



**RECOMMENDATION**

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022” be read a first time.

**RECOMMENDATION**

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022” be read a first time.

**RECOMMENDATION**

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022” and proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022” be presented at a public hearing on March 6, 2023 at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software), and that notice be given of the scheduled public hearing.

**RECOMMENDATION**

THAT proposed Development Permit 21-185 be presented at a public meeting scheduled for March 6, 2023 at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software), to be held concurrently with the public hearing scheduled for March 6, 2023 at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software), and that notice be given of the scheduled public meeting.

**CONCLUSION**

It is recommended that Council provide first reading to the bylaws and schedule a Public Hearing as outlined in the recommendations herein.

Author:   
\_\_\_\_\_

Appendices:

- A. Public Information Meeting Summary (provided by the applicant)

## ***Clyde Avenue Studio Apartment Rentals***

(671, 685, 693 Clyde Avenue, 694 Duchess Avenue)

January 2023 In Person and Virtual Developer  
Public Information Meetings and Developer Open  
House Summary Report

*Prepared by Park Royal Shopping Centre Holdings Ltd.  
January 12, 2023*



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PARK ROYAL

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# OVERVIEW

Further to the Preliminary Development Proposal for 671, 685, 693 Clyde Avenue and 694 Duchess Avenue submitted to the District of West Vancouver (DWV) on *July 21, 2021* and further to the *November 21, 2022* West Vancouver Council’s Motion that **“THAT consideration of Item 5 be deferred to the January 23, 2023 regular Council meeting in order to allow Larco Developments sufficient time to hold additional public consultation opportunities with the community”**, Park Royal has conducted the following additional public consultation:

Park Royal hosted a Public Open House at 967 Park Royal South on *December 17-18, 2022*, providing an additional opportunity for the public to ask questions and provide feedback about the proposal. All visitors to the Open House were encouraged to attend either Public Information Meeting.

On *January 11, 2023*, Park Royal also hosted an In-Person Public Information meeting in compliance with the DWV Public Consultation Policy. The Public Information Meeting was also held at 967 Park Royal South, from 6:00 pm to 8:15 pm in West Vancouver, providing an opportunity for the public to meet the project team, learn about the proposal, ask questions and provide feedback.

Additionally, Park Royal hosted a Virtual Public Information Meeting on the development proposal. The Virtual Meeting was available from 9am *Wednesday, January 4<sup>th</sup>* to the end of day *Wednesday January 11<sup>th</sup>, 2023*. This was accessed at:

[clydestudioapartmentrentals.com](http://clydestudioapartmentrentals.com)

## **Public Consultation Summary**

### **In-Person Public Information Meeting (PIM) Outcome**

***January 11, 2023***

- 45 members of the public attended, including one District of West Vancouver Councillor and one staff member. Combined with the November 24, 2021 In-Person PIM, a total of 75 individuals attended.
- All members of the public were encouraged to fill out a comment form that night. Fourteen comment forms were completed and returned on January 11, 2023 and combined with the November 24, 2021 PIM, a combined total of 23 comment forms have been received in person. (A transcription of all comments can be found in Appendix F)

Of the 23 comments received:

- 83% were supportive or supportive with additional suggestions
- 17% were non-supportive
- 78% of the Comment Forms submitted were from residents of West Vancouver

### **Virtual Public Information Meeting Outcome**

***January 4-11, 2023***

- Two hundred people visited the on-line Virtual Public Information Meeting Site. Combined with the November 24, 2021 VPIM, a total of three hundred fifty-nine people visited the Virtual Public Information site.
- Thirteen comment forms were submitted. Combined with the November 24, 2021 Virtual PIM submissions, a total of thirty-eight online comment submissions were received.

Of the thirty-eight comments received:

- 89.5% were supportive or supportive with additional suggestions
- 10.5% were non-supportive
- 79% of the Comment Forms submitted were from residents of West Vancouver (person not providing residency info assumed from West Vancouver) (a copy of all comments can be found in Appendix G)

## **Open House Public Consultation Outcomes**

***December 17-18, 2022***

- Seventy-three people visited the Open House. Combined with the November 2021 ten-day Open House there was a total of 253 visitors to Open Houses
- 70% of Open House visitors were from West Vancouver

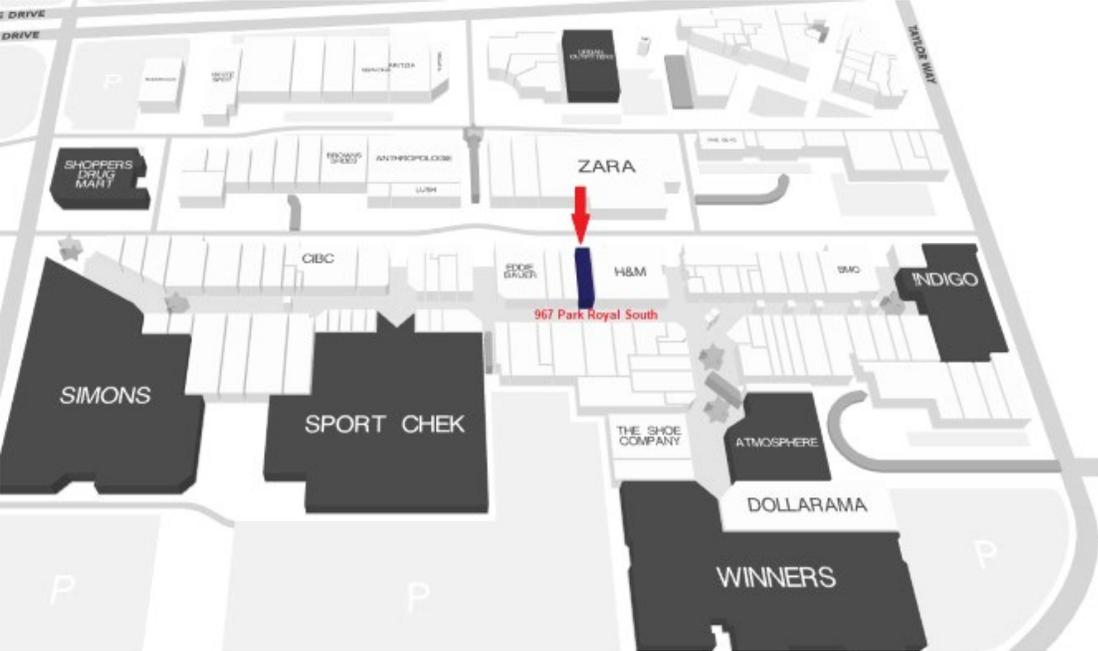
# INTRODUCTION

In July 2021, Park Royal Shopping Centre Holdings Ltd. applied to the District of West Vancouver for a rezoning and development permit for 671, 685, 693 Clyde Avenue and 694 Duchess Avenue, and in November 2022 Council requested Park Royal undertake additional public engagement.

The project team hosted *both* an additional Virtual and In Person Public Information Meeting to share information about the proposal with members of the public and gather feedback.

**IN-PERSON MEETING:** January 11, 2023, 967 Park Royal South

**VIRTUAL MEETING:** January 4 – 11, 2023



**Location of In-Person Public Information Meeting**

# NOTIFICATION DETAILS

The DWV requirement is for notices to be mailed to residents and businesses within a 100-metre radius of the property. In both October 2021 and January 2023, a larger radius was used by Park Royal as shown in Appendix B. The broader radius increased the mailings to approximately 702 addresses. The greater community was also notified through newspaper advertisements running for the two weeks prior to the event, as well as an article in the North Shore News on January 10, 2023.

Additionally, information about the Virtual and In -person Public Information Meetings and the Open House was featured on the Park Royal website (40,000 users per month), which was bolstered by Twitter announcements from the local MLA along with PIM invitations sent to local business organizations, homeowners associations and any member of the public who requested to be kept apprised of the development. We are also aware of the Notice being shared by both the West Vancouver Stakeholders and Positive Voices.

## **Mail Notification**

702 Public Information Meeting notification flyers were distributed through mail by Canada Post on December 28<sup>th</sup>, and similar numbers were mailed out in November 2021.

See Appendix A for a copy of the notification flyer.

See Appendix B for the notification area.

## **Newspaper Advertisement**

A newspaper advertisement in the North Shore News ran both on December 28<sup>th</sup>, 2022 and January 4<sup>th</sup>, 2023.

See Appendix C for a copy of the newspaper advertisement.

# MEETING FORMAT

### Event Details

**IN-PERSON MEETING:** 967 Park Royal South  
**DATE:** January 11, 2023  
**TIME:** 6:00pm – 8:00pm

The In-Person Meeting was a drop-in open house.

**VIRTUAL MEETING:** [clydestudioapartmentrentals.com](https://clydestudioapartmentrentals.com)  
**DATE:** January 4-11, 2023

The Virtual Meeting opened 9am on Wednesday January 4th and closed at end of day, Wednesday January 11, 2023. It was accessed at: [clydestudioapartmentrentals.com](https://clydestudioapartmentrentals.com)

The Virtual Meeting included application information, FAQs and the ability to email questions and comments the Park Royal consultant team.

Members of the project team were available to answer questions throughout the event.



