

Lisa Berg
Sr. Community Planner
City of West Vancouver

December 5, 2013 **RECEIVED**

DEC - 5 2013

Dear Ms Berg,

We would like to clearly reiterate our specific grievances in respect of the proposed commercial development in this beautiful residential neighbourhood. We are long-term residents (23 years for us) with no intention of leaving.

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

WE WOULD STRONGLY PREFER SINGLE FAMILY DEVELOPMENT TO ANY SORT OF COMMERCIAL DEVELOPMENT.

- 1. Proposed Density (FSR) and Lot Coverage is TOO HIGH!**
 - i. It is more than 3x higher than residential zoning (0.35x FSR)
 - ii. It is also far higher than the Inglewood Senior's Residence nearby (0.6 FSR)
 - iii. It is higher than Evelyn Drive Development (0.6 FSR)

- 2. Serious noise and traffic generated by proposed development**
 - i. Ambulance & Fire trucks - traffic will increase to the area
 - ii. Commercial activity will cause excessive noise
 - iii. Delivery Trucks, Mechanical, Housekeeping, Staff and more
 - iv. Proximity to Taylor Way will cause traffic jams as the turn on Keith road entrance to this proposed development is too close to the intersection (Taylorway/Keith). So the Commercial vehicles will block Keith road entrance during busy traffic period.

- 3. Question logic for Official Community Plan and Commercial Development this far north of Marine Drive**
 - i. Peaceful residential community
 - ii. Rationale for commercial development this far north
 - iii. Commercial enterprise will have constant noise and traffic

Overall, this will negatively impact our right to quiet enjoyment of the land and property. It will also drastically affect our property values - it has already been reported house next to us sold for 100K less due to this specific development in Eden Place and can be certain more discounts are to come.

WE STRONGLY APPEAL TO YOU TO TAKE OUR CONCERNS SERIOUSLY AS WE ARE LONG-TERM STAKEHOLDERS IN THIS COMMUNITY.

Sincerely,



Lisa Berg

RECEIVED

From: [REDACTED]
Sent: December-05-13 4:12 PM
To: Lisa Berg
Subject: MAISON SENIOR HOME PROPOSAL

DEC - 5 2013

Ms. Lisa Berg
District of west ancouver

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

We, as a neighbourhood are devastated to find that a builder/developer has put forth a proposal to build a monstrous 110 bed senior home in our neighbourhood. We are very concerned and this will affect the Sentinel Hill neighbourhood. My objections are as follows:

1. This area is zoned for single family homes. The proposed building would be an intrusion on area residents' property values, and thus would drastically affect property value in the area. We would not have purchased our house here had we known that it would be zoned for this type of big commercial venture.
2. The density is three times the maximum density for single family housing. There will be no privacy and peaceo around these homes.
3. There is a big concern among area residents about parking and traffic congetion especially around Taylor Way & Keith Road. This will pose a safety problem to pedestrians in this area.
4. This commercial interest will overpower the quality of life and the character of a neighbourhood in this community, specifically in this area.
5. There will be a lot of noice with ambulance and fire trucks going back and forth. There is a concern about pollusion as well.
6. This will set precedent in other neighbourhoods.
7. It is always distressing to see your neighbourhood potentially changing in a direction that you didn't think when you originally committed to living in that neighbourhood.
8. Please could you look into this and put a stop to the continuation of this project. Surely, other areas could be looked at for this type of business venture that would have the right zoning.

Thank you.

Sincerely

Lisa Berg

From: [REDACTED]
Sent: December-05-13 2:18 PM
To: Lisa Berg
Subject: Re: Maison Senior Home Proposal

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DEC - 5 2013

Ms. Lisa Berg
District of West Vancouver

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

We, the long time residents of Eden Place cul-de-sac and neighbourhood, are devastated and shocked to find that an application by a developer (Milliken) to build a monstrous 110 room facility consisting assisted living and memory care, on SINGLE FAMILY RESIDENTIALLY zoned land. The proposed development grossly exceeds or violates all the allowable limits in the area - FSR, HEIGHTS and ZONING.

We find it incredible that the District is actually looking at this rather than send the developer to go find commercially zoned land and neighbourhood to fulfil his dreams! We are further perplexed that the District that spends months and years to develop an OCP considers erasing a part of it because a developer desires it for personal gain. Surely a commercially zoned parcel of land can be found to do this proposal?

We have lived at [REDACTED] for almost 23 years and enjoyed the pristine neighbourhood and its equally long term residents. It has been a very safe, quiet, and traffic-free area where we raised our family. If the District allows the developer to go ahead with his plans, the whole neighbourhood and its charm and character will completely change. **We are very strongly opposed to this proposal also for the following reasons:-**

1. The proposed building, with its mass and height, would be a complete mis-fit in the area. It will stick out towering over existing family homes. Several homes will look into the blank back wall of the monster whereas the residents of this facility, will look into the homes. Homes will lose all their privacy and peace they are entitled to enjoy.

The proposed development, if allowed, will drastically negatively affect the values and desirability of the neighbourhood homes. A realtor we consulted recently told us the value of our home has already come down by around \$150,000. with the publicity of this proposal. Whereas the values of our homes will plummet, the land value, if the rezoning of the proposed site is allowed, will jump up several hundred times more. For the gain of one developer several families will lose a large chunk of their life savings because of the diminished values of their homes!

We like our neighbourhood so much that we have continued living here despite the fact our children have long grown up and left home and the house is too big for just the two of us. Had we ever known that the District may shatter our dream of peaceful enjoyment of our last few remaining years, our house that we love, we would have never bought here or continued to stay here after our children left home.

