Welcome.

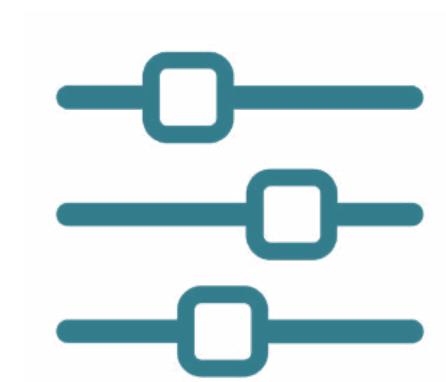
Thank you for joining the public engagement kick-off event for the 27th Street Lands.

This event is hosted by the property owners of the site, Chelsea Properties and Mayfair Properties. The purpose of this event is to:

Provide neighbourhood and policy context

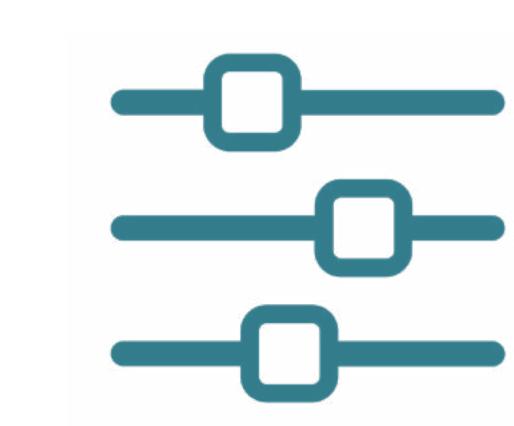


Share what we heard from the summer survey



Introduce our guiding principles for development





Describe next

steps and gather

feedback



Pooni Group is an urban planning and communications company based in Vancouver with over 30 years of experience.



Mayfair Properties owns and operates a variety of hotels, residential properties and commercial properties in Metro Vancouver and Vancouver Island.

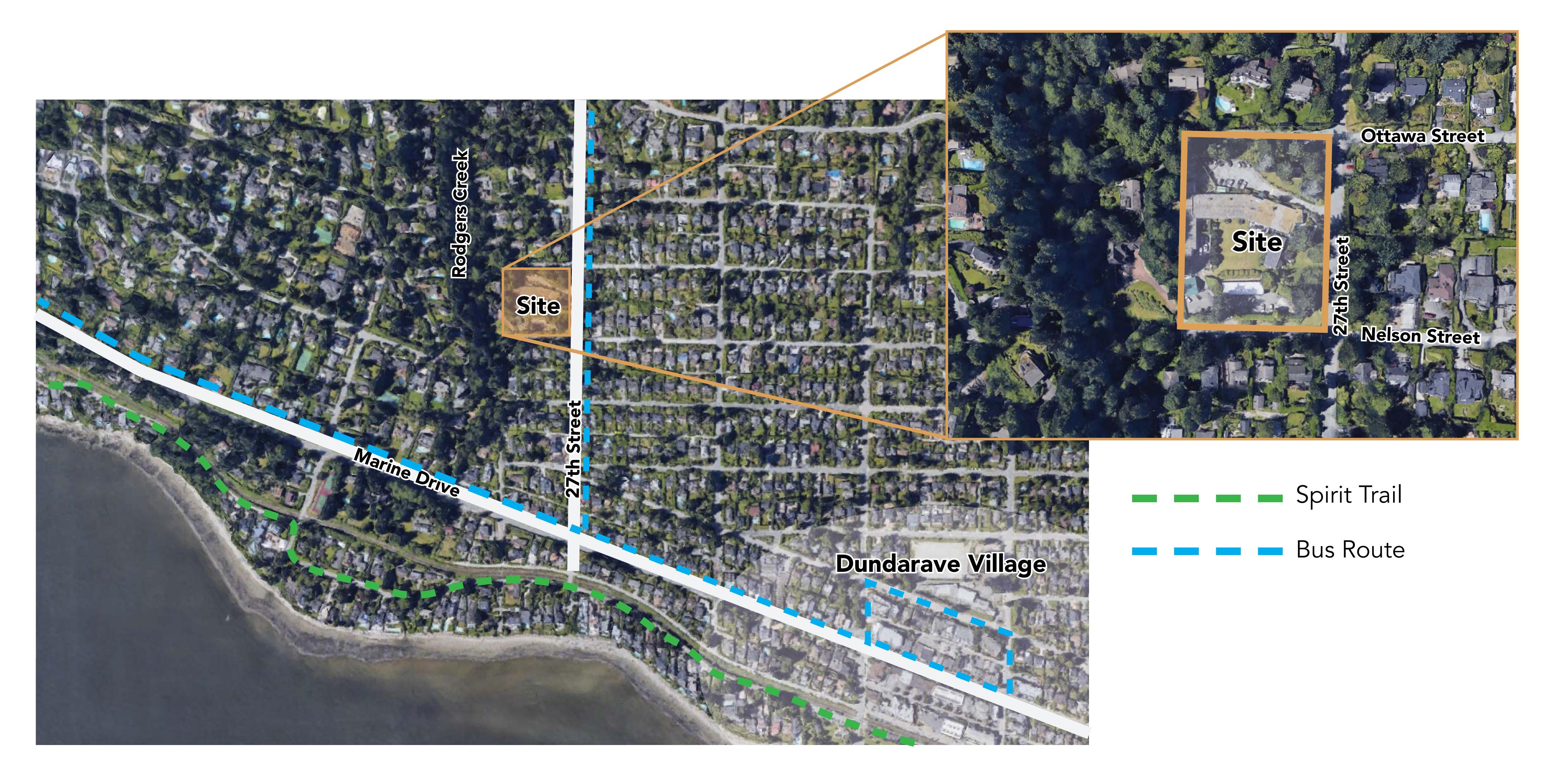


Site and Area Context.

The property features large trees, mature landscaping, and is located in close proximity to shops, services, and amenities.

