

Summary Report – Public Information Meeting

Report Topic: Possible rezoning of 1327 Marine Drive to allow short-term stays in residential units

Submitted to: Lisa Berg, Senior Community Planner,
District of West Vancouver

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Submitted on: Friday, September 29, 2023



ENGAGE
FOR 2030

Summary Report – Informational Meeting for 1327 Marine Drive

The development group for the recently-completed building located at 1327 Marine Drive in West Vancouver held a public information meeting about a possible change of zoning for the residential units in the building on September 19, 2023.



Attendees and Resource People at Event

This report summarizes all comments received before, during and after the meeting, and was prepared by Vince Verlaan, facilitator, working on contract for the development group.

This meeting was organized and publicized in alignment with the District of West Vancouver’s Preliminary Development Proposal and Public Consultation Policy (#02-80-377). This policy requires that rezoning proposals (in this case, for a “change of use” to allow short-term stays of non-owners in the 16 residential units) go through a two step-process before council decision.

Please note that all comments received have been summarized and anonymized here, rather than being repeated verbatim. Finally, scans of all comments received (either by email or through the feedback form used at the event) are attached to the end of this document.

Section Headings:

1. Awareness-Raising Activities and Materials
2. Comments and Questions Received in Advance
3. Meeting Space Location, Layout/Activities, and Materials
4. Feedback Received – Supportive to suggested change of use
5. Feedback Received – Neutral re suggested change of use
6. Feedback Received – Opposed to suggested change of use
7. Next Steps
8. Attached Scans of All Feedback Received

Summary Report – Informational Meeting for 1327 Marine Drive

1. Awareness-Raising Activities and Materials

As per the standard requirements for possible applications of this type, an advertisement relating to the information meeting was placed in the North Shore News editions of September 6th and 13th, and is reproduced below.

PLEASE JOIN US

Applicant-Hosted Public Information Meeting

**Proposed rezoning of the completed building at 1327 Marine Drive
to allow short-term rentals of residential strata units.**

IN-PERSON MEETING LOCATION: 1347 Marine Drive, West Vancouver
MEETING DATE: Tuesday, September 19, 2023
MEETING TIME: 5:00 PM to 7:00 PM (using a “drop-in” format)
APPLICANT: 1327 Marine Drive Limited Partnership

We hope you will consider attending this meeting to learn about our proposal to allow the option of short-term rentals (stays of under 30 days) for the individually-owned residential units in the building.

Please note that this is not a West Vancouver District function. It is a pre-application meeting organized by the developers, and will allow us to:

- share details and rationale for the proposed change-of-use for the 16 residential units
- show internal images of the units and explain the intended short-term rental market
- share information on how short-term rentals would be managed by a central agency
- have our team answer questions from our neighbours and the general public
- gather written comments from attendees and identify concerns before going forward

After the meeting, a written summary of discussions and comments from the meeting will be prepared and submitted to the District. Staff and council may then formally consider the proposal at a later date.

Questions or Comments?

If you need further information, write to Vince Verlaan, Facilitator, vince.verlaan@engagefor2030.org or call (236) 880-1618. If you can't attend, send written comments to that same email by September 19th.

PLEASE JOIN US



Additionally, a mailout of this meeting notice and of a one page “information sheet” (reproduced below) went to 600 nearby addresses, using standard mail through Canada Post.

Summary Report – Informational Meeting for 1327 Marine Drive

Pre-Application Information Sheet – Possible Rezoning of 1327 Marine Drive

This document provides an overview of and key details about the possible rezoning of the recently completed mixed-use building located at 1327 Marine Drive in Ambleside, West Vancouver.

If approved, the rezoning application would allow the individual owners of the 16 residential units on the second and third floors of the building to offer short-term stay visitor accommodation in their fully-furnished units to members of the public.

Short-term rentals are defined as “stays of under 30 days”, with visitors paying fees to the unit owners. Such rentals are not permitted under current zoning, which means that this proposed “change of use” is required to go through the District’s two-step rezoning application process.

A pre-application meeting is being organized by the project’s developers to explain the possible rezoning and how the short-term rental aspect would be managed to neighbours and the public, and will be held on Sept. 19th, 2023, at 1347 Marine Drive. At a later date, West Vancouver District Council may receive a report from staff on the issues raised at this meeting and may formally consider the proposal.

Rationale for the proposed rezoning:

While online short-term accommodation services provide access to homes in West Vancouver, there are very few options compared to potential demand, especially in Ambleside. And with almost no hotels or motels, West Vancouver currently lacks sufficient options for short-term stays, as does Ambleside.

The proposed rezoning would provide a well-located and attractive option for tourists and for other visitors who would like to spend time in the area. Short-term visitors would be able to walk around and/or use transit and taxis to enjoy the local area, and would patronize shops and services in Ambleside while also visiting other areas of West Vancouver. This would contribute directly to the dynamism of the area and to local economic activity. And most importantly, it will allow West Vancouver residents to invite guests and provide them with options for accommodation.

Management approach:

The intent is to have a professional management company under contract to take on the functions of advertising for and then managing all aspects of providing short-term stays for these units. Each unit would be offered individually for short-term stays, with the rental rates used and the high-end nature of the units ensuring that the market segment served would match the character of the neighbourhood.

Information on the building:

A recently completed concrete three-storey, mixed-use building with 16 strata-titled residential units on the upper two floors, and three strata-titled commercial units on the ground floor. Located in the heart of Ambleside near the corner of Marine Drive and 13th Avenue, close to shopping and restaurants.

A variety of unit types are provided including one to three bedroom units, with eight units on each floor, four oriented to the north and four to the south. A dedicated loading zone, 12 commercial parking spaces, and 26 residential parking spaces are provided. This should be sufficient to support the family-oriented stays that will be provided.

Information on the applicant:

The development group for the building is the 1327 Marine Drive Limited Partnership, including Mirage Management (www.mirage.ca), who have developed numerous properties in West Vancouver. Key representatives include Dr. Abo Taheri, who will attend the information meeting.

For further information, contact Vince Verlaan (T. 236 880 1618 or E. vince.verlaan@engagefor2030.org)

2. Comments and Questions Received in Advance

After the awareness-raising activities took place, a total of five emails were received. One message asked for more info about the meeting. One mentioned being out of town on the meeting date but being opposed to the possible change of use due to concerns with noise, public safety, community building, long-term rentals being limited in the District, and greed. One said they knew there were many illegal short-term rentals in the District already, and that everyone should be allowed to benefit from short-term rentals or no one should. Another stated their support for the change of use, mentioning that such facilities and a hotel were much needed in West Vancouver. The final comment asked about the specific zoning change requested, stressing that the District does not currently have a zone for short term rentals.