2. The Government is responsible to provide the required facilities of its citizens. If there was such a large need for the facilities that the developer or its consultant states, the Government would have provided this or funded privately constructed facilities. But we see neither. Also, we believe the demand study submitted by the developer is not current because, by checking with local Care Homes on the North Shore, we discovered vacancies in all categories of care. In fact the newest one to open in West Vancouver, The Westerleigh, has almost 60 rooms available. Also there are new facilities planned and approved and may be, under construction already.

3. The proposed monster, if allowed, will add to the noise pollution with ambulance and fire truck sirens. It will also add to the already badly congested traffic. It is not uncommon to spend 45 minutes crawling in the car, from Taylor Way exit to



Kiwanis Senior Homes

2555 Whiteley Court
North Vancouver, BC V7J 3G9
604-984-9166 Fax 604-984-9181
email: info@kiwanisseniorhomes.org

Kiwanis Senior Citizens Homes Ltd.
Kiwanis Care Homes Ltd.
KSHL Management Ltd.
KSHL Housing Society

www.kiwanisseniorhomes.org

RECEIVED

December 4, 2013

DEC - 5 2013

Mayor and Council
West Vancouver District
750 17th Street
West Vancouver, BC
V7V 3T3

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

**Re: Proposed Assisted Living & Memory Care Residence
Taylor Way and Keith Road
West Vancouver, BC
Miliken Developments**

Dear Mayor and Council:

This letter is to support the above-proposed development. This facility is very much needed in the community as part of an overall seniors housing care program.

North Vancouver Kiwanis Housing is a significant participant on the North Shore providing affordable seniors housing. Even though many of our tenants may not be eligible for this type of care, studies demonstrate that a care center such as this proposed assisted living and memory care residence is urgently needed!

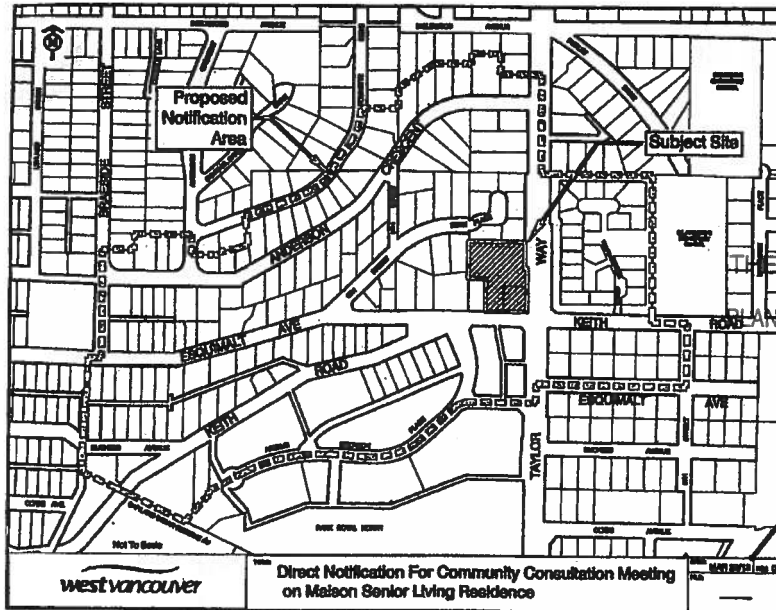
Please help us to help our seniors to live as positive as possible when they are in need. Awarding this proposed residence will benefit the community at large.

Thank you for your anticipated favorable response to this proposed facility. If you need any further information regarding our support, please feel free to contact me at 604 985-6541, 604 836-6541 (cell) or tkhubbard@telus.net

Yours truly,

A handwritten signature in blue ink that reads 'Trudy Kelly Hubbard'.

Trudy Kelly Hubbard
Chair



RECEIVED

DEC - 5 2013

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

The map is from the Planning Department's document identifying the area affected by the proposed development. We have used it to define our neighbourhood.

preserveSentinelHill@Telus.net

PRESERVE SENTINEL HILL!

As residents of (please print address) _____, I/we are in agreement with the **Statement of Neighbourhood Character**.

Name (please print): _____ Signature: _____

Name (please print): _____ Signature: _____

Name (please print): _____ Signature: _____

Name (please print): _____ Signature: _____

Name (please print): _____ Signature: _____

PLEASE NOTE THAT ANY RESIDENT, OWNER OR VOTER AT YOUR ADDRESS IS ENTITLED AND ENCOURAGED TO SIGN THIS PETITION

If you have any comments, please feel free to write them in the space provided below

Date: _____

PROPOSED SPOT ZONING OF SINGLE FAMILY HOMES IN YOUR NEIGHBOURHOOD INTO A HIGH DENSITY COMMERCIAL FOR PROFIT DEVELOPMENT

Dear Neighbours,

We're Sentinel Hill residents who are taking this means of communicating with our neighbours because of an urgent situation that is affecting us and ultimately, all of Sentinel Hill. **OUR OBJECTIVE IS TO PREVENT A LARGE "SPOT ZONED"* COMMERCIAL DEVELOPMENT IN OUR NEIGHBOURHOOD.** *Spot Zoning: The granting to a particular parcel of land a classification concerning its use that differs from the classification of other land in the immediate area.

This structure would be in the back yard of several existing single family homes. Site coverage would exceed that of the existing lot with 3 times the maximum density for single family housing. The development would be on the north-west corner of Taylor Way and Keith Road and is the subject of the Open House on December 5th, 2013.