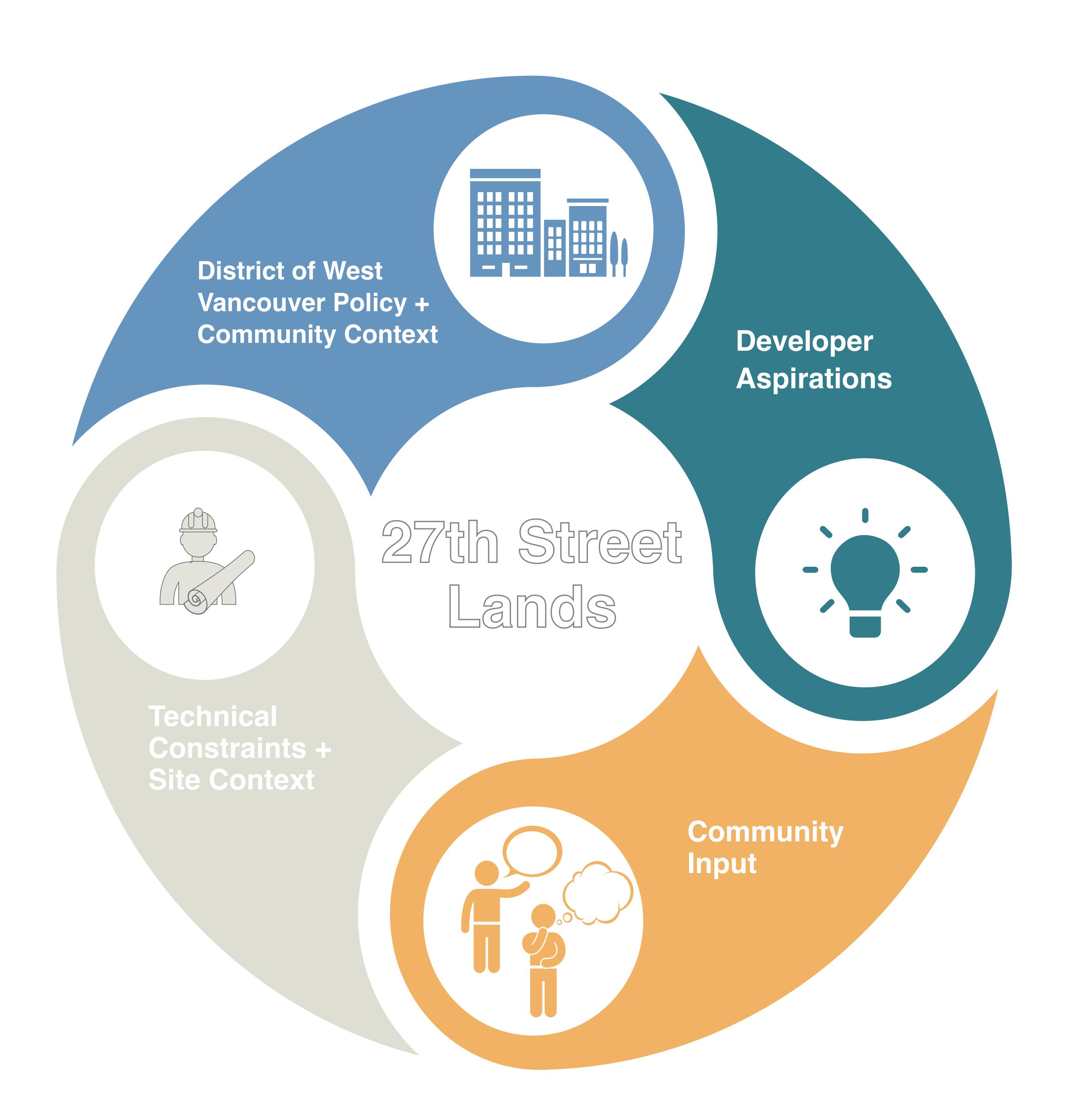
The property, 1675 27th Street, is located on 27th Street, near Marine Drive. The site is approximately 15 minutes by foot from Dundarave Village, or a 3-4 minute bus ride. The site is also located in close proximity to the Spirit Trail, amenities, and natural features, including Dundarave Beach. The site is separated by private residences from the nearby Rodgers Creek ravine to the

The owners of the property are in the early stages of determining what the future of the property might be. We are looking forward to working with the community to explore options.



What Informs Development.

The future of the 27th Street Lands will be informed by a combination of District of West Vancouver Policy, developer aspirations, community input, and existing site context.

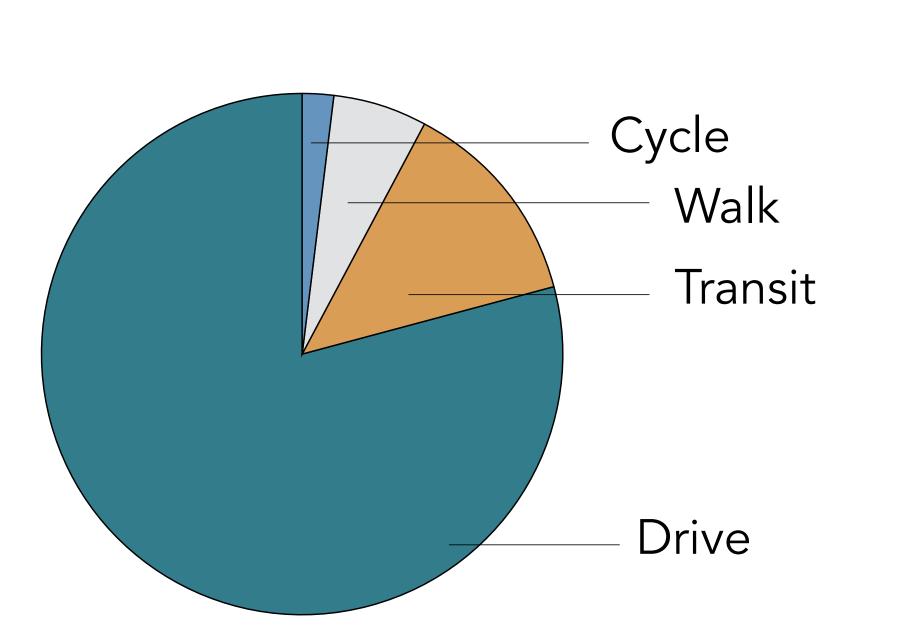


Community Characteristics.

The population of West Vancouver has been shrinking, while higher-than-average housing prices and limited options continue to exclude first-time home buyers.









Aging Demographics

- One in four residents is over the age of 65.1
- 28% of seniors are living alone.²

Declining Population

- West Vancouver is the only municipality in the region with a declining population.²
- The share of younger families is decreasing rapidly in West Vancouver, as is the share of children under the age of 14.1

Commuting Workforce

- 79% of West Vancouver residents drive to their place of work.²
- 70% of the workforce commutes in from outside the District.²

Housing Challenges

- The median home price in West Vancouver is \$2.7 million, more than double the median price in the Lower Mainland (\$1.04 million).²
- West Vancouver has a rental Vacancy rate of 0.7%.³ A healthy vacancy rate is considered to be between 3-5%.

Policy Context.

The District's Official Community Plan and Housing Needs Report outline major challenges and policy directions for the future of West Vancouver.