## Project Team in Attendance

### *Park Royal*

- Rick Amantea
- Misti Mussatto

### *DA Architects*

- Ross Komnatskyy
- Mark Ehman

### *Bunt & Associates Engineering Ltd.*

- Peter Joyce

### *Vaughan Landscape*

- Mark Vaughan

# PRESENTATION MATERIAL

The In-Person and Virtual Public Information Meeting board titles, which are representative of the content, are listed below.

1. Directional Welcome
2. Welcome
3. Purpose of this Public Information Meeting
4. Executive Summary
5. Proposal Existing & Future Context/Project Description/Project Design Rationale/Compliance with OCP policies
6. Existing Context: Neighbourhood
7. Existing Context: Development
8. Existing Context: Photos
9. Site Plan
10. Site Sections
11. Floor Plans
12. Typical Studio Unit
13. Adaptable Studio Unit
14. Target Market: Potential Apartment Residents
15. Context Aerial View
16. 3D Views: North, South, East, West elevation
17. View Studies
18. Existing Off Ramp Improvements
19. Sustainability
20. Transportation – Options
21. Transportation – Traffic
22. Landscape (2 slides)
23. Amenities (3 slides)

See Appendix D for a copy of the boards.

# COMMENT FORM SUMMARIES

See Appendix E for a copy of the comment form.

See Appendix F for In Person comment forms completed transcriptions for both the January 11, 2023 and November 4, 2021 meetings.

See Appendix G for Virtual comments from both the January 4-11, 2023 and November 22-29, 2021 meetings.

# APPENDICES

## Appendix A: Notification Flyer – *Front*

### PLEASE JOIN US

#### Applicant Hosted Public Information Meeting

Proposed Rezoning of 671, 685, 693 Clyde Avenue and 694 Duchess Avenue

**IN PERSON MEETING LOCATION:** 967 Park Royal South (next to H&M)  
**DATE:** Wednesday, January 11, 2023  
**TIME:** 6:00pm – 8:00pm  
**APPLICANT:** Park Royal Shopping Centre Holdings Ltd.



Rendering of Proposal



Location Map/Site Plan

#### The Proposal

Park Royal Shopping Centre Holdings Ltd. submitted a rezoning and development permit application for residential rental studio units at 671, 685 and 693 Clyde Avenue that includes:

- 201 residential studio apartment rentals at a 2.0 FAR, consistent with the current OCP
- 50 parking stalls (.25 stalls per unit)
- 303 bicycle storage spaces (1.5 per unit)
- 6 storey residential building with landscaped rooftop amenity
- Northern lot (694 Duchess Avenue) outdoor amenity green space

#### Online Preliminary Public Information Meeting

If you prefer to provide your comments online (rather than at the in-person meeting), please visit: [www.clydestudioapartmentrentals.com/feedback](http://www.clydestudioapartmentrentals.com/feedback). The webpage will be open for comments from January 4, 2023 to January 11, 2023.

#### Questions or Comments?

If you require more information about the meeting, please contact Misti Mussatto [mmussatto@parkroyal.ca](mailto:mmussatto@parkroyal.ca) or at (604) 923-4728.

## Appendix A: Notification Flyer - Back



Aerial View—Looking Northeast

### Meeting Details

Park Royal Shopping Centre Holdings Ltd. is hosting a Public Information Meeting on January 11, 2023 between 6:00pm - 8:00pm at 967 Park Royal South.

The purpose of this event is to share information on the proposal and receive public feedback.

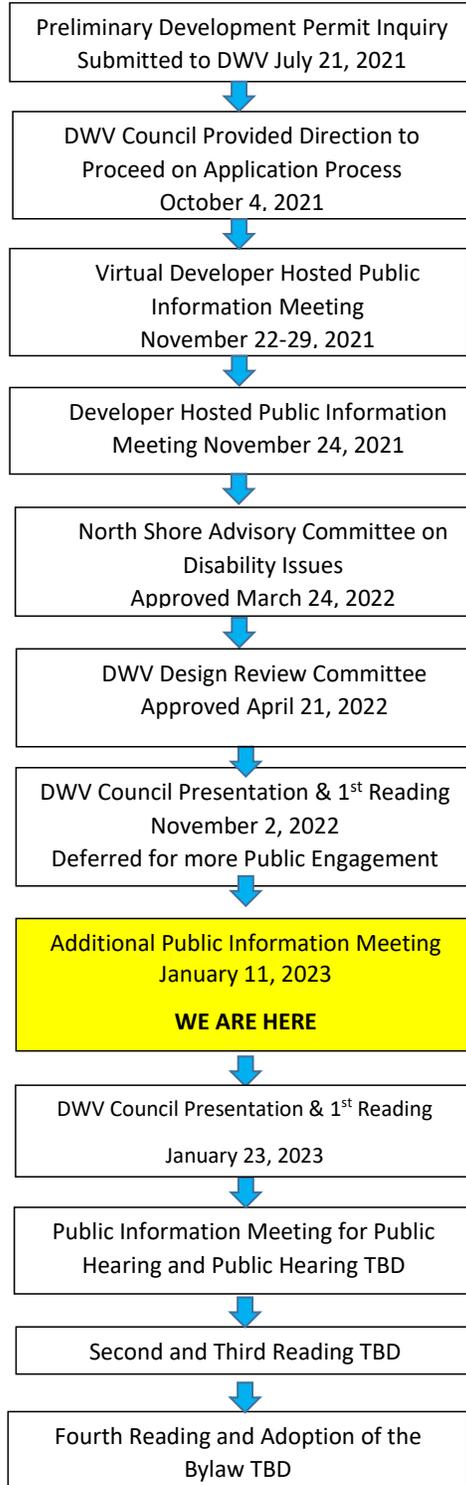
The meeting format is a drop-in open house. Members of the public are invited to attend, view display material, ask questions, and provide comments. There will be no formal presentation. The meeting is hosted by Park Royal Shopping Centre Holdings Ltd. and is not a District of West Vancouver event.

The In-Person Public Information Meeting location will be sanitized and all Worksafe BC protocols will be in place.

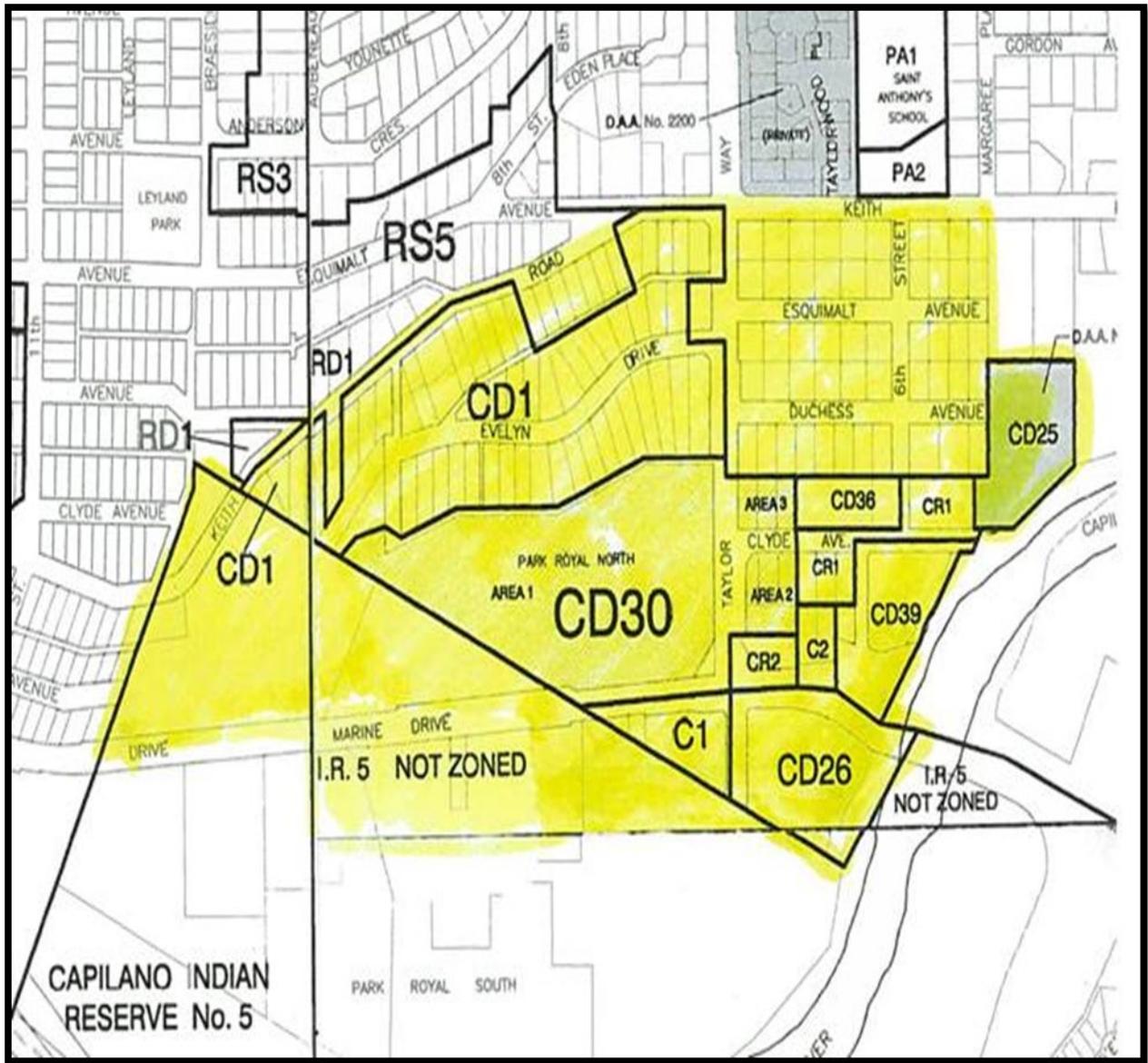
**MEETING LOCATION: 967 PARK ROYAL SOUTH, INNER MALL  
NEXT TO H&M**



### Process



Appendix B: Notification Area



## Appendix C: Newspaper Advertisement

# PLEASE JOIN US

## Applicant Hosted Public Information Meeting

Proposed Rezoning of 671, 685, 693 Clyde Avenue and 694 Duchess Avenue

<b>IN PERSON MEETING LOCATION:</b>	967 Park Royal South (next to H&M)
<b>DATE:</b>	Wednesday, January 11, 2023
<b>TIME:</b>	6:00pm – 8:00pm
<b>APPLICANT:</b>	Park Royal Shopping Centre Holdings Ltd.