Many of us believed that our neighbourhood was safeguarded by current zoning restrictions that separated commercial and multi-family buildings from single-family ones. Indeed, our existing official community plan contains maps and phrases that gave us the impression that our neighbourhood would remain a single-family area. This spot zoning proposal shows that there are no such guarantees.

We have therefore decided that the best way to protect our neighbourhood is to bind together in support of a set of simple principles that define what it is we enjoy on Sentinel Hill. Our current official community plan contemplates for the emergence of community character definitions to guide future development priorities. No definition is in place and so our letter seeks to begin this process. Our objective is to obtain your support for how we define this neighbourhood, as set out in the attached statement.

If you agree with our proposed definition, we would ask that you either 1) sign the attached document confirming that you agree with us OR 2) send an email to our website indicating your support for this concept. We will be forwarding all signatures to the West Vancouver Council.

Please feel free to call or email us at our group email address preserveSentinelHill@telus.net should you require any additional information, have any questions or comments, or would like us to pick up your signed form. These can also be dropped off at 736 Eden Place. Our aim is to collect as many signatures as possible and submit them to council.

Jen & Andy Franks, 736 Eden Place, 604-926-9973
Philip Falls and Marie Payette-Falls, 770 Eden Place, 604-926-2656
Christopher & Veronica Loat, 780 Eden Place, 604-922-8342

Statement of Neighbourhood Character: Sentinel Hill SE Quadrant

The neighbourhood is characterized by large treed lots with abundant green space and homes that view onto other similarly-scaled residential properties.

The neighbourhood is composed of homogeneously sized single-family homes that do not exceed 35 per cent of the lot size.

This is a mature, established neighbourhood where older homes are occasionally renewed in like character.

The neighbourhood is quiet, a safe place for children to play; pedestrian friendly, and unencumbered by traffic or on-street parking.

The neighbourhood does not include commercial properties.

The neighbourhood does not include lanes and is not keen on carriage homes.

Lisa Berg

From: Philip Falls
Sent: December-08-13 7:36 PM
To: Lisa Berg; MayorandCouncil
Subject: Comments on the Open House held Dec 5, 2013 - Milliken project

Hi Lisa

As I did not fill out a form at the Open house which I attended - please accept these comments from me.

I am completely against this project going forward and encourage councillors to vote against it for several reasons

- Neighbourhood property values have dropped \$100,000 to \$200,000 since the potential of this project was made public. As a taxpayer and voter my property value and those of my neighbours have been negatively impacted in favour of the developer - that is unfair
- The project requires spot zoning which the district has no policy on and which will be precedent setting all the way up Taylor way and elsewhere. Council should determine its policy on spot zoning before proceeding on proceeding with a project that will impact the neighbourhood
- At the Open house I was approached by an individual that inferred that he involved with Inglewood care at the top of Taylor Way and that they were watching the Milliken development closely with a view of potentially increasing their density - don't let this happen
- This a residential area with single family homes - a 100 plus occupancy 24/7 business venture is not welcome and totally out of scale
- The development does not respect the character of the neighbourhood - neighbours and residents should define the character of the neighbourhood - not the DRC or developer
- a 75,000 square foot building does not belong next to 3,000 square foot homes - the scale is just massive and totally wrong
- The traffic situation - is mostly out of the district's influence as it is a provincial road and already very bad - will only worsen - you can do something about this - by not accepting this project.

Thank you for your time

--

Philip A. Falls, MBA, CFA, ICD.D
770 Eden Place
West Vancouver

Lisa Berg

From: [REDACTED]
Sent: December-09-13 9:24 AM
To: Don Milliken
Cc: Craig Cameron; Bill Soprovich; Mary-Ann Booth; Lisa Berg; Ron Poon; [REDACTED]; [REDACTED]; Kate Milliken Binns; Bob Sokol; [REDACTED]; Mandy Emery
Subject: Proposed Maison Seniors' Living Taylor Way & Keith - MODEL

Hello Mr. Milliken,

Thank you for organizing the meeting last Thursday in an attempt to listen to our significant neighbourhood concerns about your proposed development.

As I mentioned, I would have liked to see an exact scale model of the proposed development with adjacent homes included. I clearly remember that in a past DRC meeting, this had been requested of you. This model would certainly be vital in clarifying how the current plans fit into neighbourhood context.

I hope in next meeting you will have this model available.

Thanks

[REDACTED]

Lisa Berg

From: [REDACTED]
Sent: December-11-13 9:38 PM
To: Lisa Berg
Cc: MayorandCouncil
Subject: Dec 5 Open House

Dear Ms. Berg

Please count my voice as not in favour of this development if for no other reason than the process has been grossly biased from the start.

Sincerely,

[REDACTED]
West Vancouver

Lisa Berg

From: [REDACTED]
Sent: December-11-13 11:12 PM
To: Lisa Berg
Cc: MayorandCouncil
Subject: Maison Senior Residence proposal - Taylor Way & Keith Road (Dec 5/13 Community Consultation Meeting).

With reference to the Maison Senior Living Residence proposal for Taylor Way and Keith Road, I regret I was unable to attend the Dec 5, 2013 Community Consultation Meeting, however I wish to advise that I am COMPLETELY AGAINST amending the OCP to allow this development. This type of "spot" re-zoning sets a precedent and is unacceptable. Residents need to have some assurance that their neighbourhood is protected by the OCP and not subject to unwanted changes in character and density or continually assaulted by spot rezoning requests.

Further, there will be a traffic impact from staff and visitors to this facility. The Taylor Way and Marine Drive intersection is already a nightmare with traffic regularly backed up on Taylor Way past Keith Road and this is before completion of Onni's Evelyln Drive project. (Sentinel Hill residents have already had to endure noise, dirt, construction traffic tie-ups and unsightly mess for *years* from the Evelyn Drive project).