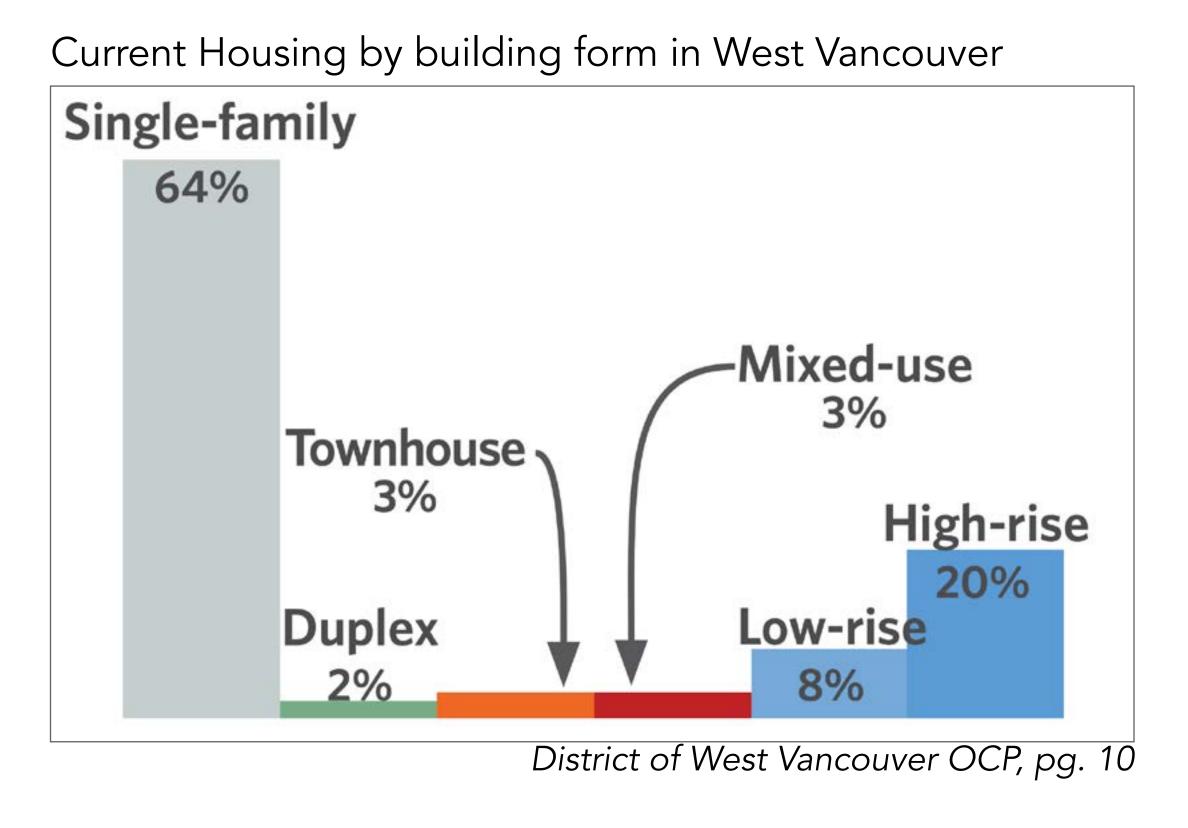
DISTRICT OF WEST VANCOUVER OFFICIAL COMMUNITY PLAN

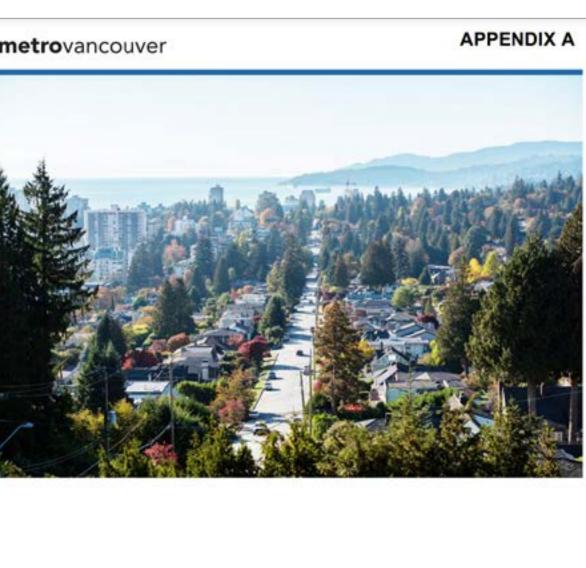


OFFICIAL COMMUNITY PLAN (2018)

Loss of young families, lack of affordable housing options, and creating opportunities for seniors to age within West Vancouver are all challenges identified in the Official Community Plan.

The District of West Vancouver has set a target to achieve a housing mix that is 50% single family homes and 50% multifamily homes by 2041. This is envisioned through gentle infill in single detached residential neighbourhoods, such as increasing missing middle housing.





HOUSING NEEDS REPORT Part 1: Community and Housing Profile District of West Vancouver

HOUSING NEEDS REPORT (2020)

The Housing Needs Report highlights that employers are having difficulty attracting and retaining staff due to the lack of affordable housing in the District of West Vancouver.

Housing Needs Reports help municipalities across British Columbia establish an understanding of housing need and future demand. For West Vancouver, these areas of housing need are:

- Affordable housing,
- Rental housing,
- Special needs housing,
- Housing for seniors,

- Housing for families; and
- Shelters for people experiencing/ at risk of homelessness.

VITAL SIGNS REPORT (2019)



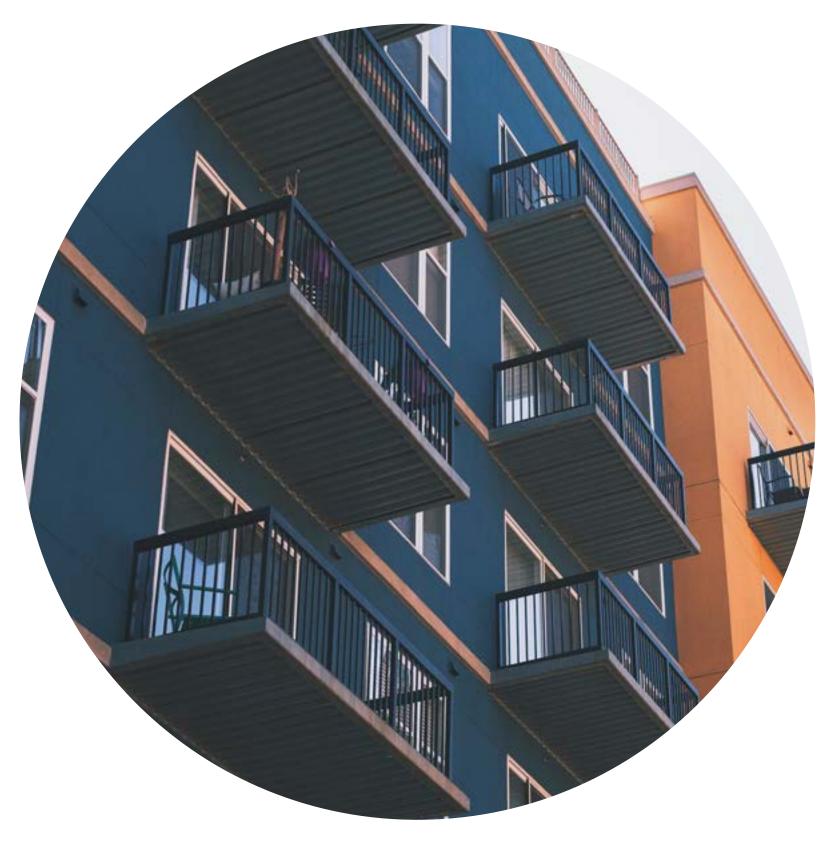
The West Vancouver Foundation's "Vital Signs" Report is an independent document that provides valuable insights into the community. The report outlines that West Vancouver has among the highest rates of empty single-family homes in Metro Vancouver, while its vacancy rate is among the lowest.