Rendering of Proposal



Location Map/Site Plan

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### Questions or Comments?

If you require more information about the meeting, please contact Misti Mussatto [mmussatto@parkroyal.ca](mailto:mmussatto@parkroyal.ca) or at (604) 923-4728.

## Appendix D: Display Boards

Welcome to  
**Clyde Ave. Studio Apartment Residential Rental**  
671, 685, 693 Clyde Ave.  
& 694 Duchess Ave., West Vancouver



### **PUBLIC INFORMATION MEETING**

Date: January 11, 2023  
Hosted by:  
**PARK ROYAL**



Welcome to  
Clyde Ave. Studio Apartment Residential Rental  
671, 685, 693 Clyde Ave  
& 694 Duchess Ave., West Vancouver

**PUBLIC  
INFORMATION  
MEETING**

Date: January 11, 2023  
Hosted by:  
PARK ROYAL



# PURPOSE OF THIS PUBLIC INFORMATION MEETING

## GOALS:

- To present the updated Clyde Ave. Residential proposal to the public
- To understand the opportunities and benefits of this proposal
- To receive public comments and feedback

## STATISTICAL SUMMARY:

Category	Value	Unit
Current zoning	RS-1	
Lot area (sq. ft.)	10,000	
Lot width (ft.)	40	
Lot width (m)	12.19	
Lot depth (ft.)	250	
Lot depth (m)	76.20	
Front yard setback (ft.)	5	
Side yard setback (ft.)	5	
Back yard setback (ft.)	25	
Proposed lot area (sq. ft.)	10,000	
Proposed lot area (m <sup>2</sup> )	929.03	
Proposed height (ft.)	35	
Proposed height (m)	10.67	

Development Area	2011 Census Data	2016 Census Data	2021 Census Data	2022 Census Data
2011 Census Data	1,122,000	1,742,000	2,122,000	2,122,000
2016 Census Data	1,122,000	1,742,000	2,122,000	2,122,000
2021 Census Data	1,122,000	1,742,000	2,122,000	2,122,000
2022 Census Data	1,122,000	1,742,000	2,122,000	2,122,000

Category	Value	Unit
Proposed lot area (sq. ft.)	10,000	
Proposed lot area (m <sup>2</sup> )	929.03	
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Proposed height (m)	10.67	

## TIMELINE:



## SUMMARY

### Clyde Avenue Residential Studio Apartments

This proposal presented for the consideration of a Development Permit and Rezoning submission responds to the need for more diverse and affordable rental housing in West Vancouver. While the notion of for rent studio units is new to West Vancouver, this type of housing has provided comfortably smart living, at an attainable price range, to young professionals, frontline and service workers in communities around the world.

The introduction of studio units is proposed in this particular location given the proximity to public and active transportation, as well as close proximity to amenities, shopping and services. It is a creative solution to help West Vancouver address some of the challenges outlined in the November 2020 West Vancouver Housing Report. The Report states in part "labour force participation rates have been on the decline, and close to three-quarters of the labour force commutes into the municipality for work. Feedback from engagement indicates the cost of housing is increasingly out-of-reach and employers are struggling to recruit and retain staff. Mid-market rental and affordable home ownership should be strongly considered to help meet the needs of the local labour force."

The Clyde Avenue neighbourhood consists of market housing, rental housing, senior living, offices and services. The introduction of studio unit rental accommodation is not only complimentary to the existing uses, but would also create an attractive entrance feature, as a gateway to the existing compact cluster of buildings.

Park Royal is excited about working with West Vancouver Council, staff and the community to bring this innovative and forward-looking style of rental accommodation to life.



671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

# PROPOSAL

## Existing & Future Context

The development site is located on Clyde Avenue, off Taylor Way and is characterized by the following features:

- Comprised of three lots fronting Clyde Avenue, as well as a single lot fronting Duchess Avenue.
- Has never been developed and is currently serving as an ancillary parking lot for Park Royal North commercial.
- To the east is an existing 5-storey seniors housing complex, to the south is an existing 6-level parking structure (34' 8" high).
- To the north is existing 2-storey single family residential housing.
- To the west is a northbound exit ramp that allows the vehicular traffic from Park Royal North to exit onto Taylor Way.
- The north edge of the site is characterized by a steep embankment with mature vegetation.
- The parking structure to the south is zoned for that use and currently there are no plans for redevelopment as it was excluded from the Marine Drive Local Area Plan.
- Further north, the 657 Marine Dr. development has been approved at Marine Dr. & Taylor Way intersection including buildings from 4-8 storeys high.

## Project Description

The proposal conforms to the District's current OCP as it relates to Clyde Avenue. However, given the current zoning the property needs to be rezoned in order to allow construction of 100% Rental Housing as follows:

- Rental Housing development at the corner of Clyde Ave. and Taylor Way
- 6-storey housing component with rooftop amenity
- Allowable / Proposed FAR: 2.04
- FAR Floor Area: 8,271.24 sm (89,031 sf)
- Unit Type: Rental

- Number of Units: 201
- Unit Mix:
  - 87% Move-In Ready Studio Units (350 sf)
  - 13% Adaptable Level 2 Studio Units (470 sf)
- Parking: 50 stalls at 0.25 stalls per unit
- Bicycle Parking: 303 stalls at 1.5 stall per unit

## Project Design Rationale

The proposed development is located in the transition area between the 4-8 storey density at Marine Drive and the 2-storey single family neighbourhood to the north. The project design is based on the following major considerations:

- 6-storey building massing mediates between the larger scale to the south and the lower scale to the north, as well as the 5-storey seniors housing to the east.
- The building is sited on the three lots fronting Clyde Avenue at the entrance to this neighbourhood.
- The northern lot off Duchess Avenue will not be developed as part of this proposal and provides an opportunity for outdoor green space or another amenity accessible to the public.
- The U-shape building massing configuration creates a south-facing courtyard that is buffered from the traffic at Taylor Way.
- The rental housing comprises a 6-storey massing block with a rooftop amenity garden.
- The project will provide 201 studio units ranging between 350-478 sf in size, with all the units being move-in ready.
- The outdoor amenities will include the rooftop garden, as well as the south-facing courtyard green space with outdoor fitness area.
- Adjacent to the lobby at L1 over 2000 sf of indoor amenities will include a common social room with dining / kitchen, as well as an exercise space.
- At each level from Level 2 to Level 6 there will be a resident lounge area off the elevator lobby.

- All vehicular and bicycle parking, as well as the garbage / recycling facilities are provided on a single level of underground parking at P1.
- The bicycle facilities will include a bicycle repair area.
- Provisions for vehicular and bicycle electrical charging will also be included.
- The development will increase the supply of affordable rental housing in the area through provision of move-in ready studio units.
- Located in close proximity to the Marine Drive / Taylor Way node, the residents will have access to public transportation, as well as active transportation modes.