3. Meeting Space Location, Layout/Activities, and Materials

The pre-application information meeting was held in the development group's commercial space located at 1347 Marine Drive, ran between 5:00-7:00 PM, and used a drop-in format. This space had the advantages of being located very near the subject property and having numerous informative displays (as it functions as the sales space).

Development team staff on-hand to answer questions and respond to comments included Dr. Abo Taheri, Farzad Taheri, Farbod Taheri, Omid Nourbakhsh, and Nouredin Nourbakhsh. DA Architects principal Mark Ehman and Vince Verlaan (facilitator) were also present.

Upon entry, attendees were asked to complete one of the sign-in sheets on the large table near the centre of the room. They were also told there were six important displays to consider around the space, that four members of the development team and their architect were present to answer any questions, and that refreshments were available.

A stack of well-formatted and coloured feedback forms was prominently displayed on the table, as were copies of the two notification documents previously sent out.

Vince took responsibility for encouraging attendees to complete the feedback form, and for collecting these forms as people left the session. A total of 39 people signed-in to the event, with perhaps five additional people attending. A total of 38 completed feedback forms were collected, including five taken home and sent in by email within three days of the event.

Numbered displays around the room included pre-existing large photos and floor plans of all units and internal spaces, a detailed image showing available parking and a loading bay, a large 3-D model of the building, and information on the development team.

Additionally, two custom-made posters were provided the first described possible community benefits from the change of use, while the second explained the likely use of a professional management company to ensure smooth operations:

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Possible Community Benefits

Benefit: One of the reasons this proposal is being put forward is that West Vancouver has very few options for visitors to book short-term stays. Whether you are a family member coming to see extended family, friends visiting friends, tourists coming to see the North Shore and beyond, executives staying for work periods, etc., West Vancouver offers very few options.

Benefit: Another benefit may be reduced demand for illegal short-term stays in West Vancouver, and related problems with guests, with these units publicly available and professionally managed. Owners of the units would have an incentive to see their units well-managed, and it is likely that some unit owners would reside in the building (“more eyes”).

Benefit: Ambleside (and West Vancouver generally) would benefit from more visitors and tourists, animating the village and shopping locally. They would be likely to buy groceries, visit coffee shops and restaurants, enjoying the various services locally. Given the market segment that will be served, this kind of local economic impact is an important benefit to be considered.

Benefit: This area of Ambleside is quite dense and active, and it is a good location for short-term stays, rather than seeing the pressure for such stays fall on single-family neighbourhoods.



Credit to DA Architects + Planners



Credit to Michael Kao

Management Company

A professional property management company will be contracted to provide a single and central point of communication for and necessary services to the unit owners and to short-term guests.

Services provided would include a central booking function for all available units, as well as managing the needed billing and payment functions. Cleaning and maintenance would also be taken care of through this contract.

Responding to issues in and with any of the units during short-term stays would be a responsibility of the management company. Taking care of keys/access, parking, and noise issues (if any) would be their concern as well.

The developers of this property are currently examining options for selecting a management company. The major consideration is to find a team with the right experience and skills, who can advise on proactive strategies to manage things smoothly.



4. Feedback Received – Supportive to suggested change of use

Of the 38 feedback forms completed, 23 were supportive of the proposed change of use.

Of those 23 attendees, 10 provided scoring on the first five questions on the feedback form, which all focused on the materials and activities of meeting itself. The average score on these five questions, averaged across these 10 submissions, was over 4.75 out of 5 (*strongly positive*).

For the question that asked attendees to explain why they supported the proposed change of use to allow short term rentals, the various rationales given by the supportive attendees were:

- West Vancouver needs more short-term rentals and/or hotel accommodations for guests and extended family (13 mentions)
- Nearby location for family/visitors needed; reduces travel time/traffic (11 mentions)
- Would support local/Ambleside economy; help area get better and better. More accessibility to Ambleside for non-residents. Help small businesses and area continue to grow. (4 mentions)
- Want to share this wonderful place (shopping, ocean) with others/tourists (3 mentions)
- Housing affordability is a challenge in West Vancouver and our house/space is too small to host guests; this would offer us a good option for our visitors (2 mentions)
- I've wanted something like this for a long time...a place this size needs a solution like this
- The location makes sense for short-term accommodation
- Would provide extra spaces during local events
- Local residents can earn extra income by providing this option
- Such short-term visits can facilitate cross-cultural exchanges
- Short-term rentals offer flexibility for travellers
- As newcomers to area, this place would allow our family to visit
- We would rather have legal short-term rentals here than all the illegal ones in the area. Let's have a centralized location for it, with supervision and monitoring.

5. Feedback Received – Neutral re: suggested change of use

Of the 38 feedback forms completed, 3 were neutral regarding the proposed change of use.

Of those 3 attendees, none provided scoring on the first five questions on the feedback form, which all focused on the materials and activities of meeting itself.

For the question that asked attendees to explain why they supported or opposed the proposed change of use to allow short term rentals, the rationales given by the neutral attendees were:

- Would strongly support if all or a certain number of units were short term rental only (*1 mention*)
- This means this property will be like short-term vacation property. Rental is fine, but short-term is a concern of public security (*1 mention*)

6. Feedback Received – Opposed to suggested change of use

Of the 38 feedback forms completed, 12 were opposed to the proposed change of use.

Of those 12 attendees, 7 provided scoring on the first five questions on the feedback form, which all focused on the materials and activities of meeting itself. The average score on these five questions, averaged across these 10 submissions, was below 2 out of 5 (strongly negative).

Comments (to those first five questions) from those opposed included the following:

- My concerns re: rezoning not taken seriously; I kept being told no worries for neighbours/community; conflicting answers given; arguments as to why I was mistaken
- No more information than was in the brochure (3 mentions)
- Your written materials sent to my property provided me with all the relevant information
- Graphics were clear; great images
- It should have been a seated event with questions asked from the floor
- One-sided event; very much a “sell-job”; marketing event; kind, organized, but one-sided with purpose to rental
- Waste of time
- Question re: how many units sold to date not answered
- Materials poorly presented
- Owners not identified
- Room was crowded; busy and a bit disorganized to find people to answer questions

For the question that asked attendees to explain why they opposed the proposed change of use to allow short term rentals, the various rationales given by opposed attendees are listed below. Please note that two attendees came with lengthy pre-written comments for the development group, and these have been included/summarized here as well.