If we are in dire need of this type of facility the District should consider this for the 1300 Block Marine, where the OCP has already been gutted to make way for luxury apartments (as if we need more million dollar condos).

Sincerely,

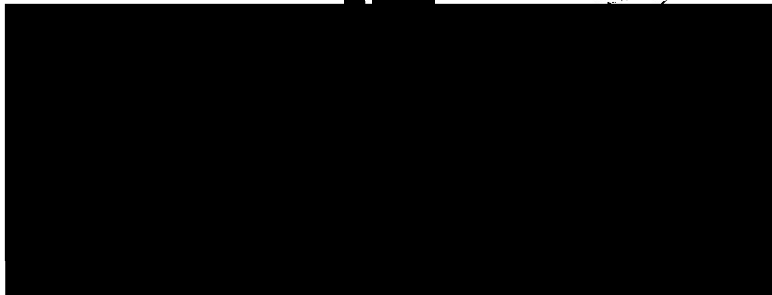
[REDACTED]

West Vancouver, BC

To whom it may concern,

I believe having an assisted care and dementia facility in the West Vancouver area is greatly warranted and beneficial. My grandmother passed away a few years back and was living the end of her life with dementia and needed assisted care. She was able to afford to have a caretaker live in the house with her while she was dealing with the sickness but I know it would have been much better for her if she was in a facility, able to communicate with others living around her. There is a definite need for such a facility in West Vancouver and I fully support the decision to go ahead with it.

Thanks,



Lisa Berg

From: [REDACTED]
Sent: December-12-13 10:08 AM
To: Lisa Berg
Cc: MayorandCouncil
Subject: Maison Open House: resident's comments

Dear Ms Berg,

I attended the recent December 5, 2013 open house at the WV Seniors Activity Centre to view the Maison project and the exhibits also provided by the Preserve Sentinel Hill contingent. As part of this group of concerned citizens which includes Eden place residents who are most directly impacted by the project, I wanted to view the most recent iteration of the project having not seen it since the original mock-up was presented earlier in the year (the developer failed to provide updated plans and models at the DRC meetings I attended).

I've worked and volunteered with the ageing population in our community since I move to West Vancouver in 1992 and have visited and spent time in most of the North Shore's Care facilities, which include sections for dementia or "memory care" patients. So I am also quite familiar with what exists and what best practices & optimum surroundings are in the realm of Senior's care. As an instructor at the WV Seniors Activity Centre, I have also had students who have either had to make the difficult and often costly transition from home to a care facility or have had to make such a decision for a loved one. It is never easy to find the right fit or location and having looked closely at the project, from both the neighbourhood's and prospective Maison residents' perspectives, I've come to the conclusion that I cannot support the project in its current location, design or scale.

With this in mind, and the background work the committee has done in preparation for the open house and other contact with council and/or staff and/or the developer, I would like to state why I oppose this project going forward:

- I oppose **Spot-zoning**, which must be done for this project to go ahead, and feel that this sets a dangerous precedent, especially in the Taylor Way corridor, where no clear vision has been put forward as to what this busy artery will be or look like in the years to come. Having an eclectic mix of building styles and purposes will not serve this area well and only add to current problems, some of which are listed below.
- I oppose the fact that only six people, plus one who might have to cast a deciding vote, will determine the **property values** in our immediate and surrounding neighbourhood, values that will definitely be reduced if this project goes ahead.
- I oppose putting a **for profit, high end** (unaffordable for most seniors requiring such care, including WV residents who will not make up the bulk of its population), **multi-storey building with limited outdoor space** in a neighbourhood clearly surrounded on all sides by private, multi (Evelynn) and single-family residences. Even Inglewood Care has far more space separating its facility from neighbouring residences.
- I oppose putting such a **large building** whose mass is disproportionately large for the size of the lots.
- I oppose putting a care facility on a corner of 2 busy arteries that are often plagued by **traffic congestion & access/egress problems** that will only worsen no matter how much access control is done with respect to traffic lights to alleviate congestion to access the Lions Gate Bridge and Marine Drive.

- I oppose putting a care facility on a corner surrounded by **limited if non-existent on street parking** that is, for the most part, sloped.
- I oppose putting such a building on a corner that is surrounded by **sloped streets**, making it difficult for residents, staff and visitors alike to access and exit the property, especially on foot or wheelchair.

Please add these comments to those you have collected thus far on this project. Thank you for collating this information and sharing these comments with all interested parties and stakeholders. As a baby boomer, I am under no illusion that there isn't a need for such housing, but I do feel, based on experience and my 20 plus years in this neighbourhood, that this is not the optimum location for such a facility. I would also respectfully submit to you, staff and council, and future developers, that multi-generational groupings have equal merit for our ageing population, including those with dementia or memory care issues, and that West Vancouver should be consider this option, as discussed with Councillor Booth at a recent private meeting, as one which would put it ahead of the curve in terms of planning and caring for its elderly citizens.

Respectfully yours,

A solid black rectangular redaction box covering the signature area.

Lisa Berg

From: [REDACTED]
Sent: December-02-13 11:37 AM
To: Lisa Berg
Subject: letter of Nov. 22 2013 re Maison Seniors' Living Development Proposal for 825 Taylor Way & 707 Keith Road

Good morning Lisa,

I live at [REDACTED] WV, which is off (east) Keith Road and our neighbourhood is beside St. Anthony's school.