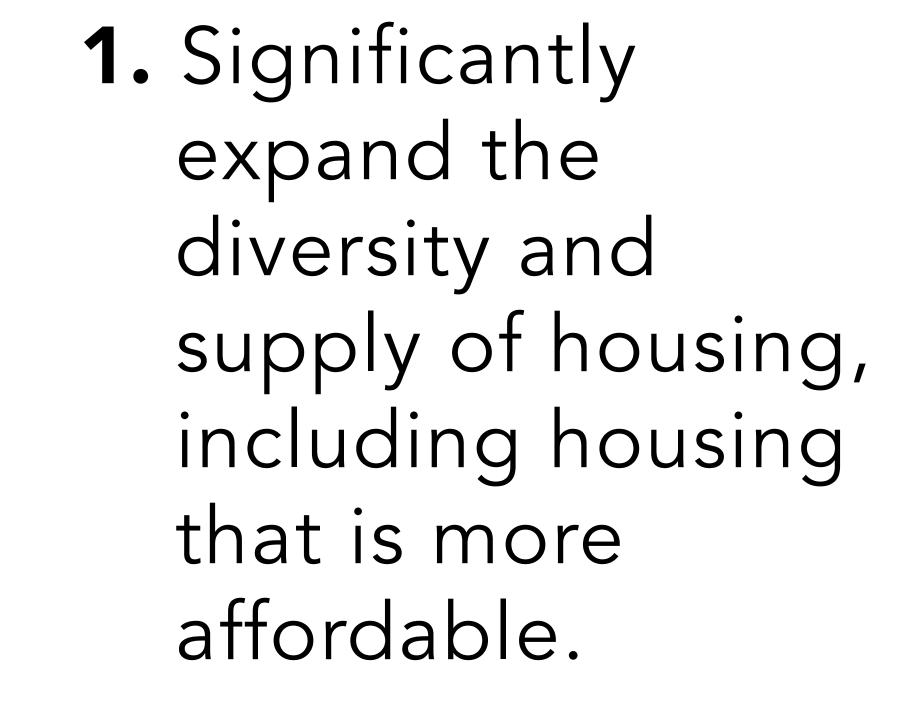
With over 70% of adults aged 20-34 still living with a parent, it is clear the next generation is struggling to find attainable housing in West Vancouver. The report also found that more seniors in West Vancouver are experiencing isolation and poverty.

Council Priorities.

Council Priorities help us to understand what issues are important to the District as we prepare plans for the 27th Street Lands.

The current Council has created a set of six shared strategic goals that reflect the needs and priorities of the District. These goals are:







4. Improve mobility and reduce congestion for people and goods.



2. Create vital and vibrant commercial centers.



5. Deliver municipal services efficiently.



3. Protect our natural environment, reduce our impact on it, and adapt to climate change.



6. Enhance the social well-being of our community.

Survey Responses.

We heard that the community values the area's natural features and would like to see more options for young families and seniors.

During Summer 2021, we conducted a preliminary survey to help us understand community aspirations and to help inform our guiding principles for the 27th Street Lands. We heard primarily from people who own their homes in the area and the majority of respondents identified opportunities for seniors to downsize and housing opportunities for young families as priorities that would help improve West Vancouver as a community. Respondents recognize the housing needs in their community, and also value the area's quiet streets, views, the character, and the people in their community.

Survey Question	What We Heard
What is most important to you in your neighbourhood?	The top values shared in the survey included the quiet streets, views, the character of the buildings in the neighbourhood, and the relationships residents have with their neighbours.
What would help improve West Vancouver as a community?	We heard that opportunities for seniors to downsize, housing for young families, more affordable housing options, and housing that serves the local workforce were most needed.
What type of housing do you feel your neighbourhood needs?	The top priority was for housing that supports young families . Respondents also expressed a desire to see more rental housing options, more market/ownership options, and increasing housing for West Vancouver's work force and for downsizers .
If you could change something about your neighbourhood, what would it be?	Respondents told us they wanted to see more affordable housing options and fewer large single-family dwellings, improved landscaping , and more amenities and recreation spaces. Other ideas included improved transit and infrastructure and lower property taxes.
What potential concerns do you have about development in your community?	We heard from area residents they are concerned about losing green space and their views , along with impacts related to transportation and construction .
What features would you like to see as part of the 27th Street development?	Residents told us they really value the natural green space and existing vegetation on the site. They would like this retained while also envisioning the site to be occupied by low rise development that complements the surrounding neighbourhood character .

Guiding Principles.

We have developed a set of Guiding Principles, which are informed by community feedback, District priorities, and the context of the 27th Street Lands.