- We need long-term rentals (2 mentions). Under 30 days is too short.
- This development was for homes for people to live in our community...allowing short term rentals does not contribute to our housing and rental needs. (2 mentions)
- It is not needed. There are currently hundreds of short- term rentals in West Vancouver listed on AirB&B, VRBO, and others.
- West Vancouver has been designated by BC government to build more housing, not rentals for family members.
- Rezoning and its implications were not discussed.
- You are proposing a break in West Vancouver bylaw against short term rentals.
- The development was not approved for the proposed use.
- Bylaw 4662, 2011 prohibits rentals of less than 1 month. This was enacted not only to protect limited rental stock, but also to limit neighbourhood noise and disruptions.
- No neighbourhood should have to welcome 16 short term rentals in one building and no one building should be exempt from short term rental bylaw.
- It is spot zoning. We do not know what type of zoning is actually being applied for.

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- It sets a precedent. If this is approved, we can likely count on Gateway at Park Royal and Executive on the Park both with many vacant suites, (and others) to be making similar applications. A change in zoning would open the door for anyone wanting to open a lucrative short-term rental business to overprice their property and then request a zoning change. (2 mentions)
- Provincial government will be bringing in legislation in the fall around short-term rentals. This rezoning should never be approved until it is known what those regulations will be.
- May affect other apartment buildings in the area, more “wear and tear” on properties.
- My property will be affected by increased traffic, more cars on the street.
- We already suffered with disruption to traffic during your construction.
- Why should the neighbourhood have to put up with possible disturbances?
- Large cluster of short-term rentals. It is outrageous to allow 16 short term rentals in a single location. This is no different than having 16 short term rentals on one street and will exacerbate problems associated with short term rentals by 16x. Itinerant residents have no stake in the community.
- No benefit for surrounding neighbours. Many Ambleside properties were purchased knowing that there was a Community Plan in place which regulated development on Marine Drive and elsewhere. It is highly unfair that the enjoyment of our property or the quality of life in our neighbourhood be arbitrarily changed to accommodate a single developer. There is nothing in this application for the neighbourhood.
- DWV is responsible to ensure the quality of life for its residents are a priority over this.
- There would be no control of who comes in/out of the building, people loitering around.
- Does not meet hotel rules and would be congested.
- This is not a transient neighbourhood and a hotel is not a good fit.
- Costs will be downloaded to the Municipality. Bylaw enforcement or security issues or illegal activities occurring on the premises will be offloaded to the WVPD and ultimately West Vancouver taxpayers.
- This would contribute to the hollowing out of the community.
- The reason of having no hotels/motels is not a reason for this. The Ambleside LAP is looking into allowing a boutique hotel in the area.
- This is not a hotel. I realize that many people are mourning the loss of the Park Royal Hotel. This is cluster of 16 short term rental suites. It has no hotel facilities, banquet facilities, food service, security, or onsite administration or oversight of any kind. If the owners wish to turn it into a hotel, they should apply for that zoning change without trying to make an end run around the regulations for operating a hotel. e.g. health and safety, Hotel Keepers Act, taxes, etc.
- Lack of honest conversation as to why seeking this change.
- Getting little or conflicting info on number of units sold.
- The community should not have to assume the risk of the developer. Land speculation and development like any other business has an inherent amount of risk. We only need to look as far as the original developers on Evelyn Drive. Historically, real estate prices have fluctuated. There were declines in the early 80s, the early 90s and late 00s. Many people lost money; lots of money. That is property speculation.

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- We have had an exceptionally long run of rapid price increases. But, as interest rates and construction costs increase, so will failed developments who based their cost projections on faulty or outdated assumptions. This is only the beginning. Will every property owner suffering the sting of interest rate increases apply to turn their unit(s) into short-term rentals?? There are several other luxury developments for sale or rent in West Vancouver. e.g. Executive on the Park, Gateway. They are all offering incentives right now. Perhaps the owners of 1327 should do the same. West Vancouver citizens should not be in the business of bailing out failed developers.
- Reduce the price if a property is not selling. That is the advice from any realtor. I note the price per square foot in these units is greater than most of the units for sale in Grosvenor Ambleside and on Evelyn Drive. Although these properties are slightly older, they are comparable. Neither of these developments have units facing a back lane with a view of the neighbours' dumpsters or are in the shadow of a much larger development. Location, location, location!
- Basic marketing: If the widget isn't selling, mark it down, recoup some capital and move on. One of the biggest mistakes of investors is to hold a poor investment for too long hoping it will turn around. Or in this case, to look to the Municipality and surrounding neighbours to assume the risk and take on the consequences of poor business decisions.

7. Next Steps

Prior to submission of this report to District planning staff, but immediately after the recent public information meeting, the development group (proponent) has discussed ways to further address some of the concerns raised:

- Building on earlier commitments, they are willing to create and enforce a set of rules for the short-term guests to follow, in order to maintain safety, security, and peace of the building and surrounding neighbors. These rules will be given to all guests upon booking, and will be referenced in online information about the units.
- The development group will explore ways to have the building monitored 24/7, and provide on-site management presence where and when needed. The contracted property manager could have a centralized phone number and email address, so that any issues could be reported and addressed quickly and fully.
- Regarding parking, the development group believes there is ample underground parking allocated for this purpose, as well as a loading area in the underground parkade and next to the elevator, allowing for streamlined entries and exits.
- It is expected that most short-term guests will not be driving. However, those who drive will be provided assigned underground parking, meaning there would be no need for street parking.
- The development group is also exploring the idea of offering EV cars, reducing car noise around the building, and creating another reason for guests to park in the underground (so they can plug in and recharge the cars while not in use).
- Regarding concerns that there will be too many people coming and going, they note that their preference is for longer-term stays. They are considering ways to incentivize longer stays by providing discounts on longer stays. It is also understood that those guests staying/visiting in West Vancouver tend to stay for longer periods, compared to transient visitors in Downtown staying for just a night or two.

The ideas and efforts above will be addressed in detail in a future formal rezoning application, should the development group decide to proceed with that application.

