

DISTRICT OF WEST VANCOUVER
 750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	May 17, 2024
From:	David Hawkins, Senior Manager of Community Planning & Sustainability
Subject:	Ambleside Local Area Plan Apartment Areas: Proposed Modified OCP Bylaw Amendment; Proposed Zoning Bylaw Amendment; and Rental Replacement and Tenant Assistance Policy
File:	2520-17

RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the May 17, 2024 report from the Senior Manager of Community Planning & Sustainability, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024” be modified as described in Appendix A of the May 17, 2024 report from the Senior Manager of Community Planning & Sustainability.

RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024”, attached as Appendix B of the May 17, 2024 report from the Senior Manager of Community Planning & Sustainability, be read a second time as modified.

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024” Appendix C of the May 17, 2024 report from the Senior Manager of Community Planning & Sustainability be read a first time.

RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024” and proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024” be presented at a public hearing on June 17, 2024 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 “Rental Replacement and Tenant Assistance Policy 0164”, attached as Appendix D to the May 17, 2024 report from the Senior Manager of Community Planning & Sustainability, be approved.

1.0 Purpose

To continue with Official Community Plan (OCP) bylaw amendment procedures for the Ambleside apartment area as modified (attached as **Appendix B**); to initiate Zoning Bylaw amendment procedures to provide flexibility by increasing the floor area ratio (FAR) to 2.0 for apartment buildings in Ambleside’s RM1 and RM2 zones (attached as **Appendix C**); and, to recommend approval of a new District-wide Rental Replacement and Tenant Assistance Policy (attached as **Appendix D**).

2.0 Legislation/Bylaw/Policy

Official Community Plan Bylaw No. 4985, 2018, regulates land use and overall municipal policies and objectives. Zoning Bylaw No. 4662, 2010, regulates development of property and buildings. The *Local Government Act* (LGA) requires that a public hearing be held regarding the proposed Zoning and OCP bylaw amendments.

3.0 Council Strategic Objective(s)/Official Community Plan

Council Strategic Plan

Council’s 2024-2025 Strategic Plan directs LAP completion and objectives to expand a diverse housing supply. Specific to this report, these include:

- 2.1 Work towards new targets and deliverables mandated by the Province under the Housing Supply Act.
- 2.4 Complete an Ambleside Local Area Plan.
- 2.6 Engage Provincial and Federal government to explore partnerships for additional senior housing and long-term care facilities.
- 2.7 Explore creative housing strategies (to include rent-to-own, co-ops, municipal housing authority).
- 2.8 Develop surplus District lands for Housing.

Official Community Plan

The OCP includes a range of policies to guide LAP preparation for Ambleside. Specific to the bylaw amendments recommended in this report, these include:

- 2.1.6 Prioritize community use and/or housing objectives when considering redevelopment proposals of institutional, public assembly or community use sites District-wide that provide an existing community or public use function (such as places of worship) by:
 - a. Providing floor area exemptions to support the continuation, adaptation, expansion or replacement of community use; and
 - b. Considering residential uses that are compatible with the community use and that respond to neighbourhood context and character.
- 2.1.9 Protect buildings, structures and landscapes on the District's Heritage Register by:
 - d. Encouraging protection through bonus density and considering density transfer;
- 2.1.16 Support existing purpose-built rental housing stock and renter households by:
 - b. Enabling additional infill purpose-built rental units through bonus density where there is underutilized site area;
 - d. Enabling full or partial replacement of purpose-built rental units through bonus density, increased height, and available zoning tools during redevelopment of rental apartments;
- 2.1.17 Secure new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities by:
 - a. Incentivizing new rental units through bonus density, increased height, and available zoning tools;
 - e. Securing market and non-market rental housing units in perpetuity through Housing Agreements and available zoning tools.
- 2.1.19 Work with non-profit housing groups and senior levels of government in the maintenance of existing and creation of new non-market rental, seniors or supportive housing, particularly in areas close to transit service.

2.1.21 Use surplus District-owned lands to increase the availability of more diverse and affordable housing.

BF-C 4.4 Increase the proportion of residential use, particularly in the periphery of the current commercial area, emphasizing its role as a “living” Village Centre.

4.0 Financial Implications

The proposed amendments may lead to: an incrementally increased residential tax base; off-site improvements from private development; the receipt of Development Cost Charges; and, opportunities for Community Amenity Contributions.

5.0 Background

5.1 Previous Decisions

Council, at its January 29, 2024 regular meeting, passed the following resolutions:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024” be read a first time.

THAT

1. staff be instructed to expeditiously host a town hall meeting on the Ambleside Local Area Plan (LAP): Revised Apartment Area Proposed Official Community Plan Bylaw Amendments; and
2. staff report back with any potential amendments following the town hall meeting.

5.2 History

In July 2023, after significant community engagement, Council directed staff to proceed with a “three-streamed” approach addressing Ambleside’s neighbourhood, commercial, and apartment areas.

At its September 11, 2023 meeting, Council deferred consideration of proposed apartment area Zoning and OCP bylaw amendments. At its October 23, 2023, meeting, Council tabled the OCP bylaw amendments for further discussion on October 30, 2023, where staff were directed to report back with a revised OCP Amendment Bylaw.

Council gave first reading to the revised OCP bylaw on January 29, 2024, and directed staff to hold a town hall meeting and report back with any potential amendments (the subject of this report).

A proposed RM1 and RM2 Zoning Bylaw amendment – to increase the floor area ratio (FAR) from 1.75 to 2.0 and limit the form of tenure on existing purpose-built rental sites to rental tenure – was considered by

Council on October 23, 2023 (first reading), November 20, 2023 (public hearing), and November 27, 2023 (defeated at second reading).

On February 26, 2024, Council directed staff to prepare amendments to the RM1 and RM2 zones to allow a maximum density of 3.0 FAR on existing, purpose-built rental sites, on condition that rental bedrooms be replaced and tenant support be provided. The proposed Zoning Bylaw amendment, which also included an increase to 2.0 FAR for all RM1 and RM2 sites, was considered by Council on March 11, 2024, and was defeated at first reading.

6.0 Analysis

6.1 Discussion

Updating the Proposed OCP Bylaw Amendments

Following the Council-directed town hall meeting in February, this report recommends modifications to proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024”, before second reading and setting a public hearing date.