Address Housing Gaps







Celebrate
Natural Assets







Sustainability

Prioritize

Promote



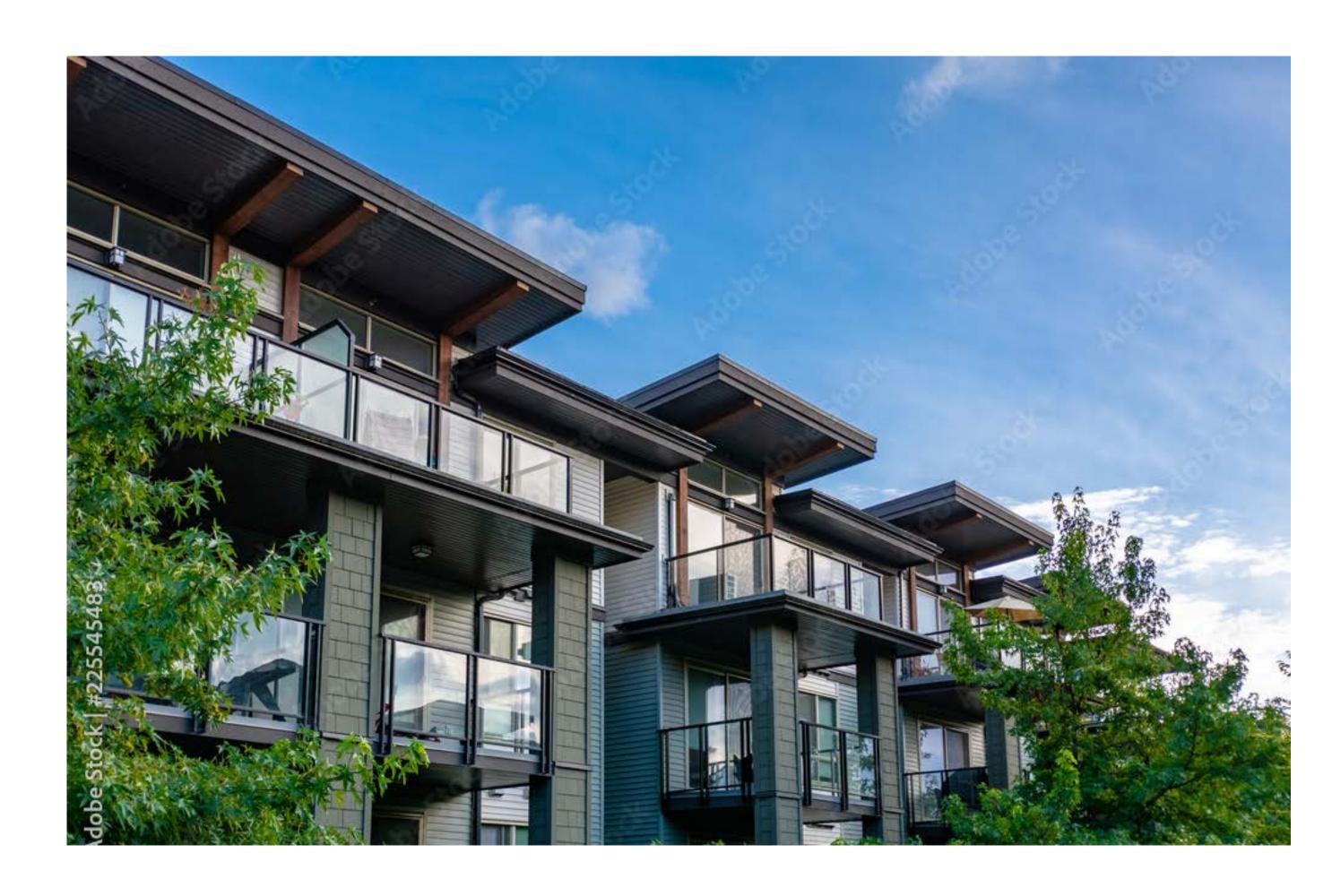


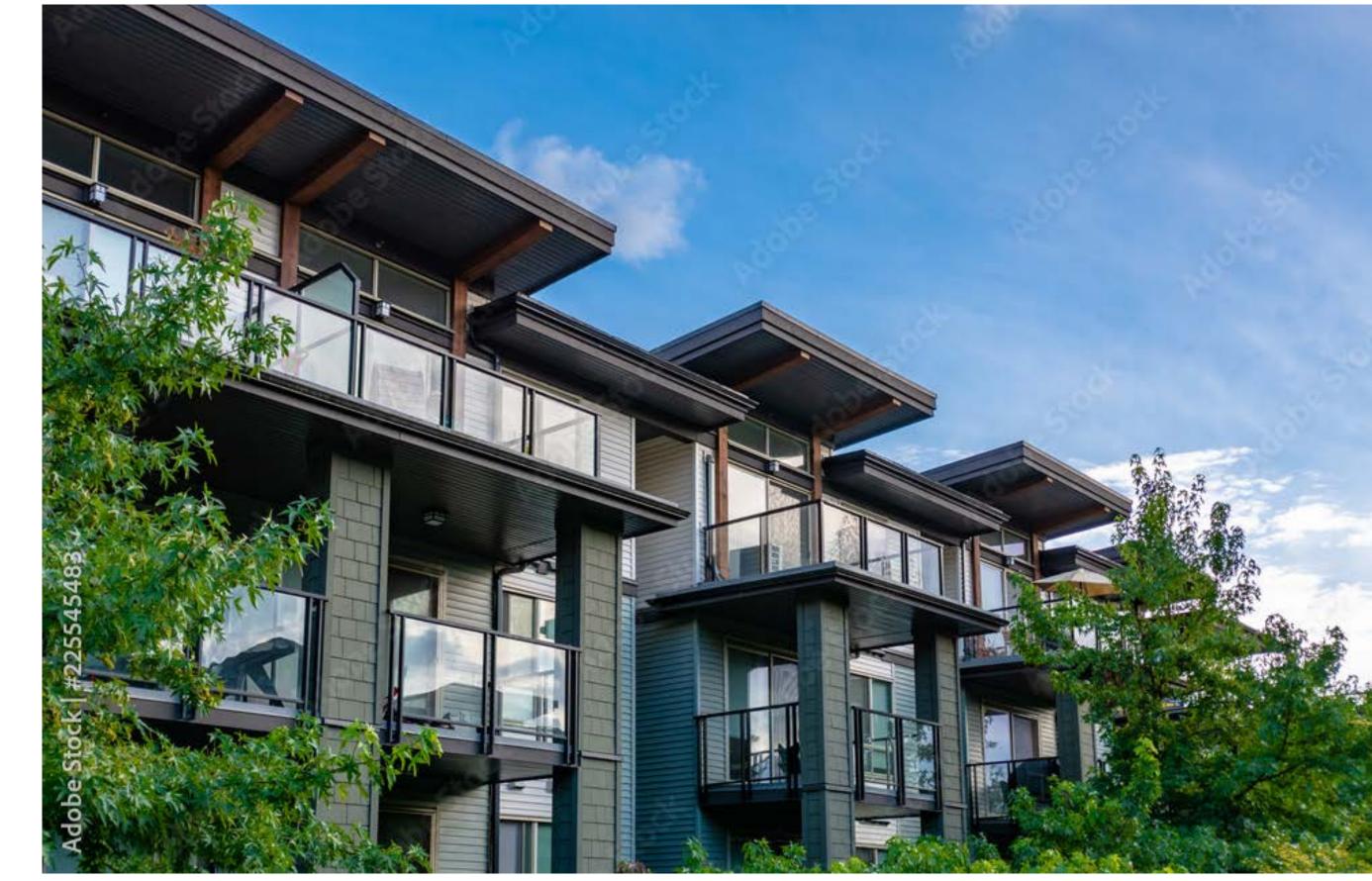


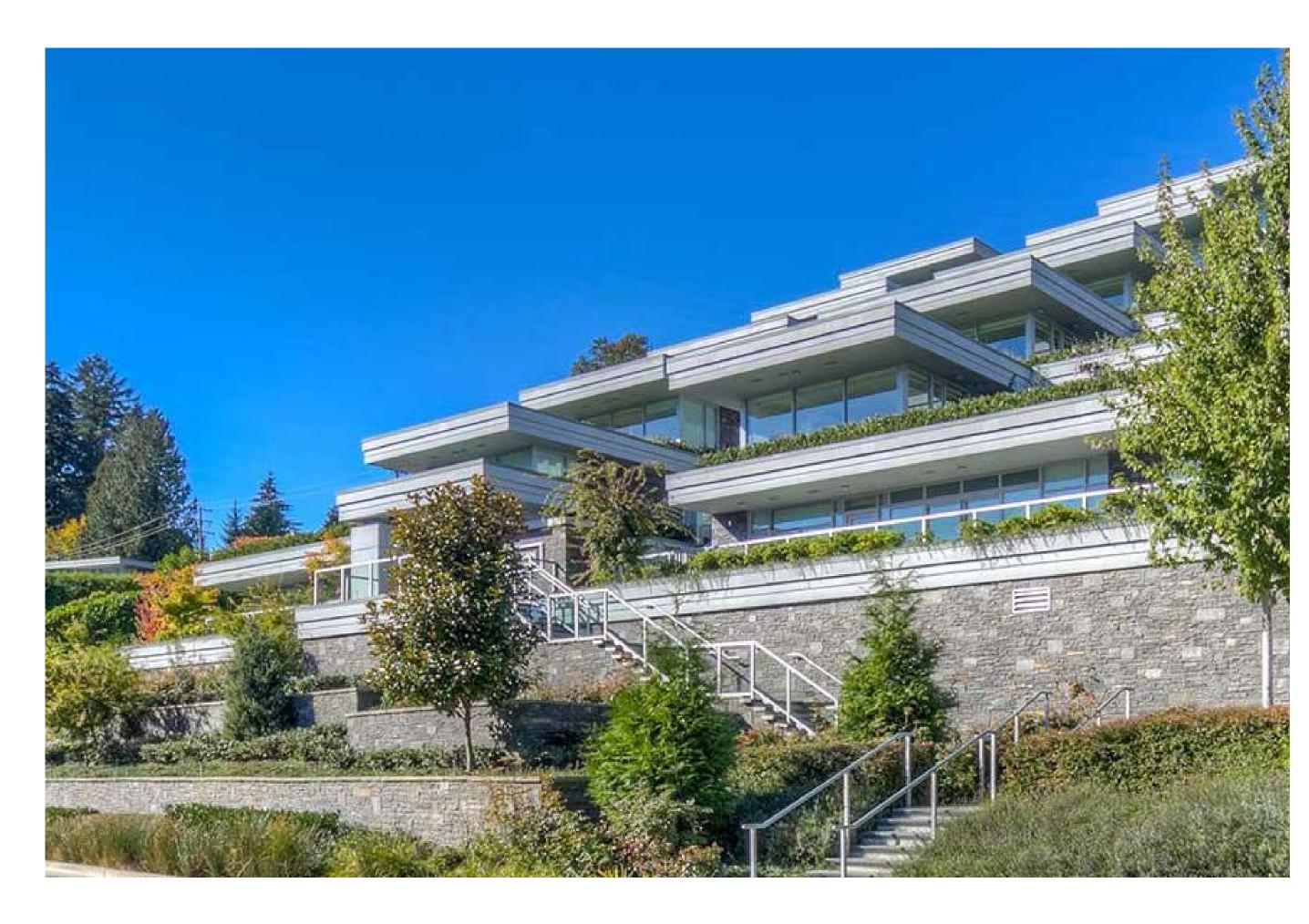
Prioritize Neighbourly Design

1. Address Housing Gaps.

The 27th Street Lands provide an opportunity to address core housing needs in West Vancouver.







We know that West Vancouver lacks missing middle housing—those are the various housing forms between single detached homes and residential towers. This lack of options puts pressure on young families hoping to stay in or move to West Vancouver and also limits options for seniors who are hoping to downsize while remaining within the community they call home. Future residential development on the 27th Street Lands has the potential to address these gaps in the housing market.