8. Attached Scans of All Feedback Received

Please see below, noting that feedback has been anonymized.

ATTENDEE FEEDBACK FORM

NAME: [REDACTED]

Applicant-hosted Public Information Meeting

EVENT TITLE	Change of Use, Short-Term Stays, Residential Units, 1327 Marine Dr.	DATE	Sept 19, 2023
FACILITATOR	Vince Verlaan, Engagefor2030.org	TIME	5pm - 7pm
LOCATION	1347 Marine Drive, West Vancouver	FORMAT	Drop-In

RATING SCALE: 1 = SUBPAR 2 = SATISFACTORY 3 = AVERAGE 4 = GOOD 5 = EXCELLENT

QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes, I appreciated the posters and that mg major stakeholders were there to answer questions	5
WERE YOUR QUESTIONS ANSWERED?	Mostly. Of course it would be nice to know more details such as price per night + what units would look like furnished.	4
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Yes. I felt heard but because this is all preliminary I look forward to getting more details.	4
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Good but more details (again) are always nice.	4
HOW WOULD YOU RATE THE MEETING OVERALL?	Good. I appreciate the opportunity to participate	4

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Yes! I have wanted something like this for a long time - West Vancouver is a wonderful place but there is nowhere for visitors to stay - no hotels and very little short term accommodation. I feel that a place of this size needs a solution like this.
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	✓
WERE YOUR QUESTIONS ANSWERED?	Yes	✓
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	-	✓
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Very Good	✓
HOW WOULD YOU RATE THE MEETING OVERALL?	Very Good	✓

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	We need a place for our guests and visitors. North Vancouver and Downtown are way too far.
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM *NAME* _____

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	5
WERE YOUR QUESTIONS ANSWERED?	Yes	5
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	N/A	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Good	4
HOW WOULD YOU RATE THE MEETING OVERALL?	Good	5

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Yes. THERE IS HIGH NEED FOR SHORTTERM ACCOMMODATION + THE LOCATION MAKES SENSE.
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME: [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	
WERE YOUR QUESTIONS ANSWERED?	Yes	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?		
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	9	
HOW WOULD YOU RATE THE MEETING OVERALL?	10	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	more accessebility to ambul-side for non residents to help small bussinesses, and help the area to continue to grow
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM NAME [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	✓	G
WERE YOUR QUESTIONS ANSWERED?	✓	G
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	✓	G
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Excellent	G
HOW WOULD YOU RATE THE MEETING OVERALL?	G	G

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	I would rather have legal airbnbs than all the illegal ones in the area, with no supervision and monitoring. Let's have a centralized place for it.
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	_____	
WERE YOUR QUESTIONS ANSWERED?	_____	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	_____	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	_____	
HOW WOULD YOU RATE THE MEETING OVERALL?	_____	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	I support for this location for Rental short time an Airbnb Because west vancouver need for more tourism.
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	_____

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

3335. Cypress place, west vancouver. V7S 3J8

mrmahsouri@yahoo.com

Mohammadreza Mahsouri

ATTENDEE FEEDBACK FORM

NAME [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	
WERE YOUR QUESTIONS ANSWERED?	Yes	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	N/A	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Excellent	
HOW WOULD YOU RATE THE MEETING OVERALL?		

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Interested in a close location for family to rent (out of town visits)
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	N/A

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM



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RATING SCALE: 1 = SUBPAR 2 = SATISFACTORY 3 = AVERAGE 4 = GOOD 5 = EXCELLENT

QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	yes	
WERE YOUR QUESTIONS ANSWERED?	yes	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	yes	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	very good	
HOW WOULD YOU RATE THE MEETING OVERALL?	very good	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	the west vancouver needs more rental or hotel
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM NAME: [REDACTED]

Applicant-hosted Public Information Meeting

EVENT TITLE	Change of Use, Short-Term Stays, Residential Units, 1327 Marine Dr.	DATE	Sept 19, 2023
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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	
WERE YOUR QUESTIONS ANSWERED?	Yes	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Yes	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Very Good	
HOW WOULD YOU RATE THE MEETING OVERALL?	Very Good	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	the city needs more rental projects to accomodate guest and extended family.
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME

Applicant-hosted Public Information Meeting

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	
WERE YOUR QUESTIONS ANSWERED?	Yes	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Yes	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Very Good	
HOW WOULD YOU RATE THE MEETING OVERALL?	Very Good	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	We don't have such a place in West Vancouver. It would make for some guest very convenient.
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME: [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	
WERE YOUR QUESTIONS ANSWERED?	Yes	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	people should respect the each others perspective and thought	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Very good	
HOW WOULD YOU RATE THE MEETING OVERALL?		

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Tourism and travel: Airbnb provides accomadation options for tourists and travelers additional income: local residents can earn Extra income by renting out their properties or spare rooms
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

Cultural Exchange: Airbnb can facilitate culture exchange as guests often interact with local host

Support for local Economy: Airbnb can contribute local economy by encouraging spending at restaurants and shops

Event and special occasions: Airbnb can provide additional lodging options for visitors attending local events

Flexible Accomadation: Airbnb can offer more flexibility in terms of stay

ATTENDEE FEEDBACK FORM

NAME [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?		
WERE YOUR QUESTIONS ANSWERED?		
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?		
HOW WOULD YOU RATE THE MATERIALS PRESENTED?		
HOW WOULD YOU RATE THE MEETING OVERALL?		

SCORE OUT OF POSSIBLE 25

<p>IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:</p> <p><i>I support it because I like to share this beautiful area with the tourists how come to visit the most beautiful place in Vancouver. this building close to shopping mall and see wall for our guest with adorable view of scene.</i></p>
<p>IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:</p>

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM



Applicant-hosted Public Information Meeting			
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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?		
WERE YOUR QUESTIONS ANSWERED?		
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?		
HOW WOULD YOU RATE THE MATERIALS PRESENTED?		
HOW WOULD YOU RATE THE MEETING OVERALL?		