A summary of the town hall meeting is included as **Appendix F**. Based on the key discussion topics, the following modifications are recommended:

- A. **Flexibility**. With no change to FAR or height, allow optional commercial use at street level for the 1800 block of Marine Drive.
- B. **Diversity and affordability**. With no change to FAR or height:
 - For the 1800 block of Marine Drive and Public Assembly or Community Use sites, increase the requirement for below-market rental from 20% to 30% of the residential floor area (only applies to mixed strata and affordable rental projects); and
 - To encourage a more complete range of housing types and household needs, consider a mix of townhouse and apartment forms and a mix of unit sizes on all sites.
- C. **Strata renewal**. To facilitate the renewal of low-rise, wood-frame buildings surrounded by existing concrete high/mid-rise buildings, and in response to the feasibility of such redevelopment:
 - For former Land Use Contract sites on the 1300 block of Duchess and Clyde, and for residential sites around Hollyburn Corner, increase height from up to 9 storeys to up to 14 storeys, and increase density from up to 2.0 FAR to up to 3.0 FAR.
- D. **Clarification**. To confirm that all LAP policies would guide future rezoning decisions in conjunction with District policies and practices regarding securing public works and developer contributions.

Proposed OCP Bylaw updates for second reading are shown in **Appendix A** (changes from first reading in blue text). The vast majority of

proposed policies remain the same as in the bylaw given first reading (e.g. waterfront missing-middle, expanded seniors housing, use of District lands, large lot infill). Updated three-dimensional modelling of the kinds of development that *could* be enabled by the updated OCP bylaw amendments are attached as **Appendix E**.

Supporting Tenants: Proposed Council Policy

A new Rental Replacement and Tenant Assistance Policy (**Appendix D**) is proposed, which would apply throughout West Vancouver to sites with more than four purpose-built market rental units. The policy, if approved, would require any rezoning applicant to address:

- A. Replacement of existing rental housing; and
- B. Tenant support, including financial assistance, relocation, moving costs, and right of first refusal to any replacement rental units.

This policy would communicate an expectation to landowners and assure tenants of assistance that would be secured should a rezoning application proceed. The requirement would be for a rental replacement and tenant assistance plan to be provided to Council at the preliminary application stage. As such, Council would have an “early” tool to shape any rezoning applications of existing market rental buildings. Council could then, at its discretion, direct the approach for rental replacement and tenant assistance, based on the individual site and the merits of the rezoning proposal, prior to any formal application being considered.

Modernizing Zoning Regulations: Proposed RM1 and RM2 Amendments

Amendments to the Zoning Bylaw (**Appendix C**) are proposed to increase the maximum FAR for apartment buildings from 1.75 to 2.00 for Ambleside sites (east of 23rd Street). This modest increase is intended to provide greater flexibility for apartment buildings wanting to convert amenity areas or enclose balconies. It is noted that any project would likely have building code implications (e.g. life safety and envelope issues) that would require input and reporting from a qualified professional (i.e. code consultant) at the time of building permit application.

6.2 Climate Change & Sustainability

Contextual change in Ambleside’s apartment areas, as enabled through the proposed bylaw amendments, would support a neighbourhood-specific response to the District’s environmental, social and economic sustainability objectives. New buildings would meet the District’s leading energy performance standards, locating new homes for multiple demographics close to shops, services, public facilities, jobs, and transit.

6.3 Public Engagement and Outreach

On February 29, 2024, a town hall was held on the apartment area LAP policies. Approximately 200 people attended the meeting. A summary of feedback provided at this meeting is attached as **Appendix F**.

Staff have previously heard from ~640 voices through 2023's LAP engagement, generating over 3,600 comments, with an engagement summary published online along with a full ~350 page transcript of Ambleside LAP feedback: <https://www.westvancouverite.ca/plan-ambleside>

6.4 Other Communication, Consultation, and Research

Staff's recommendations respond to feedback and discussion from eight Council meetings between July 2023 and March 2024, in addition to ongoing public input from the LAP email and meeting requests.

7.0 Options

7.1 Recommended Option

That Council give second and first reading respectively to the proposed OCP and Zoning amendment bylaws; set the date for a public hearing; and approve the Rental Replacement and Tenant Assistance Policy 0164.

7.2 Considered Options

- a) Provide alternative direction (to be specified); or
- b) Reject the proposed bylaw amendments and/or policy.

8.0 Conclusion

Significant work has been undertaken to bring the apartment area stream of the LAP to this point. The recommended bylaws and policies respond to public input, acknowledge previous Council discussion, and are consistent with overarching District OCP directions. Pending Council's resolution of the apartment area stream (through bylaw adoption and policy approval, as described in this report), the LAP process would move forward to public engagement on Ambleside's commercial areas in fall 2024.



Author:

David Hawkins, Senior Manager of Community Planning & Sustainability

Date: May 17, 2024 Page 8
From: David Hawkins, Senior Manager of Community Planning & Sustainability
Subject: Ambleside Local Area Plan Apartment Areas: Proposed Modified OCP Bylaw
Amendment; Proposed Zoning Bylaw Amendment; and Rental Replacement and
Tenant Assistance Policy

Appendices:

- A. Ambleside Apartment Area - Proposed Modifications for Second Reading
- B. Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024
- C. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024
- D. Rental Replacement and Tenant Assistance Policy 0164
- E. Ambleside LAP: Updated Apartment Area Visualization
- F. Apartment Area Town Hall - Summary of Discussion

Ambleside Apartment Area – Proposed Modifications for Second Reading

Schedule A to Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024

Starting on the following page is a copy of the proposed Ambleside Apartment Area Policies & Guidelines BF-B 4, attached as Schedule A to “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024” and given first reading by Council at its January 29, 2024 regular meeting.

Proposed modifications for second reading – including additions and deletions – are shown in blue text.

Schedule A – Policies & Guidelines BF-B4 Ambleside Apartment Area

POLICIES & GUIDELINES BF-B 4

AMBLESIDE APARTMENT AREAS



Map 1: Ambleside Apartment Area Development Permit Area Designation Map BF-B 4

AMBLESIDE APARTMENT AREA POLICIES BF-B4

Policy BF-B 4.1

Ensure that new development in the Ambleside Apartment Area has a high quality of design and is in keeping with surrounding development.

Development Permit Area Designation BF-B 4.2

The Ambleside Apartment Area, as defined and illustrated by The Ambleside Apartment Area Development Permit Area Designation Map BF-B 4, is designated a Development Permit Area.

Ambleside Apartment Area BF-B4	Category	Local Government Act s. 488 (1)(e) and (f)
	Conditions	The development permit area designation is warranted due to the area's high residential density.
	Objectives	<ul style="list-style-type: none"> • to promote a high standard of construction, • to integrate new development with existing views, circulation and the character of existing buildings, and • to promote an interesting, pedestrian friendly streetscape design and pedestrian linkages
	Guidelines Schedule	Guidelines BF-B 4 shall apply, except for mixed-use or commercial-only buildings within the 1800 block of Marine Drive (see Map 2), where Guidelines BF-C 3 shall apply
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 4, or iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 4.