A complete community provides options for people at all stages of their life. As we begin to explore development options for the site, we will consider rental and ownership as possible options to help meet the needs of the local market. We will also consider family-oriented housing, including larger unit sizes (2- and 3+ bedroom units), and amenities that serve families. Consideration for accessibility will be a priority as well, including accessibility considerations that help seniors wishing to stay in this community.

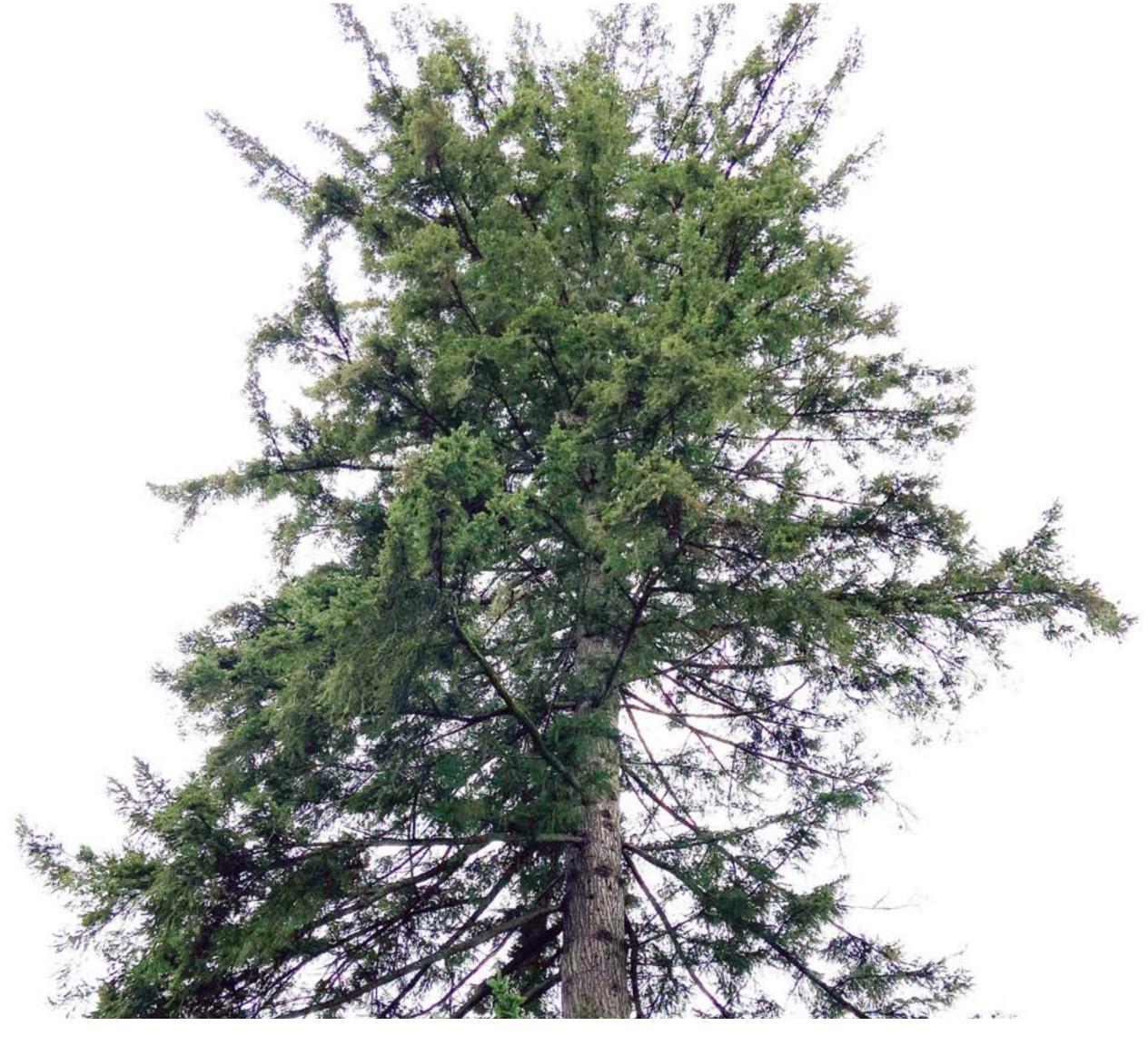
WHAT WE HEARD:

Residents expressed a desire to see new housing options that provide choices for people at all stages of their life, including young families and seniors.