## Compliance with OCP policies

The proposed development adheres to the intent of the OCP at Clyde Avenue East of Taylor Way (BF-D2) with the following features:

- Provision of move-in ready rental housing with close proximity to transit / active transportation
- High performance building with Energy Step Code: Step 3 with LCES or Step 4 compliance
- Electrical charging for cars and bicycles
- Extensive indoor / outdoor amenities
- Provision of public green space at Taylor Way / Duchess
- High quality windows to mitigate traffic noise from Taylor Way
- Utilizing reclaimed wood from the original 1950 Park Royal North build-out
- Landscaped courtyard with pedestrian-friendly design features at Clyde Avenue
- Articulated building facades to better relate to the existing 2-5 storey neighbourhood scale
- Gateway articulation at Clyde Ave / Taylor Way through prominent, highly-articulated stair towers

## EXISTING CONTEXT: NEIGHBOURHOOD



671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

# EXISTING CONTEXT: DEVELOPMENT



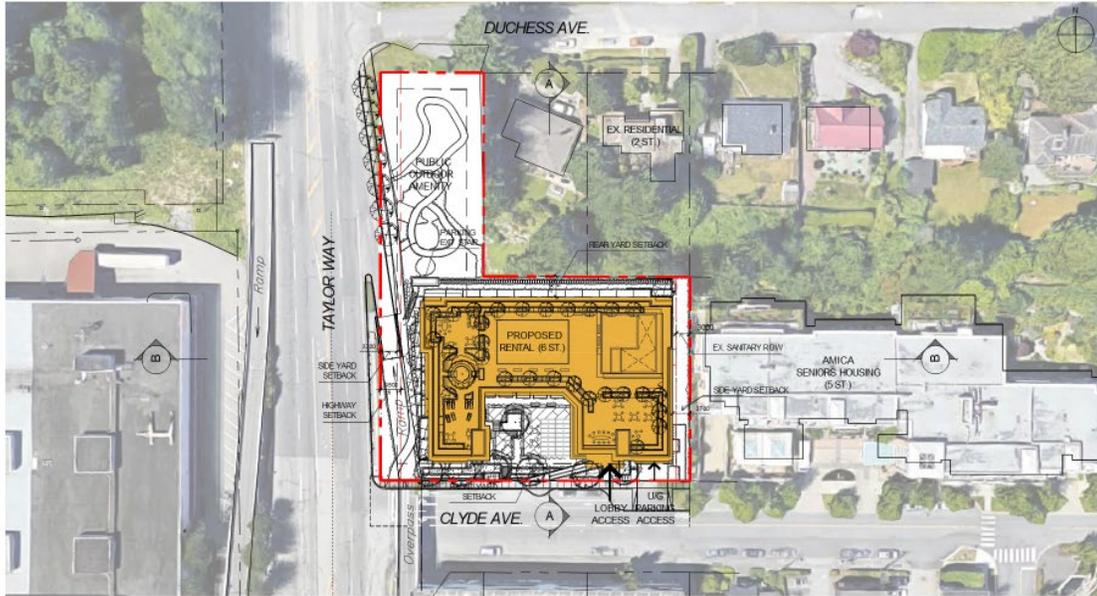
671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

## EXISTING CONTEXT: PHOTOS



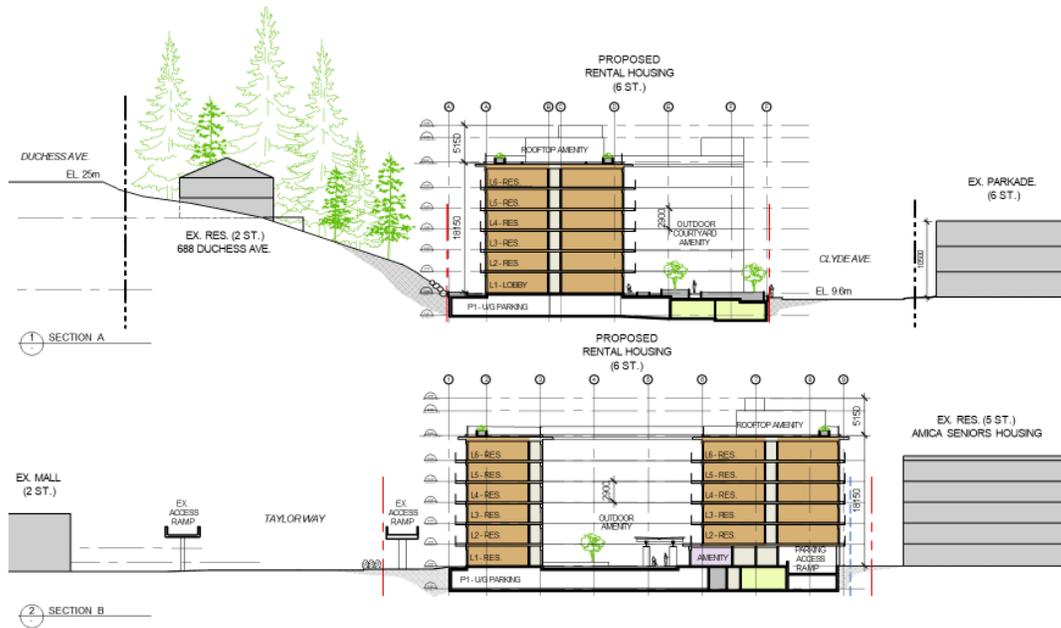
671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

# SITE PLAN



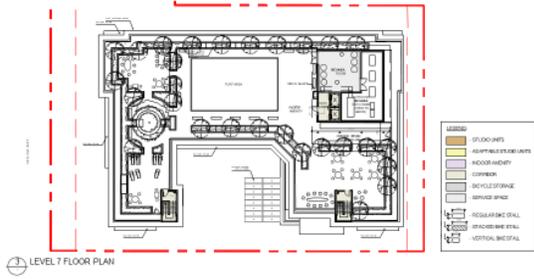
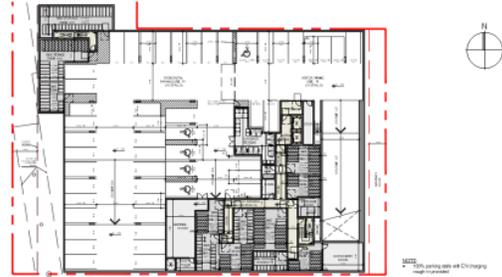
671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

# SITE SECTIONS



671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

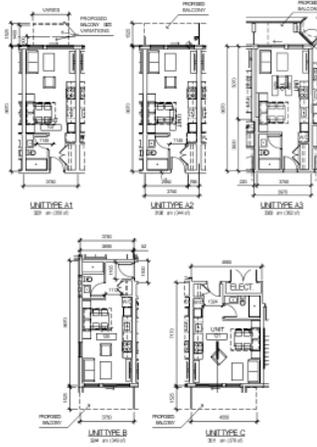
# FLOOR PLANS



671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

# TYPICAL STUDIO UNIT

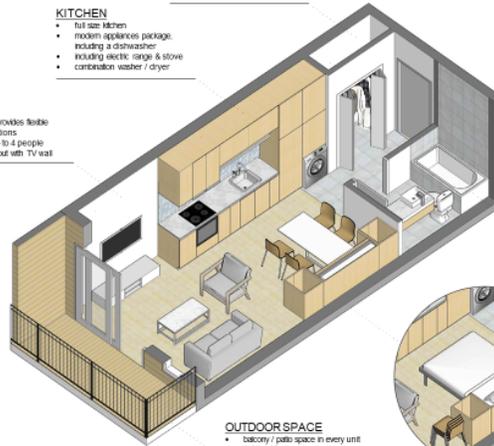
- 82% of Studio Units at 350sf provide an affordable rental price point for the residents
- Flexible spaces provides for all the necessities of living, dining, sleeping, relaxing and entertaining
- In-suite laundry with combination washer & dryer in each unit
- Contemporary interior design in the kitchens and bathrooms with energy efficient appliances
- High performance building with increased thermal comfort
- The amenity package is designed to complement the efficient suite layouts with over 2,000 sf of the indoor amenity area, as well as the expansive rooftop outdoor amenity garden



- LIVING**
- living space provides flexible furnishing options
  - seating for up to 4 people
  - functional layout with TV wall

- KITCHEN**
- full size kitchen
  - modern appliances package, including a dishwasher
  - including electric range & stove
  - combination washer / dryer

- STORAGE**
- increased storage space
  - large entry closet
  - built-in storage above washing machine & either side of sink



- BATHROOM**
- full size bathroom
  - full size bath tub or shower
  - modern fixtures & finishes

- DINING / WORKING & SLEEPING / RELAXING**
- flexible built-in furniture
  - fold down dining / work table
  - fold down Murphy bed
  - storage closets on either side

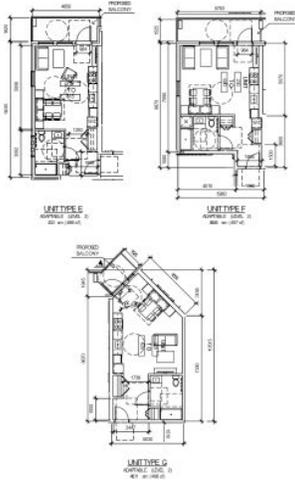
- OUTDOOR SPACE**
- balcony / patio space in every unit
  - full height privacy screens



671, 685, 693 CLYDE AVE. & 694 DUCHESS AVE., WEST VANCOUVER | 2023-01-04

# ADAPTABLE STUDIO UNIT

Adaptable design creates livable residences for a wider range of persons than current building codes require. By considering design features that can be easily and inexpensively incorporated at a later time, adaptable design also allows flexibility for residents whose needs may change over time. 13% of units in this development are designed to meet the Level 2 Adaptability Standard per the District guidelines.