Policy BF-B 4.3

There will be no expansion of the boundaries of the Ambleside Apartment Area to extend the high-density, high-rise development area.

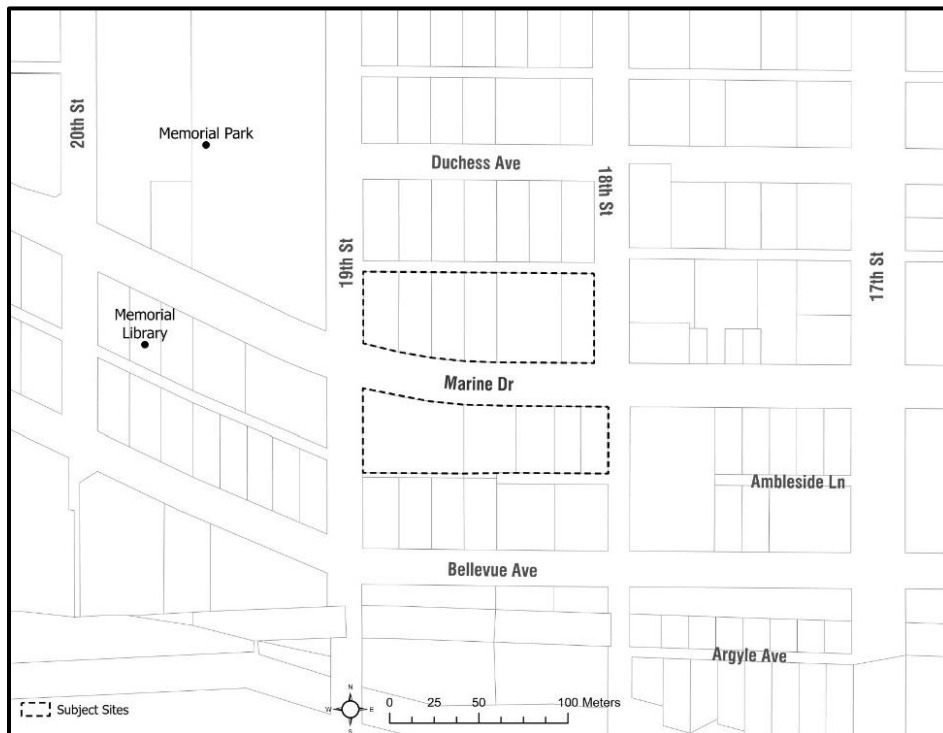
Policy BF-B 4.4

A site within the Ambleside Apartment Area that does not qualify for a high-rise building may be considered for rezoning to a low- or mid-rise multiple dwelling category, as identified in the policies below:

Policy BF-B 4.4.1

Sites within the 1800 block of Marine Drive (shown on Map 2) may be considered for residential-only use, **with commercial as an optional use at street-level**:

- a. Strata townhouses, stacked townhouses, **live-work**, or apartments, up to 15.24 metres (4 storeys) and 1.75 FAR; or
- b. Rent-to-own apartments up to 18.29 metres (5 storeys) and 2.0 FAR; or
- c. Rental apartments, seniors apartments, or strata apartments with below-market rental apartments where at least **20%-30%** of the residential floor area is used for below-market rental, up to 21.33-27.43 metres (6-8 storeys) and 2.5 FAR.



Map 2: 1800 Block of Marine Drive

Policy BF-B 4.4.2

District-owned lands on the south face of the 1500-block of Fulton Avenue (shown on Map 3) may be considered for more diverse and affordable housing (including, but not limited to, strata, rental, below-market rental, and seniors) up to 21.33-27.43 metres (6-8 storeys) at 2.5 FAR.

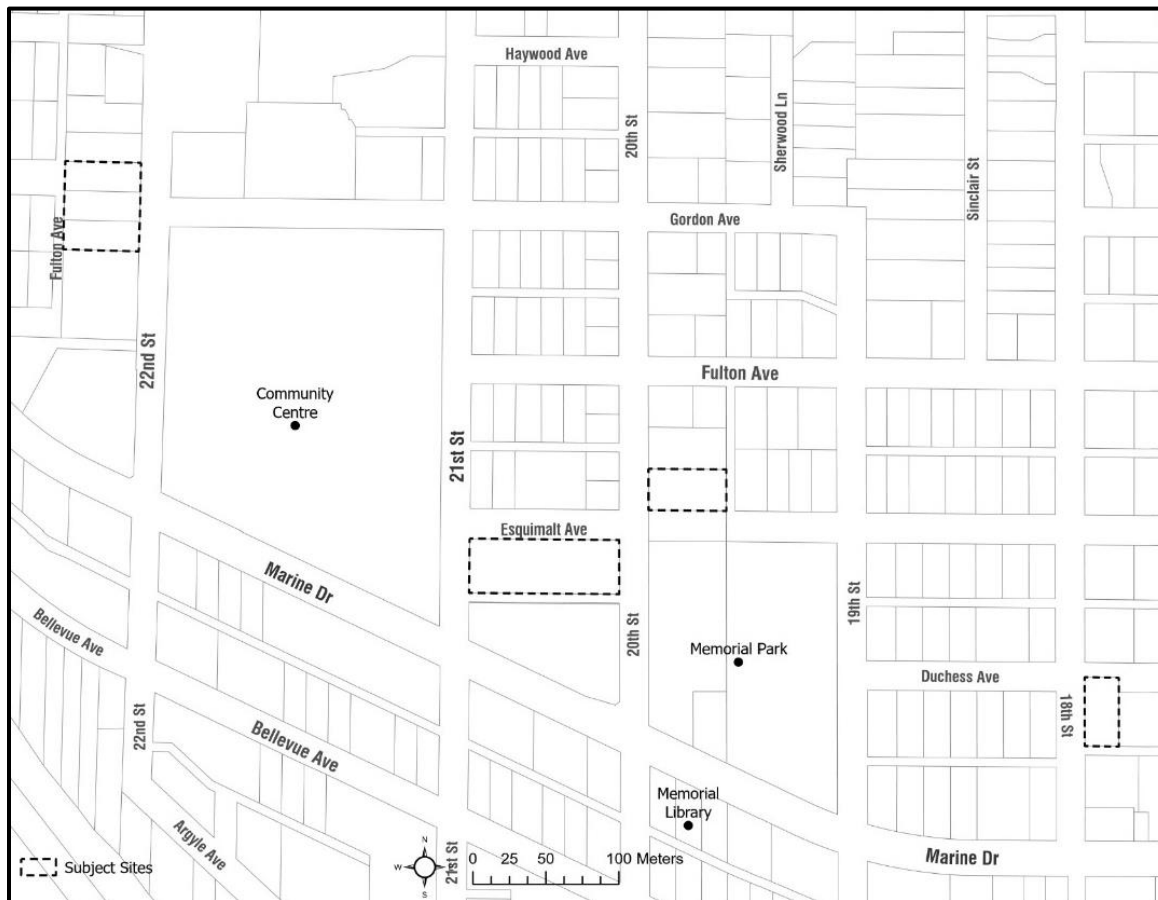


Map 3: District-Owned Lands, South Face, 1500 Block of Fulton Avenue

Policy BF-B 4.4.3

Public Assembly and Community Use zoned sites (shown on Map 4) may be considered for:

