⑤ Developer has 0 experience in senior housing. DO NOT AGREE

⑥ Developer is only looking to benefit themselves. No regard for the senior citizens safety + well being or the community of Sentinel Hill.

⑦ Not zoned for this type of development or any large developer!

Sorry for the water damage!

Optional

Name:

Address:

Comment Sheet

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

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DEC 19 2013

Open House: December 5, 2013

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1. This property is zoned for single family dwellings. When we built our house we were kept within the single family restrictions eg height 25.0ft. We had a pitched roof design which needed 0.6ft more - this was disallowed by the design review panel. The Millican building will be 50ft high! How is this possible?
2. A 24/7 business with very little parking and an extremely dangerous driveway entrance has no place in our neighbour hood.
3. The density is outrageous! (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 we sell. Will there be compensation?
4. The words "memory centre" are politically charged buzz words. If West Vancouver wants to be up with the need for "seniors' housing", there needs to be some solid research into what kinds and what needs there are. ie the planning needs to be objective with no one party jumping in to tell us what is needed right now.

optional:

over →

5. Memory Centre means just That. Why are there only 30 beds being allocated and what guarantees ^{are there} that these beds will be affordable enough to be filled at upwards of \$10,000/month. Will these beds then just revert to regular Seniors' Care? 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' Care. - motel, apartments etc. Is this what we want as our gateway?
6. This project will add increased traffic ^{and} parking to an already very congested ^{traffic flow} and due to be more congested with the opening up of Evelyn Drive - area. ^{eg.} Who did the study which allowed the tiny roundabout to be constructed? It's dangerous!
7. My father stayed in Amica for 3yrs. There were delivery trucks, garbage trucks, visitors and emergency vehicles day and night (The private garbage pick-up was at 5:00am or earlier each morning). 24 hour lighting is another concern as is 24 hour noise from fans.
8. People requiring "memory care" walk 24hr/day. They need supervision and a safe place to do this. Taylor Way is not safe and neither is the proposed staffing at a safe level. I feel that it would be negligent to put a ^{such} facility there!

Comment Sheet

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

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To Whom it may Concern:

I personally believe that this development will be a great addition to West Vancouver.

This is a fantastic location for all Seniors.

As a former West Van resident, I would have been very happy if my parents would have been able to reside in West Van during their Senior years.

If there are any questions about my comments, please contact me anytime at

[Redacted]

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Sincerely,

[Redacted]

DEC 24 2013

[Redacted]

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This a badly needed facility & well located. - Same in total favour.

Very much needed and a good location

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DEC 24 2013

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good location, great for West Van.
easy to get to.

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DEC 24 2013

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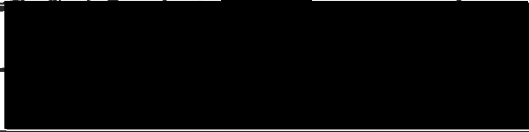
Comment Sheet

*Maison Seniors' Living Development Proposal
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Open House: December 5, 2013

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Love the Location.



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Mayor Smith & Council of West Vancouver
We understand that Maison
Seniors' Living Development Proposal
is to be 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.

The City of Calgary has just had a project like this completed and is now having Senior 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.

Thank you.

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Optional Information:

Name: [REDACTED]

Address: [REDACTED]