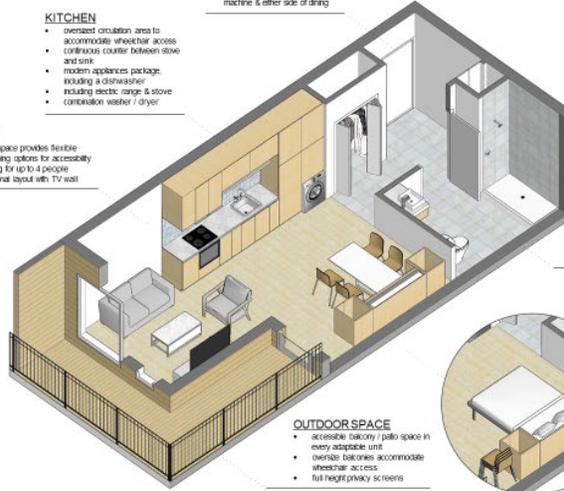
- LIVING**
- living space provides flexible furnishing options for accessibility
  - seating for up to 4 people
  - functional layout with TV wall

**KITCHEN**

- oversized circulation area to accommodate wheelchair access
- continuous counter between stove and sink
- modern appliances package including a dishwasher
- including electric range & stove
- combination washer / dryer

**ENTRY / STORAGE**

- oversize entry to accommodate wheelchair turning radius
- maximized storage space
- large entry closet
- built-in storage above washing machine & other side of entry



**BATHROOM**

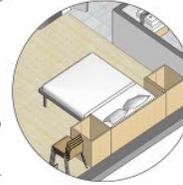
- oversized bathroom to accommodate future accessibility upgrades
- barrier free shower
- bathroom accommodates wheelchair access

**DINING / WORKING & SLEEPING / RELAXING**

- flexible built-in furniture
- fold down dining / work table
- fold down Murphy bed
- storage closets on either side

**OUTDOOR SPACE**

- accessible balcony / patio space in every adaptable unit
- oversize balconies accommodate wheelchair access
- full height privacy screens



671, 685, 693 CLYDE AVE. & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

## TARGET MARKET

### Potential Studio Apartment Residents



Level 2 Adaptable  
Occupants



Retail Workers



Medical Support Staff



Tech Workers



Senior Care



ECE Workers



Active Adults



Service Workers

## CONTEXT AERIAL VIEW



671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

# 3D VIEWS



WEST ELEVATION - TAYLOR WAY



NORTHELEVATION



SOUTHELEVATION



SOUTH EAST ELEVATION

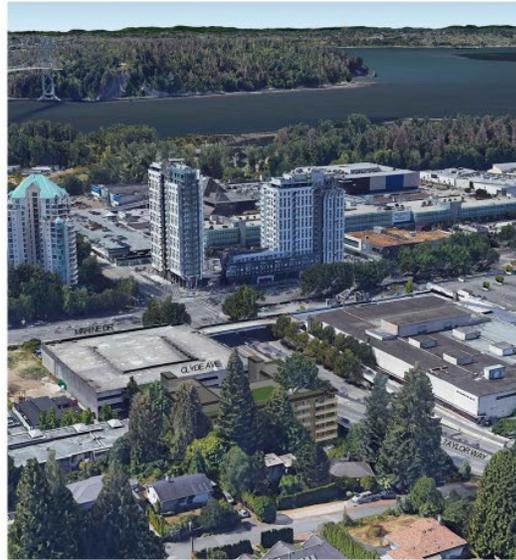


671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

## VIEW STUDIES



⊕ AERIAL VIEW - LOOKING NORTHEAST



⊕ AERIAL VIEW - LOOKING SOUTHWEST



671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

# EXISTING OFF RAMP IMPROVEMENTS

## GLARE REMEDIATION:



## CPTED MEASURES:



671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

# SUSTAINABILITY



## Enhancing Resiliency

- Shading of site landscapes to reduce heat island effect, including green roof amenity space and landscaped central courtyard
- Potable water use reductions through installation of native landscape species and low flow plumbing fixtures to prepare for water scarcity through summer drought
- 'Park-like' public amenity and urban agriculture amenity will provide some residents the opportunity to grow their own food improving social resilience of the community
- Design for improved thermal comfort through optimized window to wall ratio, high performance glazing and exterior shading

## BUILDING SUSTAINABILITY

### Energy Performance: Step 3 with a Low Carbon Energy System

- High performance building envelope reducing heating and cooling energy consumption
- Optimized glazing placement balancing daylight penetration and thermal comfort
- Reduced reliance on fossil fuel combustion for space heating and domestic hot water with low carbon heat pump based systems

### Low Carbon Construction

- Wood frame construction supports the local low carbon building material industry, while reducing the project's embodied emissions

### Low Carbon Transportation

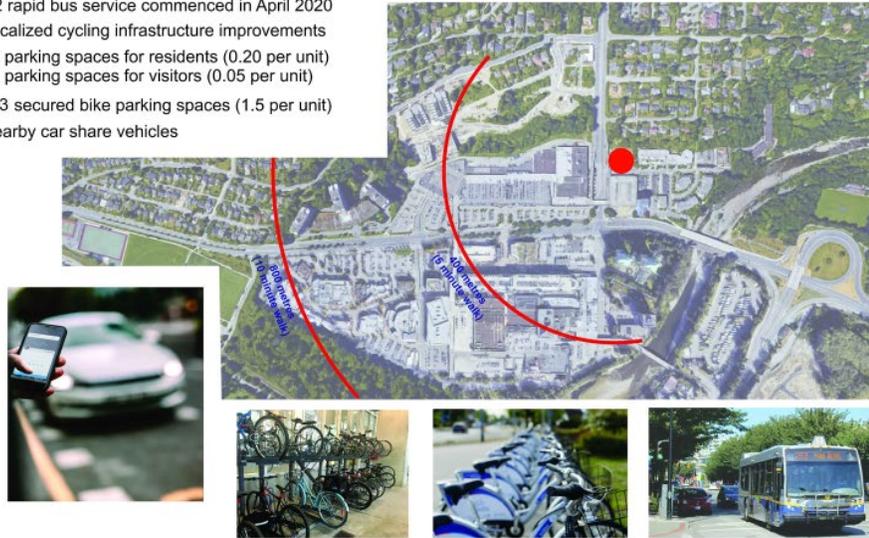
- Car parking will meet the minimum provision and will be equipped to support Level 2 electric vehicle charging to support the transition away from fossil fuel vehicles
- Bicycle parking and a bicycle repair station will support sustainable living and further support the mode shift away from vehicles for the dense city living lifestyle



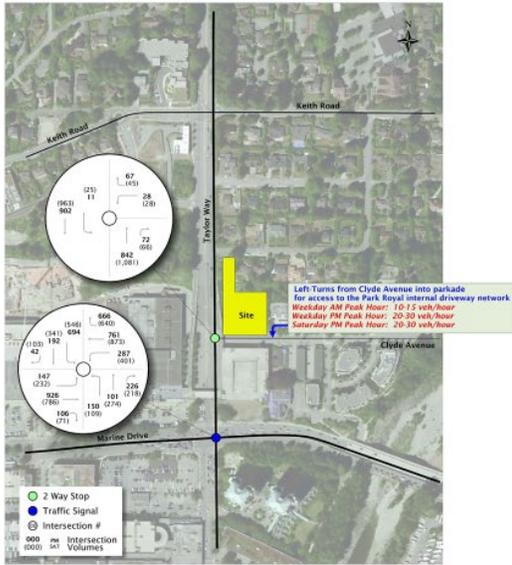
671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

## TRANSPORTATION - OPTIONS

- Multiple public transit routes with nearby stops
- R2 rapid bus service commenced in April 2020
- Localized cycling infrastructure improvements
- 40 parking spaces for residents (0.20 per unit)  
10 parking spaces for visitors (0.05 per unit)
- 303 secured bike parking spaces (1.5 per unit)
- Nearby car share vehicles



# TRANSPORTATION - TRAFFIC



Existing Peak Hour Traffic Volumes



## Proposed Development - Site Traffic

**Weekday Morning and Afternoon Peak Hour**  
 20 resident vehicles  
 20 other (i.e., ride-hailing vehicles, taxis)



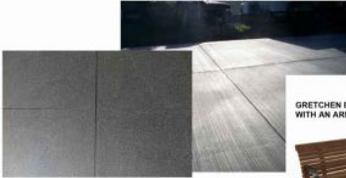
# LANDSCAPE



671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2023-01-04

# LANDSCAPE

PAVING ON GROUND LEVEL TO BE MAINLY LIGHT BROOM FINISHED CONCRETE WITH SAWCUT JOINTS



GRETCHEN BENCH FROM LANDSCAPE SUPPLY WITH AN ARMREST BOTH SIDES ON GROUND FLOOR



FLAME FINISHED CHARCOAL COLOURED GRANITE TILES WILL BE INSET INTO THE CONCRETE PAVING IN THE PATTERN SHOWN IN THE OUTDOOR COURTYARD AMENITY



CONCRETE WALLS ON PLAZA LEVEL

TILE TO BE INSET IN THE ROOF FLUSH WITH THE CONCRETE PAVING STONES



THE EXISTING PATH IN THE NORTH END OF THE DUCHESS AMENITY WILL BE WIDENED AND MADE OF GRANITE CHIP



WOOD CHIP PATH IN THE WORKOUT AREA IN THE DUCHESS AMENITY SPACE



DROUGHT TOLERANT PLANTS AND GRASSES

EXAMPLES OF POTENTIAL PLANT CHOICES



TREES



NATIVE SHRUBS AND GROUNDCOVERS



GARDEN PLANTS FOR PATIOS AND DECKS



## AMENITY PACKAGE

### Outdoor Amenity Areas

- Courtyard



- Rooftop Garden



- North Lot Green Space



### Indoor Amenity Areas (2,700 sf total)

- Level 1 (1,700 sf):
  - Social / Gathering Spaces
  - Exercise Space



- Levels 2-6 (200 sf per floor):
  - Lobby Lounge Space



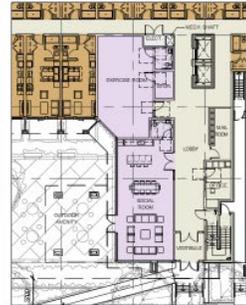
# AMENITY PACKAGE

## Indoor Amenity Areas - Level 1 (1,700 sf)

Social / Gathering Space



Exercise Space



671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2022-04-20

# AMENITY PACKAGE

Indoor Amenity Areas - Levels 2-6 (200sf per floor)