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	<p><i>I support the idea, because during this summer I invited some of my family and friends to visit Vancouver but, I couldn't find any short term rental place like Airbnb in west Vancouver also, North Vancouver pinnacle hotel price is so expensive for long term accomodation. Aswell every day passing bridge for picking up our guests make more traffic.</i></p>
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM NAME [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	yes. Thank you.	
WERE YOUR QUESTIONS ANSWERED?	yes. By the gentlemen assisting the developer.	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	yes. I noted that there is a shortage of short-term rental in west Vancouver in general and we have had time finding a place for family visiting from Kelowna.	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	10 out of 10.	
HOW WOULD YOU RATE THE MEETING OVERALL?	9 out of 10.	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	I am in support of allowing for short-term rental in this building and across the city to assist with people finding accommodation visiting from elsewhere so they don't need to go to Downtown
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	(Empty)

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	yes, absolutely	
WERE YOUR QUESTIONS ANSWERED?	yes	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	yes	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	very good	
HOW WOULD YOU RATE THE MEETING OVERALL?	perfect	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	our families as newcomers will be visited by our family from back home and here in west van hardly we find a place for temporary stays
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

I do believe if kind of this property could be used as temporary Residence will make more calmer and happy.

ATTENDEE FEEDBACK FORM

Name [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	The boards around the room were informative and so was the info offered by the team.	5
WERE YOUR QUESTIONS ANSWERED?	Yes! The right people were there to answer questions	5
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Yes.	(5)
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Great. I look forward to more specifics on pricing, etc.	4
HOW WOULD YOU RATE THE MEETING OVERALL?		5

SCORE OUT OF POSSIBLE 25

24

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	YES! As someone with a young family, it has been very difficult to find the accommodations for extended family + friends visiting. Because housing affordability is a challenge, many West Van homes are small, making it difficult to have visitors. There is no offering on the market like this and I believe something centrally located that is accessible is a MUST! There are limited short term rentals here and what is available is either expensive or not centrally located. In addition, Ambleside has continued to
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Improve and I believe a place for visitors to stay will support small businesses and help the area to get better and better!

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?		5
WERE YOUR QUESTIONS ANSWERED?	Yes, great explanation on the thoughts behind this proposal	5
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?		5
HOW WOULD YOU RATE THE MATERIALS PRESENTED?		5
HOW WOULD YOU RATE THE MEETING OVERALL?		5

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

Yes, I am in support of short-term rental in WV. I have regularly family visiting from out of town or country and would love to have my family stay close to me, but as I live in a basement, I don't have space and there are no short-term rentals options nearby. I believe that offering this option of short-term rental will benefit in various directions. Also speaking to friends, I hear similar thoughts & issues faced by the lack of short-term rentals.

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM NAME [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes, I have received full picture of what is being proposed	5
WERE YOUR QUESTIONS ANSWERED?	yes	5
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Yes, the comments were received. the room was crowded though making it hard to talk to everyone	4
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Yes,	4
HOW WOULD YOU RATE THE MEETING OVERALL?	positive and the demographic attended represented West Van	5

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

Yes, I truly believe we have lack of short term accomodation on the north shore and specifically in west van. The addition of these units not only benefit all residents of WV but also

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

↳ greatly supports the businesses of Ambleside and 1300 Block. 100% Supportive of this proposal.

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

Name [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	4
WERE YOUR QUESTIONS ANSWERED?	Mostly Yes	4
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Yes	5
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Good	4
HOW WOULD YOU RATE THE MEETING OVERALL?	O.K.	4

SCORE OUT OF POSSIBLE 25 **21**

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Yes. So MANY GUESTS come over to West VAN & There is not a place to stay - so this Change is needed. (As a result Less Traffic)
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	-

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

[Empty space for additional comments]

ATTENDEE FEEDBACK FORM

Name [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	VERY MUCH	(5) 6
WERE YOUR QUESTIONS ANSWERED?	ALL OF THEM. VERY IMPRESSED	(5) 6
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	YES ALL OF THEM	(5) 7
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	VERY GOOD	5
HOW WOULD YOU RATE THE MEETING OVERALL?	GOOD	5

SCORE OUT OF POSSIBLE 25

29

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

WE STRONGLY NEED SOMETHING LIKE THIS IN WEST VANCOUVER. WEST VANCOUVER IS BEAUTIFUL & PEOPLE NEED TO VISIT SO ENDS OUT.

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

Name: [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?		5
WERE YOUR QUESTIONS ANSWERED?		5
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?		5
HOW WOULD YOU RATE THE MATERIALS PRESENTED?		5
HOW WOULD YOU RATE THE MEETING OVERALL?		5

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	The reason is that we do not have any accomodation in West Vancouver, for guest, travelers for short term.
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	N/A

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

[Empty space for additional comments]

ATTENDEE FEEDBACK FORM

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	
WERE YOUR QUESTIONS ANSWERED?	Yes	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Yes	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	10/10	
HOW WOULD YOU RATE THE MEETING OVERALL?	10/10	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	It's better to have our friends and family near us, rather to intertain them far from us.
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

[Empty space for additional comments]

ATTENDEE FEEDBACK FORM

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	
WERE YOUR QUESTIONS ANSWERED?	yes	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	yes	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	10 of 10	
HOW WOULD YOU RATE THE MEETING OVERALL?	10 of 10	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Whenever we have guests, we have to find a good place for them far from our neighbourhood, which needs to spend time, gas, and ...
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME [REDACTED]

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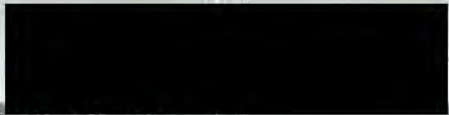
QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	
WERE YOUR QUESTIONS ANSWERED?	Yes	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Yes	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	10/10	
HOW WOULD YOU RATE THE MEETING OVERALL?	10/10	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	My Mom is an old lady. when ever she is here in town. it is a difficult time for us to take her in a place. It would be good to have this kind of facilities near us for our family. That's a great idea.
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME 

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?		
WERE YOUR QUESTIONS ANSWERED?		
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?		
HOW WOULD YOU RATE THE MATERIALS PRESENTED?		
HOW WOULD YOU RATE THE MEETING OVERALL?		

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	<i>AirBnB can add Touristic value to West Vancouver, and increase the Hospitality capacity and comfort of visitors who want to stay at WV close by to their Family & Friends</i>
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)



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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	yes	
WERE YOUR QUESTIONS ANSWERED?	yes	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	yes	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	10 From 10	
HOW WOULD YOU RATE THE MEETING OVERALL?	10 From 10	

SCORE OUT OF POSSIBLE 25

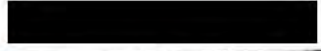
IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

we don't have anything like this before in W.van. We need such a facilities in W.van for our better easier life, family life.