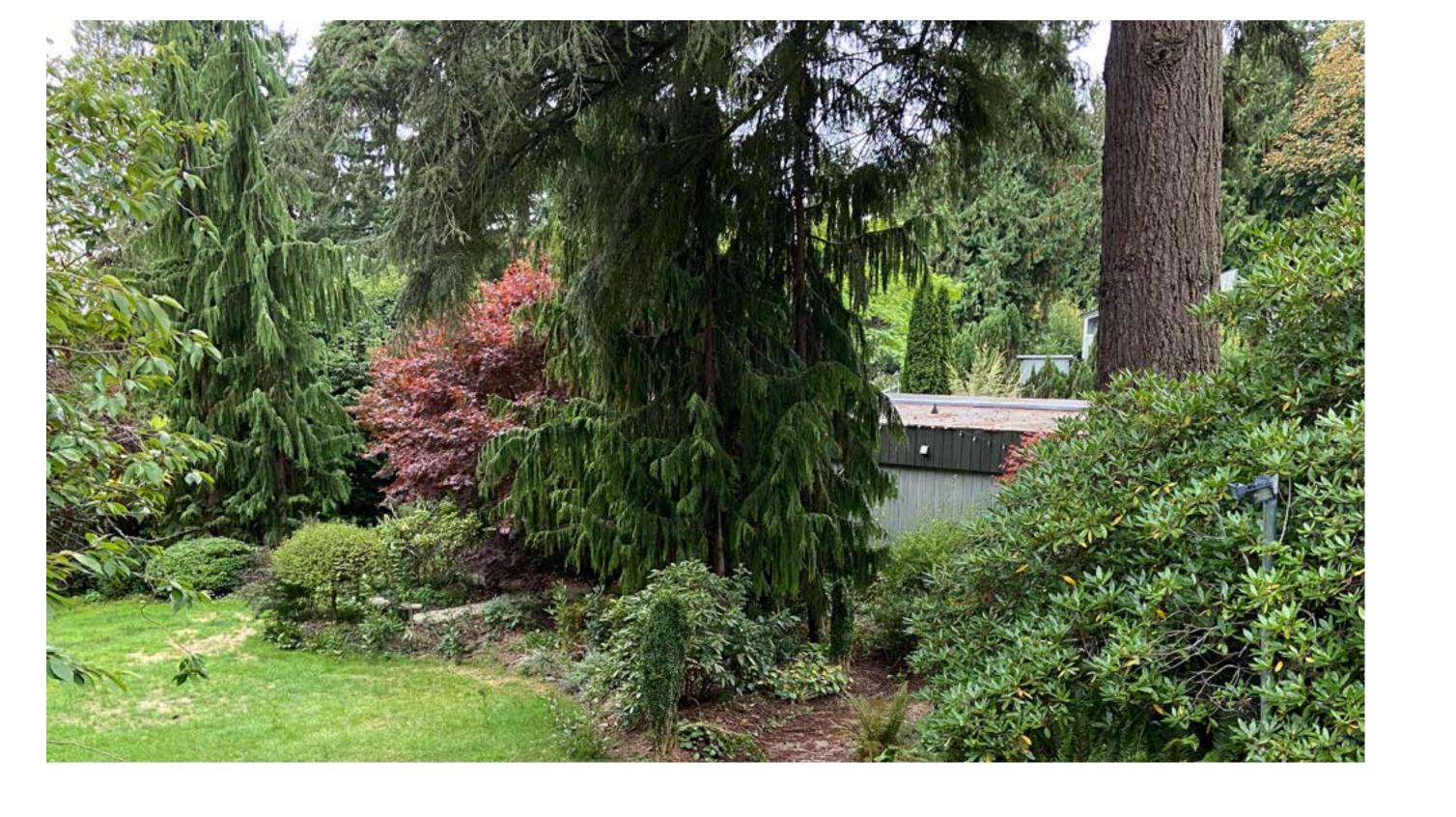
We heard a general desire for sensitive development that provides new options while responding to the context of the community and the site.

2. Celebrate Natural Assets.

Thoughtful planning and site design will complement the natural features of the 27th Street Lands.







The terrain around the 27th Street Lands is steeply sloped toward the south. Design should consider the **movement of water** and how this might be a feature of future development.

Views of the ocean and **lush vegetation** will be important considerations for designing a development that helps the community **appreciate the natural setting** of these lands.

The site features mature trees which will be an asset to future development. The project team has engaged a certified arborist to prepare a tree management report to ensure we have a full understanding of existing tree health before we begin the design process for these lands. Designing to **highlight and protect healthy, mature trees** will be an important consideration moving forward.

WHAT WE HEARD:

Residents value the neighbourhood's green space and the lush vegetation surrounding 27th Street, particularly the Cherry Trees and large Cedar Trees that line the site. Given the steeply sloping terrain in the neighbourhood, views of the ocean are cherished among the community.

We also heard from community members who were interested in "adopting" some of the existing shrubbery from the site. The project team is currently considering how we could facilitate such an opportunity.

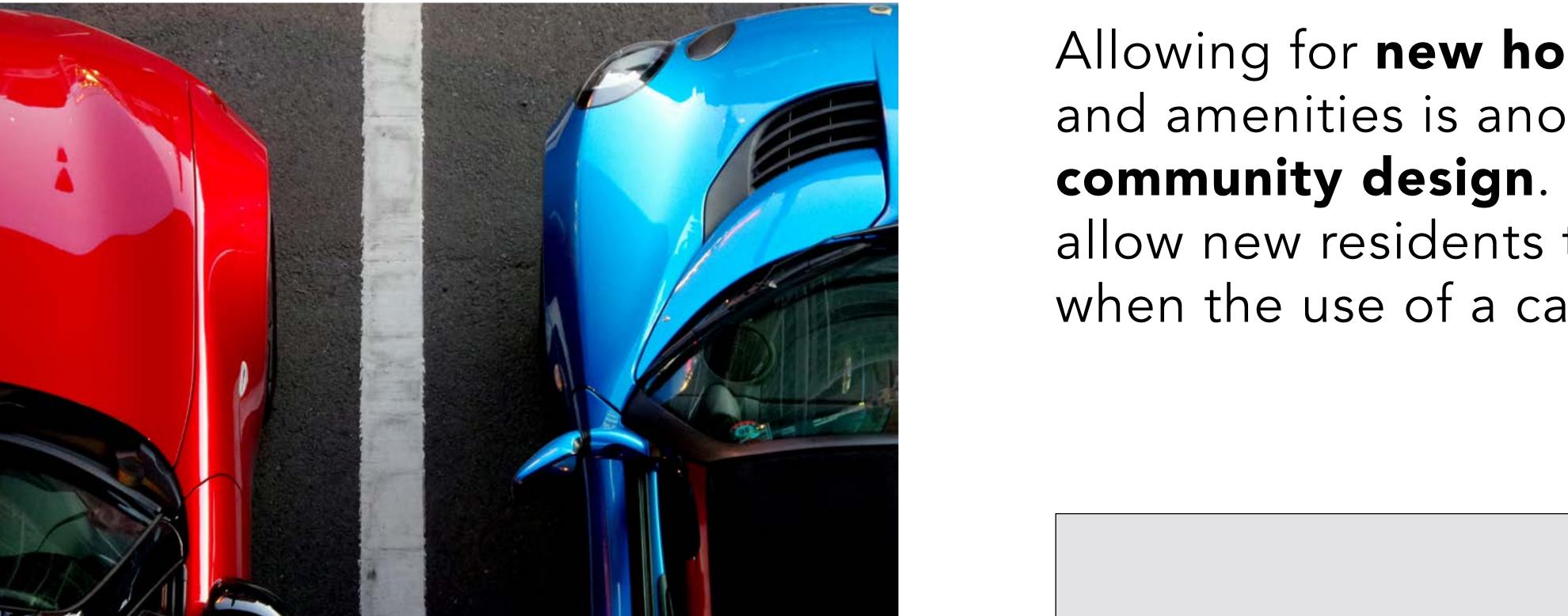
3. Promote Sustainability.