Lobby Lounge Space



671, 685, 693 CLYDE AVE & 694 DUCHESS AVE, WEST VANCOUVER | 2022-04-20

## Appendix E: Comment Form:

**Proposed Rezoning: 671, 685, 693 Clyde Avenue and 694 Duchess Avenue**

### **Studio Apartment Residential Rentals**

*Public Information Meeting - Hosted by Park Royal – January 11, 2023*

#### **Comment Form**

**Thank you for attending our Public Information Meeting, we trust the information provided was helpful. The following is a brief summary of our preliminary proposal:**

- 201 Residential Studio Apartment Rentals. (2.0 FAR)
- 50 Parking stalls (.25 stalls per unit)
- 303 Bicycle storage spaces (1.5 per unit)
- 6 story residential building with landscaped rooftop amenity
- Northern lot (694 Duchess Avenue) outdoor amenity green space

**Please provide your comments below and on the other side of this sheet. You may place your comments in the “comment box” provided.**

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**RESPONDENT'S  
NAME:**

**POSTAL CODE:  
EMAIL:**

**ADDRESS (Optional):**

## Appendix F: In Person PIM Comment Form Transcriptions

**January 11, 2023**

<p>This fills the need for more rentals in West Vancouver. Unsure how to manage vehicles from spilling into nearby streets given the plan to limit parking but people may still have one car per unit. Love the design and layout. I think this is needed in WV <b>West Vancouver Resident</b></p>
<p>We need this type of development! I am a 20-something year old, born and raised on the North Shore and I would love to live here. People my age often have to choose between renting a larger place with roommates or living with parents. I would love to live in a studio by myself-close to transit and employment opportunities. This is a great option for people my age and this is something that is so hard to find. Council-please approve this project <b>North Vancouver Resident</b></p>
<p>No to 6 storey precedent for Taylor Way. Rents will not be affordable for Park Royal &amp; WV workers. No fridge or microwave? <b>West Vancouver Resident</b></p>
<p>Excellent in all respects <b>West Vancouver Resident</b></p>
<p>As a young person it is great to see a proposal for more rental apartments <b>North Vancouver Resident</b></p>
<p>Project concept has merit but the details are poor and should be rejected. Too massive—reduce by 1 floor. Traffic at intersection at Clyde &amp; Marine is problematic—needs a plan before more development. Local Area Plan first. To decide how Taylor Way Marine Corridor to be developed. Reject until revised. Heath concerns-rentals with mattresses? How could a senior or person with disabilities pull down a murphy bed? No to Public Hearing until plan is revised. <b>West Vancouver Resident</b></p>
<p>Excellent Concept. Suggestion: Add kitchen, bathroom etc. to the floor layout to emphasize that the red lines are the actual outline of the apt. <b>West Vancouver Resident</b></p>
<p>I love the idea of a different structure of housing in West Vancouver. It is so close to transit and very innovative as a solution to have more young people live in the community. A suggestion might be some variety in layout, but I recognize it may have cost considerations. Balcony space is a must! <b>West Vancouver Resident</b></p>
<p>I support this project. This project is the right type of housing, in the right location. <b>West Vancouver Resident</b></p>
<p>As an owner &amp; resident in [REDACTED] s.22(1) [REDACTED], we are often faced with a massive traffic dilemma. We often struggle with gaining access North &amp; South bound Taylor Way safely. Using the parkade is not a viable option long term. What has been considered to improve safe access for all residents who utilise Clyde &amp; will be using Clyde in the future! [REDACTED] s.22(1) [REDACTED]. <b>West Vancouver Resident</b></p>
<p>What is deemed to be affordable? In gross dollars. We definitely need this project <b>West Vancouver resident</b></p>
<p>I am all for permanent affordable non-market housing units to be built in West Vancouver. The units to house local workers is sorely lacking. I am not for units that clearly are meant for “temporary” housing which clearly these units would be (can only be) classified as. The units are too small and similar to those built by the BC government to house temporary shelter seekers on the DTES (I have had the opportunity to tour many of these units when they were first built. These units will not attract or retain workers. They are for short term housing at best. They are built clearly to maximize development profits and churn renters so that rental prices can be increased at every turnover opportunity. Although the rooftop amenities would be nice in a place that gets little rain, this is not the case in West Vancouver and thus, can only be used for a limited portion of time during the year.</p>

<p>As well, a murphy bed could be very difficult for aging seniors to pull down should “downsizing” be the objective of the units. We truly need attractive units, priced for affordability of the local workforce (30% income) that would retain workers rather than attempt to provide them with a short term hotel like atmosphere. The project seems like a feable (sic) attempt for the planning department and council to demonstrate that they are at least doing something, however woefully inadequate to produce “units”. I do not accept this attempt to produce temporary housing units when there is clearly an abundance of land within West Vancouver that larger more suitable permanent housing could be produced. These are not units where individuals could have a few friends over for dinner or socialize within. As a health care worker that services West Vancouver I could not see myself or my children who also work in West Van living in these units for any length of time. <b>West Vancouver Resident</b></p>
<p>As a young professional, this project really appeals to me. I think that the studio layout and close access to transit routes downtown and bike routes on the North Shore makes this a really easy place to be able to get out of Vancouver. This is the ideal location for such a building given the proximity of Park Royal and transit lines. It takes an unused piece of land and creates something vibrant and energised. 200 units is a good amount. I have some concerns that 1. 10 visitor units not a lot (easily remedied by proximity to PR) and 2. That it is only a tier 2 adaptable room (I know nothing is perfect) and 3. Having the bed in the kitchen (that may be a personal taste, however it may be worth looking into). As a potential resident I am interested and as a community member I am excited. I think the beautiful design fits in well in WV and the added greenery will be great for the community. Thank You. <b>West Vancouver Resident</b></p>
<p>I think that this is an appropriate proposal given the location. As a young adult, I can imagine myself living in the space. I feel like the rooms are livable and create an inviting atmosphere. I’m not the biggest fan of the small meeting space on floors 2-6 as it’s hard to imagine people stopping there when it’s so open and close to many rooms. Big fan of location and the proposed bike storage spaces. <b>West Vancouver Resident</b></p>

**November 24, 2021**

<p>Very much need affordable rentals, and I work @ care facility--allow pets! <b>Amica Employee and North Vancouver resident</b></p>
<p>Great to see this kind of “affordable density” come to W Van. Need more of these kinds of projects in W. Van. It will get/retain a younger demographic resident in the community <b>West Vancouver resident</b></p>
<p>STRONGLY IN SUPPORT OF THIS PROPOSAL AS IT MEETS SO MANY OF THE NEEDS OF WV <b>West Vancouver resident</b></p>
<p>I’m in support <b>West Vancouver resident</b></p>
<p>A creative concept that will meet a definite need in our community--the utilization of a property that has been an unfortunate “eyesore” entrance to our community <b>West Vancouver residents</b></p>
<p>Fascinating Concept and Idea. Full rentals in the centre of transportation connection in West Van. Ticks almost every box for affordability and need <b>West Vancouver resident</b></p>
<p>I like the proposal. I hope it succeeds. We need “employment” housing on the North Shore otherwise it will become a disfunctional community <b>North Vancouver resident</b></p>

The 100% rental, affordable, bikeable characters of this project along with the guidelines stated in the OCP. The close proximity to the bridge puts less pressure on the existing traffic congestion. The abundant green space provides buffer **West Vancouver resident**

This is an excellent idea! It would definitely help save time by not having to transit half the day. Also it would to have a place on their own to get some down time to relax alone. It would definitely help save money by being so close to work, travel, food, and getting all this furniture, house stuff  
**North Vancouver resident**