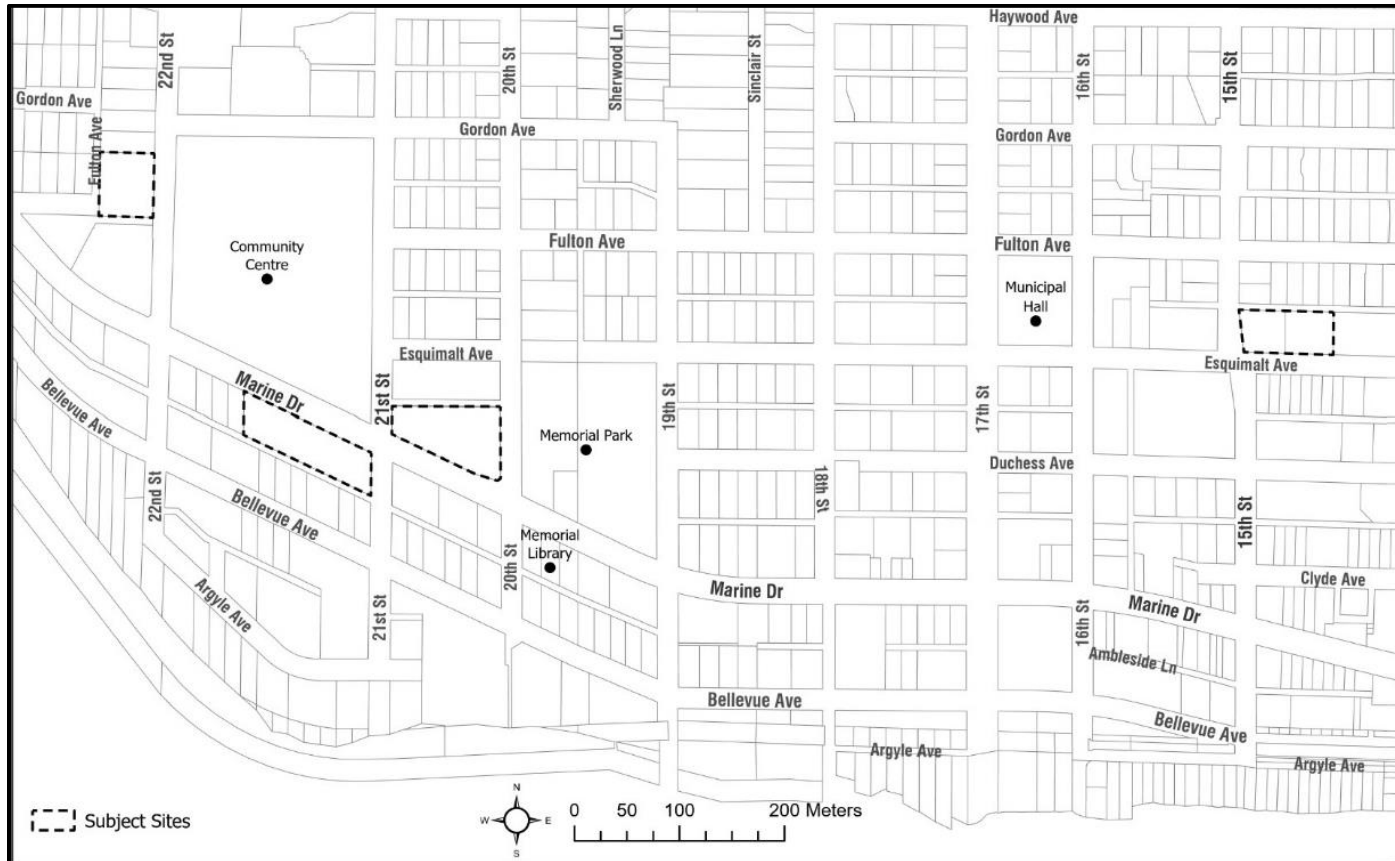
- a. Up to 15.24 metres (4 storeys) and 1.6 FAR where strata residential-only; or
- b. Up to 15.24 metres (4 storeys) and 2.0 FAR where strata residential with community use and/or public assembly use; or
- c. Up to 21.33 metres (6 storeys) and 2.5 FAR where rental residential-only; or
- d. Up to 21.33 metres (6 storeys) and 2.75 FAR where:
 - i. Rental housing with community use and/or public assembly use; or
 - ii. Strata apartments with below-market rental apartments, where at least **20%-30%** of the residential floor area is used for below-market rental.



Map 4: Public Assembly and Community Use Sites

Policy BF-B 4.4.4

Private, non-profit, and senior government owned age-restricted sites (shown on Map 5) may be considered for up to 21.33-27.43 metres (6-8 storeys) and 2.5 FAR for seniors housing.