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME 

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QUESTION	YOUR ANSWER / COMMENTS	RATING
----------	------------------------	--------

WAS THE EVENT INFORMATIVE?

WERE YOUR QUESTIONS ANSWERED?

WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?

HOW WOULD YOU RATE THE MATERIALS PRESENTED?

HOW WOULD YOU RATE THE MEETING OVERALL?

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

support

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)



Vince Verlaan <vince.verlaan@engagefor2030.org>

Rezoning of the building at 1327 Marine Drive,west Vancouver to allow short-term rentals of residential strata units .

22 September 2023 at 19:01

[REDACTED]
To: vince.verlaan@engagefor2030.org

[REDACTED]
I Support The Change of USE

Because I see a necessity for having such possibilities in west Vancouver. They are many people in & outside canada who would like to come and stay for a short period of time in west Vancouver . The location is excellent. People will leave almost at waterfront and are only in few minutes in downtown Vancouver.

Habib Abizadeh

Sent from my iPhone

ATTENDEE FEEDBACK FORM

NAME [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	NO VINCE WAS AN EXCELLENT RECEPTIONIST	
WERE YOUR QUESTIONS ANSWERED?	I DID NOT ASK ANY	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?		
HOW WOULD YOU RATE THE MATERIALS PRESENTED?		
HOW WOULD YOU RATE THE MEETING OVERALL?	CHAOTIC	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME [REDACTED]

Applicant-hosted Public Information Meeting

EVENT TITLE	Change of Use, Short-Term Stays, Residential Units, 1327 Marine Dr.	DATE	Sept 19, 2023
FACILITATOR	Vince Verlaan, Engagefor2030.org	TIME	5pm - 7pm
LOCATION	1347 Marine Drive, West Vancouver	FORMAT	Drop-In

RATING SCALE: 1 = SUBPAR 2 = SATISFACTORY 3 = AVERAGE 4 = GOOD 5 = EXCELLENT

QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?		
WERE YOUR QUESTIONS ANSWERED?		
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?		
HOW WOULD YOU RATE THE MATERIALS PRESENTED?		
HOW WOULD YOU RATE THE MEETING OVERALL?		

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:
 NOT SURE

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:
 NOT SURE

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

WOULD STRONGLY SUPPORT IT IF ALL OR A CERTAIN NUMBER OF UNITS WERE SHORT TERM RENTAL ONLY

ATTENDEE FEEDBACK FORM

Name [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?		
WERE YOUR QUESTIONS ANSWERED?		
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?		
HOW WOULD YOU RATE THE MATERIALS PRESENTED?		
HOW WOULD YOU RATE THE MEETING OVERALL?		

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

This means this property will be like share-time vacation property. Rental is fine, but short-term is a concern of public security.

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME: [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?		
WERE YOUR QUESTIONS ANSWERED?		
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?		
HOW WOULD YOU RATE THE MATERIALS PRESENTED?		
HOW WOULD YOU RATE THE MEETING OVERALL?	<i>many people had some questions, it should have been a seated event and guest cars from floor</i>	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	<i>do <u>not</u> support, it doesnt meet hotel rules. and will be very congested. We need long term rentals! it will need rezoning and may affect other</i>

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

apt. buildings in the area - more wear and tear on properties - Under 30 days is too short

ATTENDEE FEEDBACK FORM *NAME* [REDACTED]

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RATING SCALE: 1 = SUBPAR 2 = SATISFACTORY 3 = AVERAGE 4 = GOOD 5 = EXCELLENT

QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	3
WERE YOUR QUESTIONS ANSWERED?	Yes	4
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Yes	4
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	OK	3
HOW WOULD YOU RATE THE MEETING OVERALL?	OK	3

SCORE OUT OF POSSIBLE 25 *17*

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	<i>Do NOT SUPPORT IT</i>
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	<i>THIS IS ^{NOT} A TRANSIENT NEIGHBOURHOOD A HOTEL IS NOT A GOOD FIT.</i>

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME [REDACTED]

Applicant-hosted Public Information Meeting

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RATING SCALE: 1 = SUBPAR 2 = SATISFACTORY 3 = AVERAGE 4 = GOOD 5 = EXCELLENT

QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	No - no new information was provided.	0
WERE YOUR QUESTIONS ANSWERED?		0
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?		0
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Graphics were clear	5/10
HOW WOULD YOU RATE THE MEETING OVERALL?	The room was crowded, and it was not any more informative to be here; your written materials delivered to my property provided me with all of the information I required.	3 0

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:
No

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:
Not in support - you are proposing a break in the NVan bylaw against short term rentals. My property will be affected by increased traffic, more cars on the street - we already suffered with the disruption to traffic during your construction!!

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME _____

Applicant-hosted Public Information Meeting

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RATING SCALE: 1 = SUBPAR 2 = SATISFACTORY 3 = AVERAGE 4 = GOOD 5 = EXCELLENT

QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	No.	1
WERE YOUR QUESTIONS ANSWERED?	No	1
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	No	1
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	ok	3
HOW WOULD YOU RATE THE MEETING OVERALL?	Poor	1

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

There seems to be a lack of honest conversation i.e motivation to convert this property to the proposed short term rentals.
Getting little or conflicting info. on # of units sold.

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

Additional comments area (back of sheet).

ATTENDEE FEEDBACK FORM

Name: [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	No - Owner's not identified	1
WERE YOUR QUESTIONS ANSWERED?	Yes	2
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Yes	2
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Limited	1
HOW WOULD YOU RATE THE MEETING OVERALL?	Poor	1

SCORE OUT OF POSSIBLE 25

7

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

This development was not approved for the proposed use

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME [REDACTED]

Applicant-hosted Public Information Meeting

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	No	0
WERE YOUR QUESTIONS ANSWERED?	No I asked how many were sold and nobody knew	0
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Noise control maintenance of the building	0
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Poachy presented	0
HOW WOULD YOU RATE THE MEETING OVERALL?	a waste of time	0

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	There would be no control who come in and out of the building. People loitering around. NO

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM

NAME _____

Applicant-hosted Public Information Meeting

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	It was onesided! No more than in the brochure.	3
WERE YOUR QUESTIONS ANSWERED?	Yes - but we need far more information	2
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Yes, but didn't seem a priority given rezoning is the big question! No information	0
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	same as the brochure	3
HOW WOULD YOU RATE THE MEETING OVERALL?	Kind, organized, one sided with a purpose to "rental" if.....	X

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:

West Vancouver has been designated by the B.C. government to construct more housing! Not rentals for family members! Housing is the big priority! I understand some owners here

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

may not live here permanently, and therefore can rent out their units!
Rezoning and its implications were not discussed!