## Appendix G: Virtual Public information Meeting Comments

January 4-11, 2023

<p><b>Are there any other potential opportunities, benefits or concerns you think should be considered?</b></p>
<p><b>Open-Ended Response</b></p>
<p>I fully support this worthwhile project. I was pleased to note charging facilities for e-bikes and presume, but didn't see, charging facilities for electric vehicles. I was pleased to see heat pumps will be used but why just reduced fossil fuel consumption when heat pumps provide both heating and cooling and electricity can be used for cooking and hot water? I would like to see that proposed future pedestrian/bike path continue north right up to Duchess Ave. <b>West Vancouver Resident</b></p>
<p>I strongly support the development of more affordable housing in West Vancouver, and The Clyde Avenue project is an excellent example of the types of projects we need to do more of. I have lived in West Vancouver for over 15 years and do everything I can to support our local businesses. Our local businesses need our loyalty and they need access to staff who can live locally. <span style="background-color: black; color: white; padding: 2px;">s.22(1)</span> have been students in the West Vancouver school system for the last 12 years. We need to make West Vancouver more affordable to enable teachers, fire fighters, police officer and other municipal employees to live in our community. Clyde is also located in a transit hub. We can densify all along Marine Drive adding more frequent bus service, better walkable and bikeable access points and greenways to meet our climate change goals while slowing car traffic down to support local businesses along this corridor. There are opportunities around the Clyde Project to improve bicycle and pedestrian access. We should take the time to consider those opportunities to encourage pedestrians and cyclists to move through this area more safely and efficiently. Thank you for your consideration. <b>West Vancouver Resident</b></p>
<p>The following will be cc:d to Mayor and Council... 1) The northern lot, situated on Duchess Ave, was a recent Larco purchase for the purpose of seeking an increased FAR for the 3 Clyde Ave lots, correct? 2) Though it may comply with the OCP's Clyde Ave East of Taylor Way development permit area, it still falls within the Taylor Way Local Area Plan (TWLAP). There is nothing in this proposal that provides public benefit as to warrant WV Council to approve this before completion of the TWLAP. After all, it is a market rental. 3) Affordable and attainable, it is not! If Larco insists on using this terminology, then define what this means please. Target market will not be retail workers, service workers, or ECE workers (and didn't we hear that line touted before for Gateway). They cannot afford what we all know will be +\$2K/month rent. House rich seniors and downsizers will not be selling up to move here. They will not want to nor need to live in a "shoebox". The market is young professionals earning +\$80K/year and most of them will work downtown. It will do little to help the often heard 75% of WV employees who CHOOSE to live in more spacious accommodations elsewhere and commute to their well paid WV public sector jobs. 4) When asked, architect was unable to name similar developments in the Metro Vancouver area. 5) Nearby car sharing! Where pray tell is this located? Wasn't Gateway supposed to offer this? 6) Close proximity to public transport! The Park Royal eastbound/westbound bus stops can hardly be considered close by! Closer bus stops will be needed! 7) How are seniors and persons with disabilities able to work a Murphy bed? 8) What happens if the renter no longer qualifies for the larger, adaptable units (e.g. if qualifying partner has passed away)? Would they be forced to move to one of the smaller units if the larger units had waitlist? 9) Five stories plus roof-top garden should suffice. Increase resident and visitor parking stalls (40 + 10 is just not realistic. Tenants who can afford the market rent are also going to have cars. 10) Larco needs to FIRST deal with the huge car access problem in/out of Clyde Ave. That</p>

intersection is an accident just waiting to happen. It is very difficult for the Clyde Ave left turners onto Taylor Way with those northbound cars whizzing around that corner from Marine Drive and the southbound Taylor Way drivers speeding up to catch the light at Marine Drive. Even the Clyde Ave right turners onto Taylor Way are being impacted because they have their sight lines blocked by the waiting Clyde Ave left turners onto Taylor Way! 11) Larco must be made to retain and maintain their overpass and on/off ramps at Taylor Way. It's impossible to access Clyde Ave whenever traffic is backed up southbound on Taylor Way and/or eastbound on Marine Drive, without this overpass and southbound ramp. Also, it's necessary for the northbound traffic from Park Royal to bypass the very congested Taylor Way/Marine Drive intersection. 12) Needs further traffic study! Experts should be able to tell us how many vehicles the existing Clyde Ave/Taylor Way intersection can handle and how close we get to that number should this development be given the go-ahead. **(No residency information given)**

I believe you are out of touch and unaware of the salaries earned by service and frontline workers. Care aides and retail workers do NOT consider \$2,000++ 'affordable'. Most care aides and retail workers live with family, even in the outer regions of the lower mainland from where they commute onto the North Shore, because they cannot afford to live by themselves in small units in those neighbourhoods. Who might you rent to? Perhaps wealthy Whistler-ites whose main home is there, and who'd like a convenient pied-a-terre in town and convenient to downtown. I believe you are considering this (like Gateway) a long-term investment for yourselves, and you will make your money when your covenant on renting runs out in a few years and you can then convert the rental units to strata owned units. You are fooling no-one with your lip-service to the frontline workers who deserve your respect, and whom you are ignorantly belittling by bleating about affordability for them. Instead, why not talk about subsidized housing in West Vancouver for our front line workers, and Larco, you know you can afford it, offer to pay for it. **West Vancouver Resident**

The project is very well considered and is resolving some pressing community needs in a creative way Especially the facilities provided for the building and the local community. Thank you  
**West Vancouver Resident**

I support this development of smaller studio units in a walkable village setting. Opportunities: - some transportation thoughts I didn't find in the slideshow even though they could be there: outside bike racks for visitors, access to bike share at PR (Lime Grove?); would a dedicated car share be helpful or access to PR car share is sufficient? Storage and charging space for electric scooters for those tenants who can't walk as far as the mall for supplies and services - related pathways for access to PR. - could units also be attractive to post secondary students who work part-time at PR; young professionals; pied-a-terre for working professional with larger recreational property in Whistler/Gulf Islands. - love the potential mixed adult ages - likely no children but possible - access to local childcare? - Public art on the ramp so it is less overt- the murals in Ambleside are quite wonderful - perhaps a green forest? - Adds to the creation of a 'complete, sustainable community' at PR village. Benefits: - co-working space and mingling/socializing spaces are excellent - absolutely critical to have housing options for WV staff - insuite laundry - very attractive - love the barriers to Taylor Way, including anti-glare screens; also allows a 'softer' view of lower Taylor Way with more trees, less urban. - love the new pathway for pedestrians away from Taylor Way traffic, meandering up the hill. - sustainability and resiliency - a lot of design thought in this area; wondered if the building is fully fossil fuel free?; opportunities for renewable energy - solar/wind? is there an opportunity to really push the envelop on this - to serve as a model for WV? Concerns: - traffic out of Clyde - possible impact of street parking in the area - couldn't id the dishwasher or refrigerator in the floor plans - I'm

<p>sure they are there. - No short-term rental policy? Possible sub-lease allowable for short term?, i.e. for digital nomads - wave of the future.. thank you!! <b>West Vancouver Resident</b></p>
<p>I have been to the presentation center where floor diagrams illustrated the actual size of a nano-suite. The crowding seemed unhealthy with no room for a bed unless it was also the sofa. At approx 400 sq feet the future tenants would suffer with this crowding. The proposed \$4/sq ft./mo rent is high. I fear the concept neglects the person (aka sardine) under the guise of "affordable housing". It is expensive and barely a healthy living area. <b>West Vancouver Resident</b></p>
<p>I think the plan should be approved <b>West Vancouver Resident</b></p>
<p>Smaller carbon footprint <b>West Vancouver Resident</b></p>
<p>Let's hope, when final approval is given, the Proponent doesn't attempt to pull a fast one again coming back for greater density in order to meet its commitment for affordably priced rentals for the work force. Also the Proponent should declare now what the economic rent will be that the tenants will have to pay. <b>West Vancouver Resident</b></p>
<p>Typo Alert: EXISTING CONTEXT: NEIGHBOURHOOD shows EX Parkade (6 ST.) whereas EXISTING CONTEXT: DEVELOPMENT shows EX Parkade (3 ST.) Wheelchair accommodation in kitchen: Better to remove cupboard doors below counter-top to allow 'knee-room' also use separate oven unit located to one side of the cooktop. Make kitchen counter lower (say) 32" high. But a commendable solution to providing a sorely needed affordable accommodation in West Vancouver. <b>West Vancouver Resident</b></p>
<p>This looks like an important and essential project, a type of property of community desperately needs. I hope it stops being delayed and the developer can get on with it. <b>West Vancouver Resident</b></p>
<p>I strongly support this proposal. The need for this quality and style of housing is great. The location is ideal. <b>s.22(1) West Vancouver Resident</b></p>

## November 22-29, 2021

<p><b><i>Are there any other potential opportunities, benefits or concerns you think should be considered?</i></b></p>
<p><b><i>Open-Ended Response</i></b></p>
<p>In addition to the pedestrian link along Taylor Way between Marine Drive and Duchess Ave, I would like to see room made for a bike lane, preferably protected from pedestrians and motorists to connect to the planned separated bike lane on the north side of Marine Drive to Taylor Way and partway up Taylor Way towards Clyde Ave. <b>West Vancouver resident</b></p>
<p>Unit priority registration focused on workers with full time schedules - suggest there may be an opportunity for part-time workers such as students. Would agree with the low carbon energy system - a must. Love the pedestrian/cycling improvements. Vehicle traffic may be a concern - would appreciate more staff assessment on this. Privacy of neighbours in behind may be a concern -</p>