After reading the abovementioned letter, I'm concerned about parking (same old story) on east Keith Road when the seniors' home is up and running. As of now, there are a lot of cars that park on the south side of Keith on Saturdays & Sundays because of Church. Mind you these cars come & go but some do cause problems when they don't park correctly which makes it hard for 2 cars to pass on Keith Road. When the senior's home is in operation, I can see most visitors being able to visit on weekends, which would pose a problem for parking on Keith when church is happening. I know there's going to be 40 parking spots for visitors at the seniors' home but I'm not sure if that's enough. I can't see all the staff taking Transit as the convenience of using your car would trump Transit. (there's always a lot of cars parked in the designated spots at Inglewood Care Home - do these cars belong to staff or permanent visitors?)

Our street is a private street & narrow. We have Mitchell's Towing signs posted to discourage illegal parking. So far we haven't had to use Mitchell's Towing, but we will if visitors think they can park on our street while visiting a loved one at the senior's home.

Also, I would like to see no stopping/parking signs installed on the north side of (east) Keith Road to discourage parking before the senior's home is up and running.

I think having the senior's home is a good idea and much needed as all us baby boomers are not getting any younger and fits with having Inglewood Care Home a block away.

Thanks for your time.

[REDACTED]

Lisa Berg

From: Lisa Berg
Sent: December-04-13 9:23 AM
To: [REDACTED]
Subject: RE: re my email of earlier today, Dec. 2, 2013

Hi [REDACTED],

Sorry for the delay in acknowledging your emails.. [REDACTED]
[REDACTED]

Thank you for your comments about traffic/parking in the neighbourhood and clarification on the signage.

Regards,
Lisa

Lisa Berg, MCIP, RPP
Senior Community Planner | District of West Vancouver
d: 604-925-7237 | westvancouver.ca

Please consider the environment before printing this email.

From: [REDACTED]
Sent: December-02-13 1:39 PM
To: Lisa Berg
Subject: re my email of earlier today, Dec. 2, 2013

Hello Lisa,

Further to my email earlier today, I've since noticed that there are no parking/stopping signs on the north side of (east) Keith Road.

[REDACTED]

Lisa Berg

From: Dr. Victor T. Jando
Sent: December-03-13 10:46 AM
To: Lisa Berg; MayorandCouncil
Subject: No to Spot Zoning on Sentinel Hill - discussion Dec 5

We live on Sentinel Hill and are very happy to have it feel like a neighborhood full of single family homes. We are not interested in seeing high density housing move into our thriving neighbourhood. We don't feel it would benefit the current residents and is not necessary. We won't be attending the upcoming meeting but would like our voice heard, as this affects our home.

Sincerely, Linda and Victor Jando.

Lisa Berg

From: Andreas Poulsson
Sent: December-12-13 10:29 AM
To: Lisa Berg; Mayor and Council; Bob Sokol
Subject: re December 5 Public Open House - Milliken Development-West Vancouver Senior Centre

Dear Lisa Berg, Mayor & Council:

RE The open house December 5th at the seniors centre West Vancouver...

My wife and I live at 751 Eden Place, West Vancouver and have for 19 years enjoyed this lovely neighbourhood, its relatively peaceful and quiet quality yet so close to Vancouver.

We have very strong objections to the proposed location of Maison Seniors home in an already very busy and heavily trafficked corner of Taylor Way and Keith Road as well as its encroachment on our existing single family zoned area of Sentinel Hill. A 98 bed intensive care facility being jammed into our neighbourhood will substantially diminish its quality as well as devalue our properties. This is simply not fair. The developer and the District of WV will stand to make money while we and our neighbours stand to lose. Many of us have our life investments in our homes and this type of financial loss would be devastating

From first hearing of this proposed development, financial loss and traffic congestion already very difficult at peak times of the day have been my key concerns. Surely there must be properties already zoned for this sort of thing that would be more appropriate, closer to amenities and park lands.

I attended an earlier meeting of the Design Review committee where I was pleased to see that committee members brought up many valid concerns about the Milliken project such as design, size and lighting. However, I was at the same time sorry to hear that three of the committee members felt that the Taylor Way Keith Road site was an "appropriate" location for the project. This was astounding to me, for it is precisely the inappropriateness of the site that makes us so strongly opposed.

Please give us back our lovely neighbourhood and defeat this proposal.

Sincerely, Andreas Poulsson & Jane Adams
751 Eden Place, West Vancouver, B.C. V7T 1R8

Lisa Berg

From: [REDACTED]
Sent: December-12-13 11:04 PM
To: Lisa Berg
Cc: MayorandCouncil
Subject: Milliken Senior Care Project - Residents Comments

Dear Ms. Berg,

I am writing to you as a West Vancouver tax payer and resident of Eden Place. I have attend all the recent design review committee meetings and the open house for the proposed Maison Senior Care Project.

My family and I moved to Eden Place in 1999 when we first came to Canada. We chose Eden Place because it was a unique community of single family homes which was ideal for bringing up our family. The location is zoned for single family homes and there was no indication that this would change, and certainly not as is being proposed.

I strongly oppose the rezoning of the properties at the North West corner of Taylor Way and Keith Road for the following reasons.