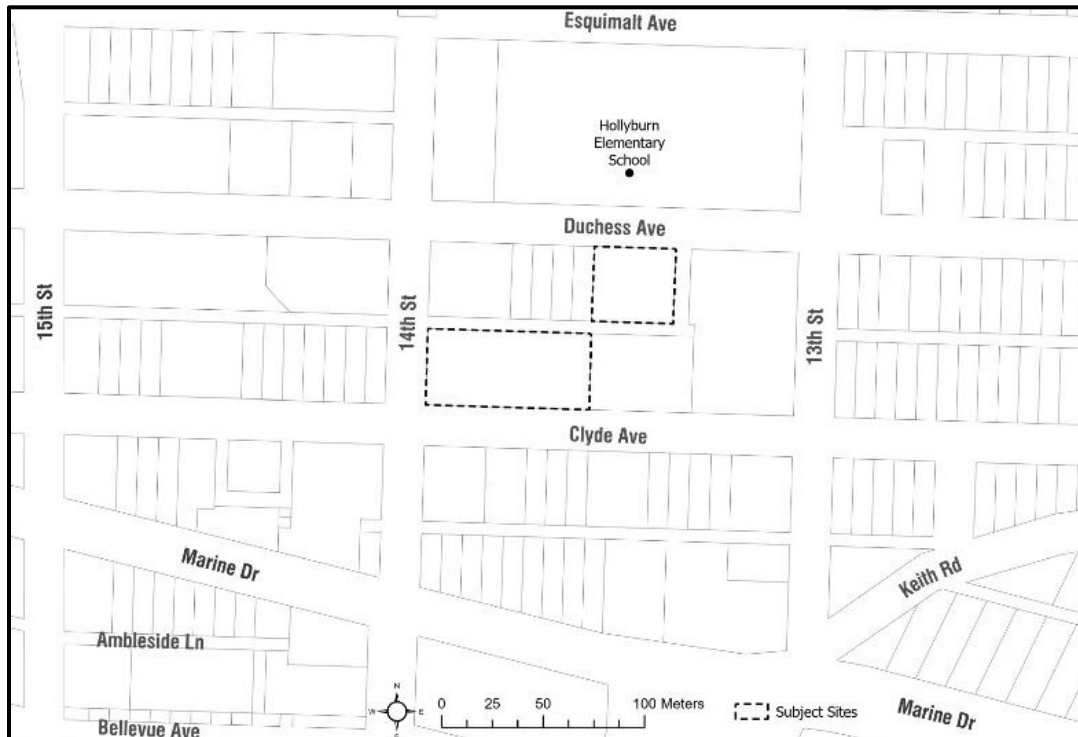


Map 5: Private, Non-Profit and Senior Government-Owned Age-Restricted Sites

Policy BF-B 4.4.5

Select sites within the Apartment Area (shown on maps 6 A-D) may be considered for rezoning as specified below:

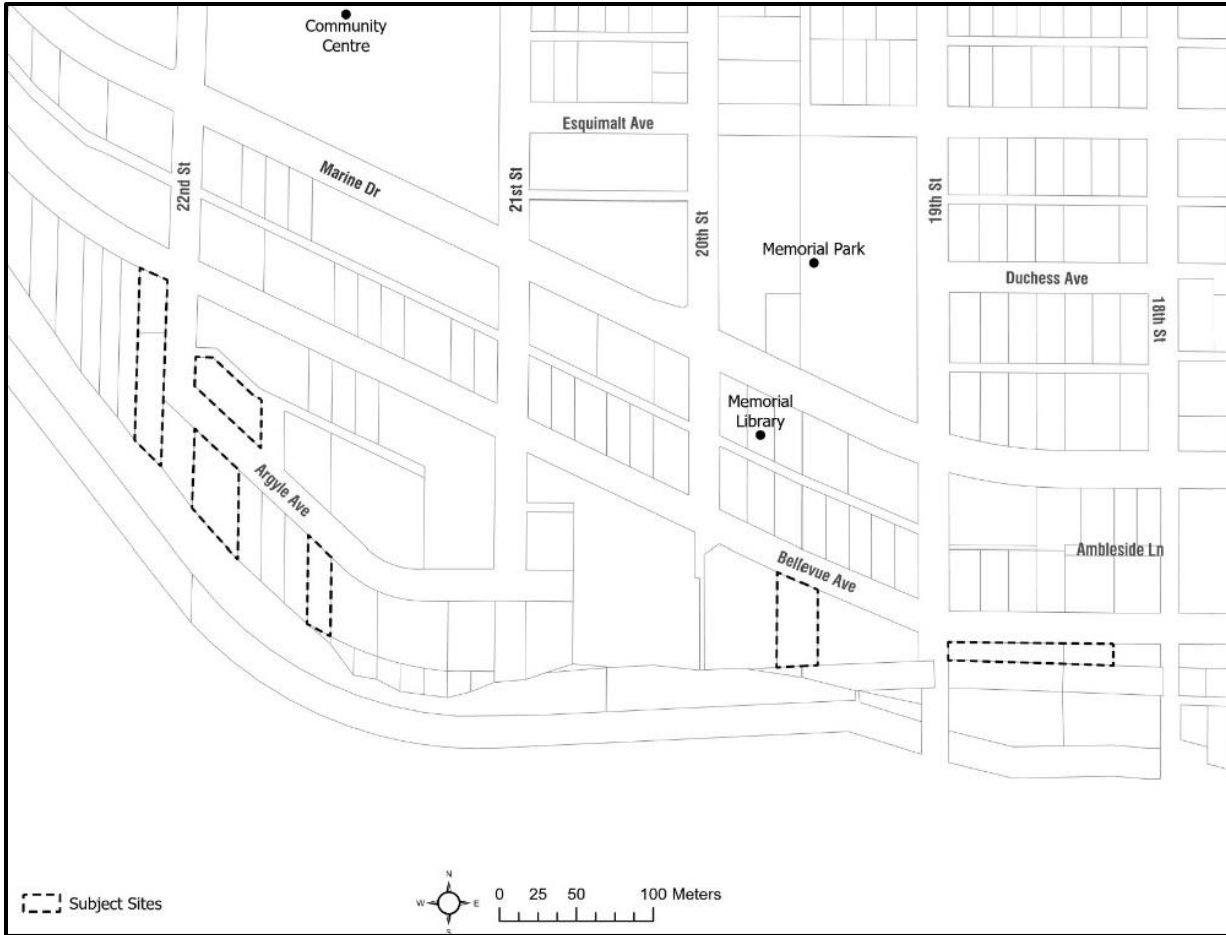
- a. Renewing former Land Use Contract sites on the 1300 block of Duchess Avenue and Clyde Avenue up to ~~21.33-30.48~~ **21.33-45.72** metres (~~6-9~~ **6-14** storeys) and ~~2.0-3.0~~ **2.0-3.0** FAR, with appropriate heights to be determined through contextual review of the proposal;
- b. Supporting Hollyburn Corner and reflecting the western apartment sub-area up to ~~21.33-30.48~~ **21.33-45.72** metres (~~6-9~~ **6-14** storeys) and ~~2.0-3.0~~ **2.0-3.0** FAR, with appropriate heights to be determined through contextual review of the proposal;
- c. Enabling up to 1.4 FAR on waterfront sites, with heights limited to 12.19 metres (3 storeys) from the higher of the street or lane; and
- d. Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total site density based on the tenure of the infill:
 - i. Strata up to 2.5 FAR;
 - ii. Mixed strata and rental, or rent-to-own, up to 2.75 FAR; or
 - iii. Rental or co-op up to 3.0 FAR;with appropriate heights to be determined through contextual review of the proposal.