Development on the 27th Street Lands can promote a more sustainable community in big and small ways.



Future development on the 27th Street Lands should respond to neighbourhood concerns of increased **traffic** by exploring opportunities to support **alternative forms of transportation**. This might include designing to accommodate and **encourage cycling and transit** for new residents as well as providing **EV charging stations**.

The project team will consider how **energy efficiency** can be maximized to **reduce GHG emissions** through the architecture, **building envelope** and **construction materials**. Site design that considers solar heat gain in the summer/winter is important for **reducing energy consumption** and supporting a more sustainable way of living.



Allowing for **new housing** in close proximity to existing shops, services, and amenities is another important way to support **sustainable community design**. Providing new housing near Dundarave Village will allow new residents to **walk to meet daily needs**, or to take shorter trips when the use of a car is necessary.

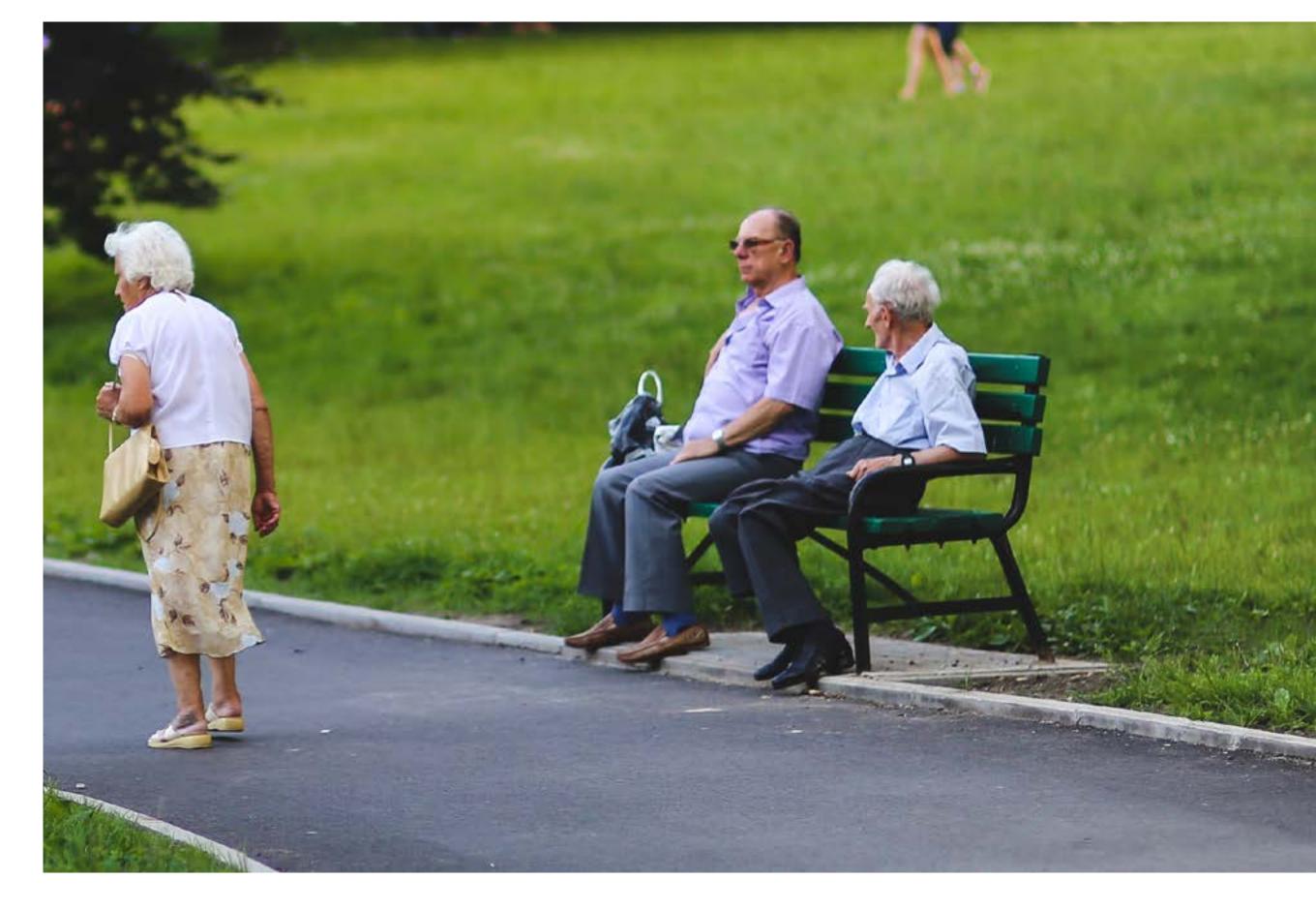


WHAT WE HEARD:

Residents are concerned about traffic in their neighbourhood and value the quietness of their streets. We heard that neighbours care deeply about green space in their community and the lush vegetation present on site, including mature trees. These priorities tie in closely with the District's objective of protecting the natural environment, reducing our environmental impact, and adapting to climate change.

4. Prioritize Neighbourly Design.

Plans for the 27th Street Lands should respond to existing context and site conditions, while addressing community needs.







The steep slope of the site will help to **mitigate impacts to neighbouring properties**. Some design techniques that can be considered to help mitigate impacts include **terracing** and locating buildings where they will be obscured by steep terrain or large existing vegetation.

New development will look to existing patterns in the neighbourhood to determine a **contextual fit that addresses housing priorities** for West Vancouver while remaining sensitive to neighbours. The project team looks forward to conversations with the community about the type of architecture and landscape design that fit best in the area.

Neighbourliness also means considering how new housing can support inclusiveness and belonging for residents, and help to foster social connections and interaction.

WHAT WE HEARD:

Residents value the relationship they have with their neighbours and community.

Neighbours would like to see new growth that provides options for young families, seniors, and the local workforce, while responding to the context of the existing neighbourhood and mitigating impacts to neighbours.

Next Steps.

Visit our website, www.27streetlands.com to take the survey.

As we continue to build our understanding of the opportunities for the future of the 27th Street Lands, we are inviting the community to complete an online survey.

This survey will include a "visual preference" component, helping us to understand the types of building form, character, and site design preferences of the community.

To complete the survey, scan the link below with your smartphone camera, or visit www.27streetlands.com



Anticipated Timeline