1. The Municipality has gone ahead with the approval process for the Maison Development with out consultation with the residents and taxpayers in the area and without due consideration for the concerns voiced by residents at the information meeting.
2. The proposed development is a massive commercial for-profit project that is 25 times larger than the existing single family dwellings. This development and its use are not suitable for this area
3. The project transfers wealth from the single family homeowners/taxpayers to the developer. The values of our homes will, and are declining due to the proposed development.
4. It is not an appropriate to locate a residence for seniors, some of whom will be suffering from dementia, on a steep hill away from any amenities.
5. The municipality has not drawn up a statement of neighbourhood character in consultation with the residents as required by the OCP. This has now be done by the residents and does not include a development of this size and mass.
6. The developer's traffic consultant has stated that the Taylor Way and Keith traffic junction is already at capacity and this is before the Evelyn Drive project has been occupied . This project will only add to the traffic chaos in the area.
7. Spot zoning of properties at the whim of the municipality staff with ever increasing density, with apparently little or no overall plan is a very dangerous precedent and puts all parts of West Vancouver at risk.
8. The property is not being developed for the residents of West Vancouver but for anyone who can afford to pay a high price for admission for the personal gain and benefit of the owner and operator of the property

I wish to reiterate that I strongly I strongly oppose the rezoning of the properties at 825 Taylor Way & 707 Keith Road.

Sincerely,

[REDACTED]

Lisa Berg

From: Kate Milliken Binns ´
Sent: December-13-13 8:01 AM
To: Lisa Berg
Cc: Don Milliken
Subject: FW: Support letter

Hi Lisa,

Please see the letter below.

Thanks,
Kate

On Dec 12, 2013, at 7:02 PM, [REDACTED] wrote:

To Whom It May Concern,

Dec 12th, 2013

My name is [REDACTED] and my family are long-time residents of West Vancouver. I would like to applaud the people of West Vancouver for building a community where families can live near their loved ones as they age.

Fifteen years ago my Father was diagnosed with slight Dementia and we had to move him into our West Vancouver home with my wife and two young children. He was easy to care for in the early stages but after a stroke his Dementia rapidly increased and it was very difficult to manage him and his daily requirements. We did months of research and looked into several dozen seniors homes across the Lower Mainland. We could only find two facilities that could adequately manage the needs of an 80-year with now full on Dementia. Many senior homes will take Dementia patients but when you do the research and see how the patients actually live, it is usually a very controlled environment and life is very unfulfilling.

After about a year of being on the waiting list my Father was accepted into one of the two senior homes in Tsawwassen. It was not the preferred location but one of the only homes that actually did a decent job of managing Patients with Dementia.

Researching care of Dementia patients, you will find several homes in the US that do an excellent job of extending the life of the patients; Sunrise and Aegis in Seattle do an amazing job of housing patients suffering from Dementia. That is a model that Maison Senior Living Project seems to be emulating, and it's about time!

I am so happy to see the growth of Senior homes in West Vancouver, as I now realized that location of these senior homes is actually for the families of the patients who live there. Some weeks, with traffic, it took me 4 hours of commuting to Tsawwassen to spend time with my father and I did it as often as 4 times a week.

My Father just passed away recently but I can assure you he would have been one of the first patients registered at Maison Senior Living. This project is so needed in Canada and I think West Vancouver is the perfect fit for those families who need somewhere to place their parents if they suffer from Dementia.

Thank you for allowing Senior Homes into West Vancouver and making this the best community to not just raise your children, but also take of your parents.

Sincerely,



West Vancouver

<Maison>

Lisa Berg

From: Andrew Franks
Sent: December-14-13 12:16 PM
To: Lisa Berg; MayorandCouncil
Subject: Maison Seniors Living - Taylor Way & Keith Road: Open House

I am writing to express my strong opposition to this proposed development. I remain very disappointed that the District considers this development for a number of reasons. My first concerns are the development location:

1. The scale is massive, 25x larger than the surrounding homes, in a single residential neighbourhood which has zoned lower density than much of West Vancouver. This makes the impact of this development on the neighbourhood that much more significant, especially considering how close the development is to neighbouring properties.
2. Given that the structure is so huge, outdoor space is completely inadequate. We are human beings, regardless of how we are cognitively, and no one wants to be a prisoner in a building. The fact that the emphasis has been on maximizing density and minimizing outdoor space, is this really about the residents? I certainly don't think so.
3. Given there is precedent of care homes in single residential neighbourhoods, it is a mystery why the Planning Department would not use this as a template for this particular development. From what I can see, PH1/PH2 is the precedent which is being ignored. From your own website, PH1 includes "community care" as well as "private hospitals." So saying "it doesn't have hospital facilities" seems a very arbitrary statement, and seems to be used to rationalize maximizing density.
4. This area is at the second busiest intersection in West Van. It would add further congestion and stress to an already failing system. What is the larger plan for this Taylor Way corridor? Apparently there isn't one, and instead the District just waits until developers come and decide.
5. Sentinel Hill is an area of slopes and hills. As a result, the possibility of people visiting and taking friends or relatives out on walks or just having a break outside will be minimal. It will only further add traffic congestion as they would have to drive to get anywhere. And who wouldn't? No one would want to be shut in the same location inside a building all the time. The statement that the residents "wouldn't leave" seems disingenuous and rather disrespectful to them.
6. On a related note, people with dementia are known to wander (majority will at some point). Is putting them at such a busy intersection putting their safety into consideration?
7. Why not another, more appropriate area? For example, near amenities and on a flat surface, as was originally designed in the OCP. Why are those criteria being ignored here?

My other concerns relate to the process and as a resident and homeowner of West Vancouver:

1. Spot zoning is a dangerous precedent. If you intend to consider a property for spot zoning, ensure that is part of an official process where neighbours are aware of that possibility, can have active input, and can plan accordingly (i.e. move). The OCP has identified areas which may be open to a change in use, and this is not an area that in any way was identified as such an area. To buy a property, invest in

the area and community, and then have this forced on you and see that investment undermined as your property value goes down and neighbours leave, is unfair to those who have tried to invest and better this area of West Vancouver. This developer has not "invested" in Sentinel Hill at all, and has no interest in trying to retain what our neighbourhood is.