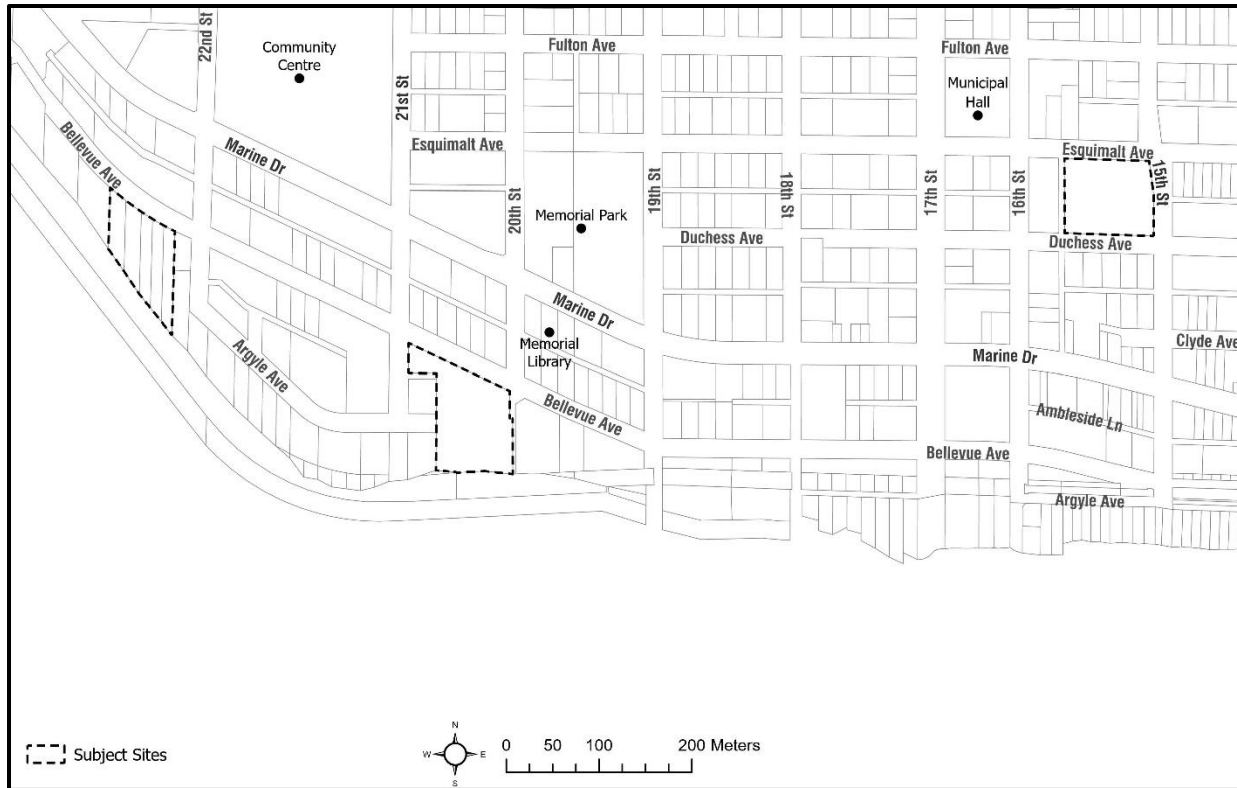
Map 6 A: Former Land Use Contract Sites, 1300 block of Duchess Avenue and Clyde Avenue



Map 6 B: Sites Around Hollyburn Corner



Map 6 C: Waterfront Sites



Map 6 D: Infill Sites

Policy BF-B 4.4.6

~~Rezoning applications may be considered for RM1 and RM2-zoned sites in the Ambleside Apartment Area to increase the FAR or to change tenure, subject to an evaluation of the proposal's contextual fit, its contribution to the District's Affordable Housing Reserve Fund, and/or its inclusion of rental units.~~

Policy BF-B 4.5

To encourage the renovation and/or conservation of apartment buildings with heritage merit, Heritage Revitalization Agreement (HRA) applications with infill buildings or transfer of development rights may be considered.

Policy BF-B 4.6

To encourage better design, and a more complete range of housing options, consider townhouse and apartment forms in development applications in the Ambleside Apartment Area.

Policy BF-B 4.7

To support housing for different household needs, include a mix of bedroom units and of unit sizes in development applications in the Ambleside Apartment Area.

Policy BF-B 4.8

To ensure the impact of new development is responsibly managed, continue to require transportation impact assessments, utility modeling analyses, development cost charges, off-site improvements, and community amenity contributions – as determined by District review and provincial legislation – in development applications in the Ambleside Apartment Area.

AMBLESIDE APARTMENT AREA GUIDELINES BF-B 4

I. CONTEXT AND SITE DESIGN

- a. Encourage renovation and conservation of buildings and features of heritage character;
- b. Situate buildings to maximize views while minimizing impacts to surrounding buildings' views.
- c. Minimize obstruction of views from public pedestrian areas, common living areas of other developments, and from existing residential units.
- d. Enhance the quality of streetscapes through the overall design of development.
- e. Encourage pedestrian amenities, such as courtyards, within and adjacent to apartment developments.
- f. Link ground level open spaces to adjacent streets, sidewalks and pathways.
- g. Encourage the use of integrated public art compatible with adjacent development and street patterns to enhance the pedestrian experience.
- h. Bury utility wires underground where economically feasible.

II. BUILDING DESIGN

- a. Vary building mass to minimize its scale.
- b. Address the compatibility of scale between new buildings and existing adjacent buildings.
- c. Encourage the use of high quality materials.
- d. Detailing should be designed in keeping with the character of the building and landscape.
- e. Use building mass to emphasize the entrance to buildings.
- f. Entries should be visible, clearly articulated, and accessible.
- g. Encourage terraced buildings adjacent to the shoreline.
- h. Avoid blank or undifferentiated facades at the ground level.
- i. Screen roof top mechanical equipment from neighbouring properties.
- j. Encourage private outdoor living space for each unit.
- k. Design buildings and landscape elements to minimize shading, and intrusion on privacy of adjacent buildings.
- l. Provide detailing and articulation, especially at eye level.
- m. Site and screen garage entrances, mechanical equipment and garbage bins, to minimize visual and acoustical impacts on adjacent properties and the streetscape

III. LANDSCAPE DESIGN

- a. Integrate landscape features and elements with the adjacent streetscape, use established vegetation where feasible, and provide a mature and varied appearance upon construction completion.
- b. Avoid landscaping elements that inhibit pedestrian or barrier free access along sidewalks or towards buildings.
- c. Maximize the use of roof spaces for roof gardens and common areas.
- d. Minimize the scale of apartment buildings at ground level with the use of trelliswork and other landscape features.
- e. Minimize glare and light spill to surrounding properties through design and siting of exterior lighting.