ATTENDEE FEEDBACK FORM



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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	VERY MUCH A SELL JOB	2
WERE YOUR QUESTIONS ANSWERED?	NOT COMPLETELY	1
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	KEPT BEING TOLD NO WORRIES FOR NEIGHBORS / COMMUNITY	1
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	ADEQUATE	3
HOW WOULD YOU RATE THE MEETING OVERALL?	BUSY & A BIT DISORGANIZED TO FIND PEOPLE TO ANSWER QUESTIONS	2

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	DO NOT SUPPORT
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	COMMENTS ATTACHED

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

My comments to the developers at the Applicant Hosted Public Information Meeting on September 19, 2023

I am OPPOSED to your rezoning /change of use request to allow for short term rentals of less than 30 days.

This development , approved in 2017 was for 16 Strata units, homes for people to live in in our community. Under new legislation from the Provincial government, these homes can also be rental stock. Allowing short term rentals does not contribute to our housing and rental needs.

No neighborhood should have to welcome 16 short term rentals in ONE building. No ONE building should be exempt from the Short Term Rental Bylaw. There are no regulations for this, and it will set a precedent for other developments. The DWV should never be in the business of bailing out failed developments, those that have made bad decisions, land speculators, etc.

If the incentive to buy in this building is to allow the owner to use it as a short term rental, why should those in this neighborhood have to put up with possible disturbances that could be caused by this? There are no guarantees that it won't.

Is the incentive because the units are over-priced, undesirable, units facing a laneway? The DWV is responsible to ensure the quality of life for it's residents are a priority over this.

The Provincial government will be bringing in legislation in the fall around short term rentals. This rezoning should never be approved until it is known what those regulations will be.

The reason of having no hotels/motels is NOT a reason for this. The Ambleside LAP is looking into allowing a boutique hotel in the area.



ATTENDEE FEEDBACK FORM

Name: [REDACTED]

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RATING SCALE: 1 = SUBPAR 2 = SATISFACTORY 3 = AVERAGE 4 = GOOD 5 = EXCELLENT

QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Not really; Conflicting answers	
WERE YOUR QUESTIONS ANSWERED?	Not all.	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Don't think so; arguments offered as to why I was mistaken.	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Great images; info no different than flyer	
HOW WOULD YOU RATE THE MEETING OVERALL?	Marketing event.	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Cancel it. This is <u>NOT</u> a hotel.
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Attached.

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

To the Developers of 1327 Marine Drive:

I am **totally opposed** to the zoning application to allow for short-term rentals at 1327/1331 Marine Drive. Bylaw 4662, 2011 currently prohibits rentals of less than 1 month. This was enacted not only to protect limited rental stock, but also to limit neighbourhood noise and disruptions.

1. It is **spot zoning**. We do not know what type of zoning is actually being applied for.

2. **Large cluster of short-term rentals.**

It is **OUTRAGEOUS** to allow 16 short term rentals in a single location. This is no different that having 16 short term rentals on one street and will exacerbate problems associated with short term rentals by 16x. Itinerant residents have no stake in the community.

3. **These units can be rented as long-term rentals.**

4. **Reduces housing stock in the community.**

This would contribute to the hollowing out of the community.

5. It **sets a precedent.**

If this is approved, we can likely count on Gateway at Park Royal and Executive on the Park both with many vacant suites, (and others) to be making similar applications.

A change in zoning would open the door for anyone wanting to open a **lucrative short-term rental business** to overprice their property and then request a zoning change.

6. **It is not needed.**

There are currently hundreds of short- term rentals in West Vancouver listed on AirB&B, VRBO, and others.

7. **This is NOT a hotel.**

I realize that many people are mourning the loss of the Park Royal Hotel. This is cluster of 16 short term rental suites. It has no hotel facilities, banquet facilities, food service, security, or on-site administration or oversight of any kind.

If the owners wish to turn it into a hotel, they should apply for that zoning change without trying to make an **end run around the regulations for operating a hotel**. e.g. health and safety, Hotel Keepers Act, taxes, etc.

8. **Costs will be downloaded to the Municipality.**

Bylaw enforcement or security issues or illegal activities occurring on the premises will be offloaded to the WVPD and ultimately West Vancouver taxpayers.

9. The community should not have to assume the risk of the developer.

Land speculation and development like any other business has an inherent amount of risk. We only need to look as far as the original developers on Evelyn Drive. Historically, real estate prices have fluctuated. There were declines in the early 80s, the early 90s and late 00s. Many people lost money; lots of money. That is property speculation.

We have had an exceptionally long run of rapid price increases. But, as interest rates and construction costs increase, so will failed developments who based their cost projections on faulty or outdated assumptions. **This is only the beginning.** Will every property owner suffering the sting of interest rate increases apply to turn their unit(s) into short-term rentals??

There are several other luxury developments for sale or rent in West Vancouver. e.g. Executive on the Park, Gateway. They are all offering incentives right now. Perhaps the owners of 1327 should do the same. **West Vancouver citizens should not be in the business of bailing out failed developers.**

10. Reduce the price if a property is not selling.

That is the advice from any realtor. I note the price per square foot in these units is greater than most of the units for sale in Grosvenor Ambleside and on Evelyn Drive. Although these properties are slightly older, they are comparable. Neither of these developments have units facing a back lane with a view of the neighbours' dumpsters or are in the shadow of a much larger development. **Location, location, location!**

Basic marketing: **If the widget isn't selling, mark it down**, recoup some capital and move on. One of the biggest mistakes of investors is to hold a poor investment for too long hoping it will turn around. Or in this case, to look to the Municipality and surrounding neighbours to assume the risk and take on the consequences of poor business decisions.

11. No benefit for surrounding neighbours.

Many Ambleside properties were purchased knowing that there was a Community Plan in place which regulated development on Marine Drive and elsewhere. It is highly unfair that the enjoyment of our property or the quality of life in our neighbourhood be arbitrarily changed to accommodate a single developer. There is **NOTHING** in this application for the neighbourhood.