2. Ensure that residents of West Vancouver are actively involved in the process. This process has been so flawed and every step of the way steps have been taken to skew the process in the developer's favour. I really wish that as residents of West Vancouver, we would be allowed to have more active say in shaping the neighbourhoods in which we live. Unfortunately, everything seems to be designed to be stacked against us as those changes are imposed on us from outside forces and interests.

Sincerely,
Andrew Franks
736 Eden Place

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DEC 16 2013

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

Lisa Berg

From: [REDACTED]
Sent: December-16-13 3:28 PM
To: Lisa Berg
Subject: Maison Seniors' Living Development Proposal

Hi Lisa,

I was at the open house about a week and a half ago for the Maison Development.

As a long-term West Vancouver resident, I wanted to voice my strong objection to this project. My comments are as follows:

- As a community, we should not be allowing for single family zoned lots to be rezoned to commercially zone lots. There are plenty of existing appropriately zoned areas in West Vancouver (ie; Ambleside, Dundarave) for these type of facilities and they would be better suited there
- The proposed density for this development is significantly too high, particularly given this is in an area of singly family zone lots
- I travel by this area almost every day. This is a busy traffic corridor and will become more busy once the Evelyn Drive development is completed. Adding a facility like will exacerbate the situation. The specific location (on the corner of Taylor Way/Keith) is particularly unattractive from a traffic flow perspective with all of the Northbound left-turners onto Keith Road right where the development is proposed.

Thanks for you consideration,

Regards,
[REDACTED]

City of West Vancouver

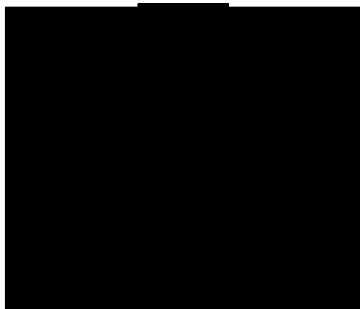
Department of Planning

Re: Maison Seniors' Living Development Proposal at 825 Taylor Way and 707 Keith Road

To Whom It May Concern:

I recognize the need for a seniors' facility that specializes in assisted living and dementia care in our community. Given the convenience of the proposed location together with the fact that it will not further impact the traffic or parking in the immediate area, I fully support this use at Taylor Way and Keith Rd.

Thank you,



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DEC 18 2013

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OF WEST VANCOUVER
PLANNING, LAND DEVELOPMENT & PERMITS

City of West Vancouver
Department of Planning

Re: Maison Seniors' Living Development Proposal at 825 Taylor Way and 707 Keith Road

16th December 2013

To whom it may concern,


I write you today to voice recognition for the need of a seniors' facility that specializes in assisted living and dementia care in our community. Indeed this is a particular senior population is one which my wife has worked with over the past few years, providing additional care as an Art Therapist, and one that is often overlooked in general seniors care.

Given the convenience of the proposed location together with the fact that it will not further impact the traffic or parking in the immediate area, I fully support this use at Taylor Way and Keith Rd.

Thank you,



West Vancouver resident/homeowner



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City of West Vancouver

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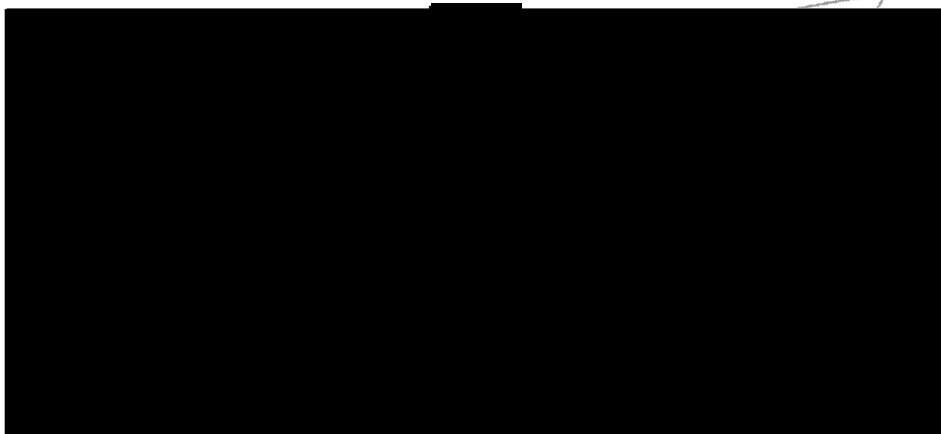
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Thank you,



West Vancouver BC

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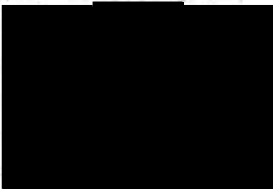
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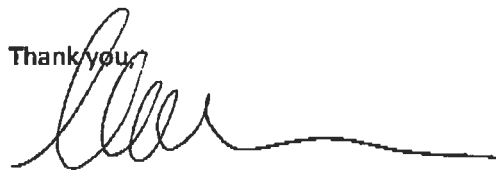
December 17, 2013

City of West Vancouver
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Thank you,



Eric Christiansen
Angell Hasman & Associates (Eric Christiansen) Realty Ltd.