IV. CIRCULATION / PARKING

- a. Locate parking underground to maximize ground level open spaces for landscape elements and treatments.
- b. Encourage underground garage entries to provide an appealing entrance from the streetscape with the use of planters and/or trellis structures.
- c. Discourage large expanses of ground level paved parking, particularly when visible from or directly adjacent to a street. Where ground level parking is needed, provide landscape elements such as fencing or planting to visually break up and screen parking from public streets and neighbouring properties, improve natural drainage, and highlight pedestrian routes.
- d. Design underground residential parking to be readily accessible and easily used by residents.
- e. Ensure that site circulation is accessible to persons with disabilities.
- f. Share access/curb cuts between buildings where possible.
- g. Minimize the width of curb cuts where possible.
- h. Design and situate garage doors so that they are not a dominant feature of the streetscape.
- i. Encourage the use of bicycles and the provision of bicycle storage areas.



District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5291, 2024**

Effective Date:

District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024

A bylaw to amend Official Community Plan Bylaw No. 4985, 2018 to update policies and guidelines for the Ambleside Apartment Area.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5321 and 5222.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for additional, context-specific opportunities for new strata, rental, and seniors housing in Ambleside's apartment area;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Regulations

- 3.1 Official Community Plan Bylaw No. 4985, 2018, Schedule ii Area-Specific Policies & Guidelines is amended by deleting BF-B4 Ambleside Apartment Area in its entirety and inserting in its place Policies & Guidelines BF-B4 Ambleside Apartment Area, attached as Schedule A.

Schedules

Schedule A – Policies & Guidelines BF-B4 Ambleside Apartment Area

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on
January 29, 2024

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on

Mayor

Corporate Officer

Schedule A – Policies & Guidelines BF-B4 Ambleside Apartment Area

POLICIES & GUIDELINES BF-B 4

AMBLESIDE APARTMENT AREAS



Map 1: Ambleside Apartment Area Development Permit Area Designation Map BF-B 4

AMBLESIDE APARTMENT AREA POLICIES BF-B4

Policy BF-B 4.1

Ensure that new development in the Ambleside Apartment Area has a high quality of design and is in keeping with surrounding development.

Development Permit Area Designation BF-B 4.2

The Ambleside Apartment Area, as defined and illustrated by The Ambleside Apartment Area Development Permit Area Designation Map BF-B 4, is designated a Development Permit Area.

Ambleside Apartment Area BF-B4	Category	Local Government Act s. 488 (1)(e) and (f)
	Conditions	The development permit area designation is warranted due to the area's high residential density.
	Objectives	<ul style="list-style-type: none"> • to promote a high standard of construction, • to integrate new development with existing views, circulation and the character of existing buildings, and • to promote an interesting, pedestrian friendly streetscape design and pedestrian linkages
	Guidelines Schedule	Guidelines BF-B 4 shall apply, except for mixed-use or commercial-only buildings within the 1800 block of Marine Drive (see Map 2), where Guidelines BF-C 3 shall apply
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 4, or iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 4.

Policy BF-B 4.3

There will be no expansion of the boundaries of the Ambleside Apartment Area to extend the high-density, high-rise development area.

Policy BF-B 4.4

A site within the Ambleside Apartment Area that does not qualify for a high-rise building may be considered for rezoning to a low- or mid-rise multiple dwelling category, as identified in the policies below:

Policy BF-B 4.4.1

Sites within the 1800 block of Marine Drive (shown on Map 2) may be considered for residential-only use, with commercial as an optional use at street-level:

- a. Strata townhouses, stacked townhouses, live-work, or apartments, up to 15.24 metres (4 storeys) and 1.75 FAR; or
- b. Rent-to-own apartments up to 18.29 metres (5 storeys) and 2.0 FAR; or
- c. Rental apartments, seniors apartments, or strata apartments with below-market rental apartments where at least 30% of the residential floor area is used for below-market rental, up to 21.33-27.43 metres (6-8 storeys) and 2.5 FAR.



Map 2: 1800 Block of Marine Drive

Policy BF-B 4.4.2

District-owned lands on the south face of the 1500-block of Fulton Avenue (shown on Map 3) may be considered for more diverse and affordable housing (including, but not limited to, strata, rental, below-market rental, and seniors) up to 21.33-27.43 metres (6-8 storeys) at 2.5 FAR.