Yours truly,



ATTENDEE FEEDBACK FORM

NAME [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	3	
WERE YOUR QUESTIONS ANSWERED?	1	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	1	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	4	
HOW WOULD YOU RATE THE MEETING OVERALL?	3	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	<u>No</u> Need more info

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

ATTENDEE FEEDBACK FORM NAME [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes	
WERE YOUR QUESTIONS ANSWERED?	Sotaf	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	Didn't seem to be	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Nuts!	
HOW WOULD YOU RATE THE MEETING OVERALL?	Nuts!	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Absolutely not!
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Owners living in their units will be invested in the community or they can do long term rental. Absolutely no short term rental unless, ^{is their} principal residence

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

↓
like the new STR rules in North Vanc -

ATTENDEE FEEDBACK FORM

NAME [REDACTED]

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QUESTION	YOUR ANSWER / COMMENTS	RATING
WAS THE EVENT INFORMATIVE?	Yes - to what degree there is much any information. Some mu contradictory information. People asking these don't seem to HAVE same info.	
WERE YOUR QUESTIONS ANSWERED?	Somewhat - differently depending on who I asked.	
WERE ANY CONCERNS YOU RAISED TAKEN SERIOUSLY?	I have no way of knowing. Not optimistic.	
HOW WOULD YOU RATE THE MATERIALS PRESENTED?	Ridiculous	
HOW WOULD YOU RATE THE MEETING OVERALL?	Also ridiculous.	

SCORE OUT OF POSSIBLE 25

IF YOU SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	
IF YOU DO NOT SUPPORT THE CHANGE OF USE, PLEASE EXPLAIN WHY:	Totally Opposed - an opportunity for wealthy people to charge exorbitant rates. People living in the community will contribute to local economy.

ADDITIONAL COMMENTS (USE BACK OF SHEET IF MORE SPACE IS NEEDED)

Stop building luxury housing. We need reasonable rental apartments. NO STR's This is what is contributing to current housing crisis. I can't imagine support from Ambleside residents or any reasonable person.

Vince Verlaan <vince.verlaan@engagefor2030.org>

Re zoning 1347 Marine Dr



18 September 2023 at 14:12

Hello,

I read with extreme interest your public notice stating you wish to have the zoning changed for 1347 Marine Dr to allow for short term rentals. Short term rentals are currently illegal in West Van as I'm sure you are aware but many exist illegally. I feel strongly that everyone should be allowed to benefit from short term rentals in West Vancouver or no one should. It should not be "plece meal" as that would not be fair to others who would like to provide this service legally.

I will be following this application very carefully.

Regards



Vince Verlaan <vince.verlaan@engagefor2030.org>

Please email me detailed information on Proposal for Short term Rentals at 1347 Marine Drive

[Redacted]

17 September 2023 at 16:49

Thanks Vince.

I plan to attend.

[Redacted]

On Sep 17, 2023, at 3:26 PM, Vince Verlaan wrote:

[Redacted], and please see the two short attached files, as requested.
This is the fullest info we have at this time.
Send questions if and as needed and I will try to respond.
Please consider attending the information session on Tuesday (5pm to 7pm - drop in format) as well.
Thanks, Vince

[Redacted]

As above.

Thanks,

[Redacted]

<Information Sheet - final to print.pdf><Meeting Notice - final.pdf>

Vince Verlaan <vince.verlaan@engagefor2030.org>

1327 Marine Drive

2 messages

[Redacted]

vince.verlaan@engagefor2030.org

18 September 2023 at 10:40

Question:

What is the zoning change you are looking for? As far as I know, WV does not have a zone for short term rentals. Are you looking for a new zoning category to be created? i.e. spot zoning?

Thanks,

[Redacted]

Vince Verlaan <vince.verlaan@engagefor2030.org>

Reply-To: vince.verlaan@engagefor2030.org

To: [Redacted]

18 September 2023 at 10:49

[Redacted] thanks for this question.

I believe the development/ownership team will ask District planning staff re: how to best frame/language their rezoning request, after the information meeting.

Sincerely, Vince

On Mon, 18 Sept 2023 at 10:40, [Redacted]

> wrote

Question:

What is the zoning change you are looking for? As far as I know, WV does not have a zone for short term rentals. Are you looking for a new zoning category to be created? i.e. spot zoning?

Thanks,

[Redacted]

Vince Verlaan <vince.verlaan@engagefor2030.org>

Regarding public hearing for 1327 Marine Dr

[Redacted]

<vince.verlaan@engagefor2030.org>

Hi Vince,

8 September 2023 at 12:20

I called yesterday to let you know that I will be out of town for the hearing about short-term rentals at 1327 Marine Dr. in West Vancouver. This building is finally completed after many months of building noise. I am concerned about short term rentals since at times short term renters can be disrespectful and loud and dont follow any rules. I am not saying it is everyone but it can happen. The back alley faces to other buildings including mine and the noise level is already quite high. I also feel that there is a disruption of community building. The rental market for long-term is already a big challenge and to continue the exploitation of space and fostering greed is not in Vancouver's or West Vancouver's interest.

I hope and wish that my voice will be heard. Thank you!

Sincerely,

[Redacted]

9/12/23, 5:35 PM

Engage For 2030 Mail - 1347 Marine

Vince Verlaan <vince.verlaan@engagefor2030.org>

1347 Marine

2 messages

[Redacted]

<vince.verlaan@engagefor2030.org>

9 September 2023 at 15:42

Vince,
I've been marketing and selling real estate in West Van for the past 36 years. I went to one of the first open houses at 1347 way back in August of 2022, I think. I understand the challenges of making the numbers work for the developer, and getting the buyers motivated to pay \$2 mill for 1000 sq ft. \$2000 / sq ft is basic and minimal, but it looks like a lot when the unit is 1000 sq ft, as opposed to \$4 mill for a more rare and comfortable 2000 sq ft. Anyway, the idea of short term rentals is great, but all you need is a bylaw approved by your strata. Airbnb is accepted in West Van. Lots of people do it. I don't see any need to ask a hostile and usually noisy public made of entitled neighbours. Ideally you might make it a boutique hotel. Or a strata hotel. People need a hotel in West Van. Nothing has been done since the Park Royal hotel was demolished. I own in Honua Kai in Maui, built by Ledcor for Intrawest. It is a 5 star resort made of different size condos, each one privately owned. It's hugely successful. I'll be in Europe for the 19th but please feel free to contact me any time with any questions.

[Redacted]

[Redacted]