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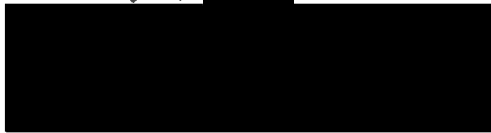
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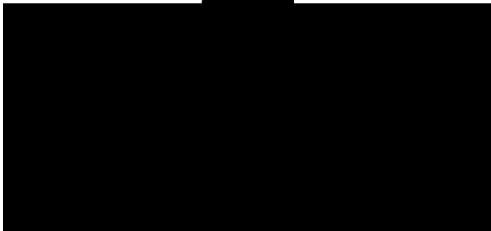
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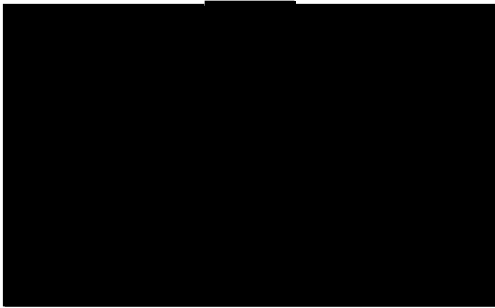
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Re: Malson Seniors' Living Development Proposal at 825 Taylor Way and 707 Kelth Road

I recognize the need for a seniors' facility that specializes in assisted living and dementia care in our community. Given the convenience of the proposed location together with the fact that it will not further impact the traffic or parking in the immediate area, I fully support this use at Taylor Way and Kelth Rd.

Thank you,
[REDACTED]

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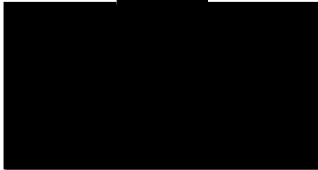
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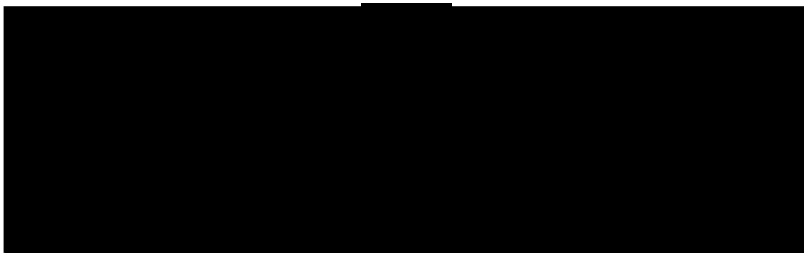
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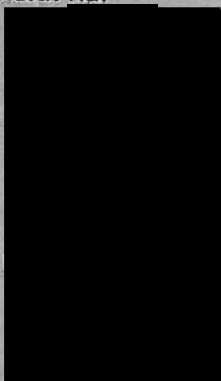
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*Preserve Sentinel Hill Neighbours Speak AGAINST the Milliken
Development – West Vancouver Council Meeting Jan 13, 2014*

Good evening council members and mayor my name is Philip Falls, I live at 770 Eden Place and I am a member of Preserve Sentinel Hill and am speaking both as a resident and on behalf of the group. Some, including neighbours, staff and even council members have wondered who is Preserve Sentinel and what are they up to. Let me shed some light on the group.

I would like to speak to you about the growing level of support from our neighbourhood to keep our neighbourhood zoned for single family residences. Since our ability to speak is limited to three minutes we will be piggybacking on some discussions.

When we canvassed our neighbours, first the Eden place cul- de-sac and then expanded our neighbourhood consultation process to a wider neighbourhood encompassing Sentinel Hill - we set out as basic guiding principles to truly listen to residents and were prepared for dissent and disinterest in our message.

We didn't just hand out a general open ended vague comment sheets without parameters, statements or questions. We provided a context. We created a very clear statement of neighbourhood character (which you have seen) and asked for support with input and comments. And we got them. We went door-to-door and surprisingly many people invited us into their homes and appreciated that we were listening to them and asked us to voice their concerns to council – which is what we have been doing.

If neighbours appeared disinterested we quickly learnt that it wasn't the Preserve Sentinel Hill message they were concerned with, but they felt frustrated that the district's development process **is rigged in favour of the developer** – “so why bother and try to express our point of view” – “city (district) hall doesn't care about us and we have no chance of making a difference”. Our neighbours are clearly concerned with spot zoning and wonder what the next surprise will be from staff and Council for Taylor Way? We told them we are trying to make a difference against a process that favour developers and as result many neighbours chose to support the Preserve Sentinel Position of keeping our neighbourhood zoned single family.

Because our neighbours want us to speak to you – we feel **duty bound** to represent them and as such you can expect to continue to hear from us on their behalf.

Preserve Sentinel Hill now has well in excess of over 100 supporters. We have never wavered from our message and our numbers grow larger. Yet, we too feel that our message of opposition falls largely on deaf ears. Why is that?

Keeping our neighbourhood's single family housing status and free of spot rezoning is simply not within staff's, planning department's, and the DRC's scope to deal with. Those groups are instead busy on working on rezoning bylaw guidelines and design and construction details. Staff has made at best some weak attempts to manage a community consulting process but by as evidenced by their governance processes and recent

actions at the Open house, the process is at best biased against all residents that are not in favour of the development and in favour of the rezoning and the developer's position – (another speaker will speak to this). As such, our concerns may be important – but not to those groups. It has been very obvious that to us that the District development application process and the actions we have witnessed from some staff towards our members has not been supportive of properly giving any serious and equal consideration of our concerns and yet our views are supported by an ever growing number of our Sentinel Hill neighbours and many with the city designated affected area.

Our message is clear - don't change the zoning in our neighbourhood, if this project is truly needed, relocate it elsewhere – please direct the planning department to research alternative sites for this development. Please keep our neighbourhood zoned for single family homes.

Please place this note on Council's correspondence file and on the development application site.