<p>especially with roof-top activity. Interesting use of an unusual lot - love the rental micro-units offered to help meet our housing needs. <b>West Vancouver resident</b></p>
<p>I fully support this initiative. I think we need a diversity of housing and it needs to be affordable. Just a few thoughts: I hope a foot bridge or tunnel will allow pedestrians and cyclists safe and quick connection between the site and a westerly and southerly direction. Although there are traffic lights there, in the dark, on a wet night, it would be safer to not have to negotiate the crossing particularly from that east corner of Taylor/Marine, across the feeder lane from Marine to Taylor. <b>West Vancouver resident</b></p>
<p>I've read your FAQs and you seem to have covered all the bases. Just want to voice my support for this initiative. <b>West Vancouver resident</b></p>
<p>I want to voice my support for this residential concept to diversify the tenure and pricing options for our local workforce and to implement some or the innovations reflected in terms of transportation modes and on-site recreation amenities. I would like to see similar innovation locally for affordable ownership opportunities, too. <b>West Vancouver resident</b></p>
<p>WE are totally on board with this affordable proposal for reasonable housing. As a long time resident the North shore I feel it is important that we house in place people who work in the community. We also hope that this sets a precedent for further developments that provide affordable accommodation for the average working class. We are also pleased that locals are to be given priority. <b>North Vancouver resident</b></p>
<p>Love the idea of an outdoor pickleball court! Great for fresh air and exercise at any age. Thank you!</p> <p>Hi there, I like this proposal and support it, provided that a workable system is set up and maintained, which steers people who work in the essential services sector in West Vancouver, into these rental units. Living successfully in such a tiny space turns on storage. For example, where do you hang your wet towel/pj's/bathrobe? Make sure each bathroom door has two good quality hooks on the back of it to supplement towel/pyjama/bathrobe storage. Ideally, these units would have below counter refrigerators which are so common in the UK and Europe. It lowers your hydro bill, and creates more precious storage. It also turns on effective public spaces, like those for garbage and recycling. In such a tiny space, there won't be enough room to keep hardly any garbage or recycling, plus food waste will smell up such a small space quickly, so the public garbage/recycling area should be pleasant, easily accessible, well lit, safe and with maybe a clean surface to set stuff down and sort it out, with the same upbeat feel as the bike repair area. It should contemplate continuing changes to the municipal recycling regime. Right now, for example, there's no glass collection. It should take batteries, lightbulbs, broken glass, electronics etc. They can take their unused pharmaceuticals back to Shoppers. Residents won't have cars to go to a recycling depot. Today, garbage and recycling has to be right up front, not around the back where it's not kept tidy. Maybe the building could somehow specifically accommodate the new Buy nothing movement with a place for residents to swap their unwanted belongings. You might offer to support residents with the interior decorating by giving them standard sizes for the couch, lounge chair, coffee table, tv screen, and patio furniture. Also, for example, what size of dishes will fit in the cupboards, cookie sheet or muffin tin will fit in the oven, and kitchen garbage container will fit under the sink. Finally, I don't think you mentioned the proximity to the trails up the Capilano Canyon and down to Ambleside Park, the Seawalk and the Millennium Trail which are all priceless amenities and part of the car-free lifestyle that the residents will enjoy. <b>Vancouver resident</b></p>

We are very supportive of this project. We had a chance to attend the open house on Wednesday Nov. 24th, and really enjoyed it. Great displays and the floor outlines were very helpful. Lots of people associated with the project on hand to answer detailed questions. This type of housing is needed throughout the North Shore. Hopefully, this will create a model that can be duplicated elsewhere. All in all, we love it; fabulous idea! Opportunities: - Good location, opportunity to duplicate the project in the adjacent area. - While we love gardening, the boxes take up a large part of the rooftop amenity space and can be relatively lifeless (unattractive) for parts of the year. They may be better located on the west side (adjacent to Taylor Way) and allow for the quieter center of the roof for the public space. Benefits: - Access to transit and downtown - Great access to all shopping needs and Ambleside park - Bike access to Stanley park etc. Concerns: - Limited parking (25% of residences). How will these be prioritized? - Traffic noise on the West (Taylor Way) side.

**North Vancouver resident**

We respectfully submit the following feedback for your consideration and response: - Zoning: The lots under consideration fall under the Upper Taylor Way Corridor planning area, and not the Marine Drive/Taylor Way Local Area Plan (see westvancouver.ca planning documents);<sup>[11]</sup><sub>[SEP]</sub> - Ownership/Community contribution: We believe the lots under consideration are owned by West Vancouver, with a 2021 assessed value of \$7.99M under current zoning (if zoned as the adjacent Amica facility, the land assessment would be closer to \$17M, based on 75% of their 2021 land assessment). This is a significant taxpayer contribution that warrants further consideration, and needs to be highlighted;<sup>[11]</sup><sub>[SEP]</sub> - Liveability: There is no mention of noise levels throughout the day/night at this location adjacent to a Provincial highway. Given the population density proposed, and the noise levels, how much time would residents be able to spend indoors or outdoors enjoyably? Would another location be better suited to this type of housing? (see: <http://livablecities.org/articles/can-micro-units-be-livable>). Thank you, s.22(1)

**Address Unknown**

s.22(1) Community Housing Action Committee who advocate for affordable housing on the North Shore. s.22(1) advocate strongly for affordability wherever we can find it-so I'm wondering what rents you expect for these micro suitess **North Vancouver resident**

As a micro unit dweller myself, the inclusion of laundry and fully equipped kitchens is a wonderful idea. I also back the idea of the green space on the roof and more room for bicycles, encouraging people out of their cars.

I am in principle in full support of the development as proposed, with a few additional amendments.  
1. on the rooftop : ensure elevator access to the gardens for handicapped people. (wheelchairs) 2. Add to the rooftop structure a 16 ft full width bay to provide a multi purpose closed common space, where a noisy musician can practice cello or saxophone , and a portion to accommodate garden tool storage and picknick furniture 3. At the garden level create some additional space to allow for a Tool Library or even a Sharing Depot, combined with a regular session of a repair cafe. You can google the successful 3 locations in Toronto to get a sense of the space requirements. These are very successful social incubators for the residents, in tune with the intent of your proposal **West Vancouver resident**

I fully support this development. Especially important to me is the reduced use of fossil fuels in building and the low carbon use for renters. The information provided in this virtual developers meeting has been useful.

**West Vancouver resident**

I support this development **West Vancouver resident**

Great idea with lots of potential for those not wanting to have to share living accommodation with another person to manage the cost. With the great connections to Horseshoe Bay and the rest of the lower mainland this proposal would also make a great place to live for someone who already has

<p>a residence on Vancouver Island but works on the mainland. More communities and developers should embrace such housing options. <b>West Vancouver resident</b></p>
<p>I think this is a idea whose time has come. It is the right project in the right place and will provide some badly needed housing West Vancouver <b>West Vancouver resident</b></p>
<p>Greet idea. It's about time west van supported this. Great way to grow the city ! <b>West Vancouver resident</b></p>
<p>Given the small unit size, adding a workspace 'hub' for people and flex meeting/common space is excellent. This also has the potential to bring the community into the space. Charging stations for electric bikes and cars. Given growing concerns with climate change, making this a net zero carbon neutral demonstration building builds on the Park Royal brand and aligns with West Vancouver brand. <b>West Vancouver resident</b></p>
<p>All sound good. Have no problem with the idea. <b>West Vancouver resident</b></p>
<p>This is one of the most thorough presentations I have ever seen on a new development. It covers all of my questions.</p>
<p>1. Sound proof walls on the side where the senior home is. 2. Numerous emergency response phones, since it is a complex, there will be many vulnerabilities in the premises from theft, fires and health scares. 3. A bridge to access the mall 4. For people that do drive, make a road mall side to access the complex. 5. Many guest parking. 6. Roof pool and hot tub. 7. Easy accesses for emergency team 8. Extremely powerful free wifi for the building. 9. One or two indoor entertainment rooms with a screen and projector. <b>Burnaby resident</b></p>
<p>These micro units are a very good idea! It's getting next to impossible to attract workers to West Vancouver because of high housing costs not to mention the cost and travel times associated with public transit! Matters will only get worse as times goes on. West Vancouver should support such a project as it's in the city's interest to do so. <b>North Vancouver resident</b></p>
<p>Hi - I want to voice my support for this project. WVan desparately needs more affordable housing for workers within our community. This is also a great "first shot" for young people who want to access the outdoor amenities of the Northshore. I really like the outdoor fitness amenities (hope they come through with that). The development plans should include proper bicycle and pedestrian access to the surrounding area, which I don't necessarily see on the plans. I'd suggest a bike lane up from Marine along Taylor Way to at least Duchess. Thanks for your consideration. <b>West Vancouver resident</b></p>
<p>As a longtime resident of West Vancouver (I moved here when I was s.22(1) ). I would like to applaud Council for considering to green-light this initiative. This is a step in the right direction. We need to do more. We need larger housing options (not just micro-homes for 1 person) to accommodate varied family groupings. I have seen us lose amazing Teachers to districts and towns with more affordable housing that permit Teachers to start their own families-- we used to have so many Teachers with their own families here in West Van. I have seen seniors and young adults (long time residents of our communities) forced to leave their friends and families to more affordable districts. I have also heard many many shop keepers lament the fact that their is nobody here to work and keep their business afloat. What a privilege it is to live along side a wide section of communities, as I did when I was growing-up. What a privilege it is to be part of an inclusive community. I am in full support of this initiative and want to see more subsidized housing and affordable housing options in West Vancouver. <b>West Vancouver resident</b></p>
<p>This is a great idea. Above is my contact information. I live at s.22(1) West Vancouver. <b>West Vancouver resident</b></p>

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