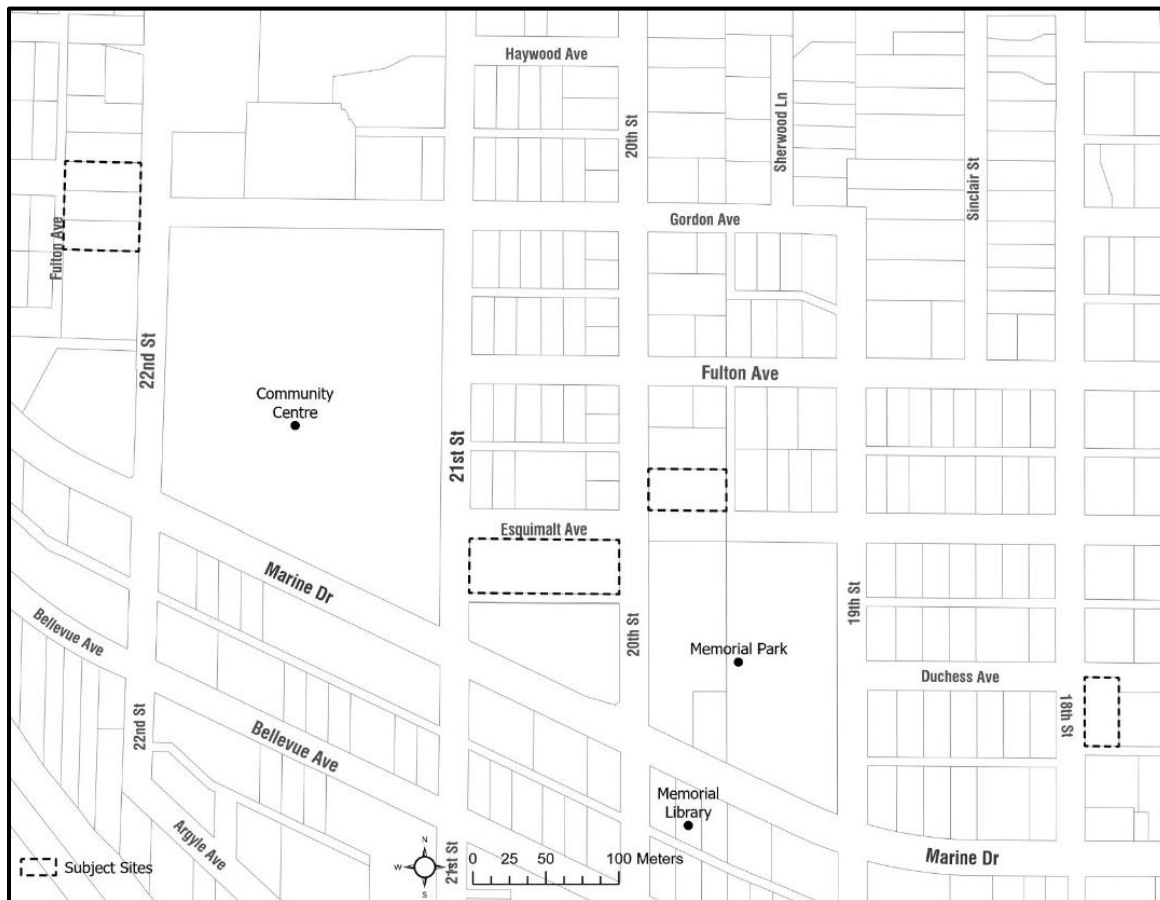


Map 3: District-Owned Lands, South Face, 1500 Block of Fulton Avenue

Policy BF-B 4.4.3

Public Assembly and Community Use zoned sites (shown on Map 4) may be considered for:

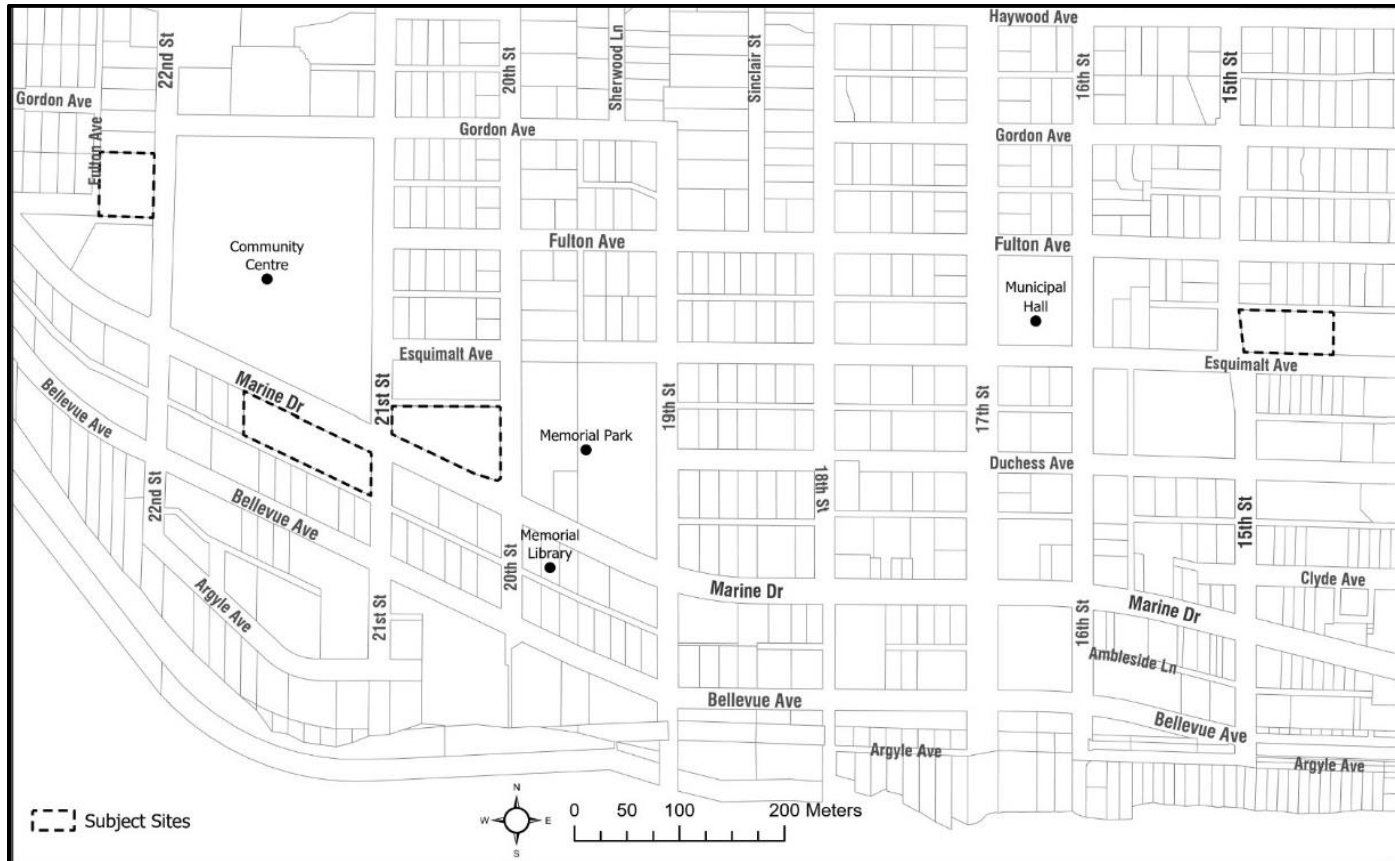
- a. Up to 15.24 metres (4 storeys) and 1.6 FAR where strata residential-only; or
- b. Up to 15.24 metres (4 storeys) and 2.0 FAR where strata residential with community use and/or public assembly use; or
- c. Up to 21.33 metres (6 storeys) and 2.5 FAR where rental residential-only; or
- d. Up to 21.33 metres (6 storeys) and 2.75 FAR where:
 - i. Rental housing with community use and/or public assembly use; or
 - ii. Strata apartments with below-market rental apartments, where at least 30% of the residential floor area is used for below-market rental.



Map 4: Public Assembly and Community Use Sites

Policy BF-B 4.4.4

Private, non-profit, and senior government owned age-restricted sites (shown on Map 5) may be considered for up to 21.33-27.43 metres (6-8 storeys) and 2.5 FAR for seniors housing.

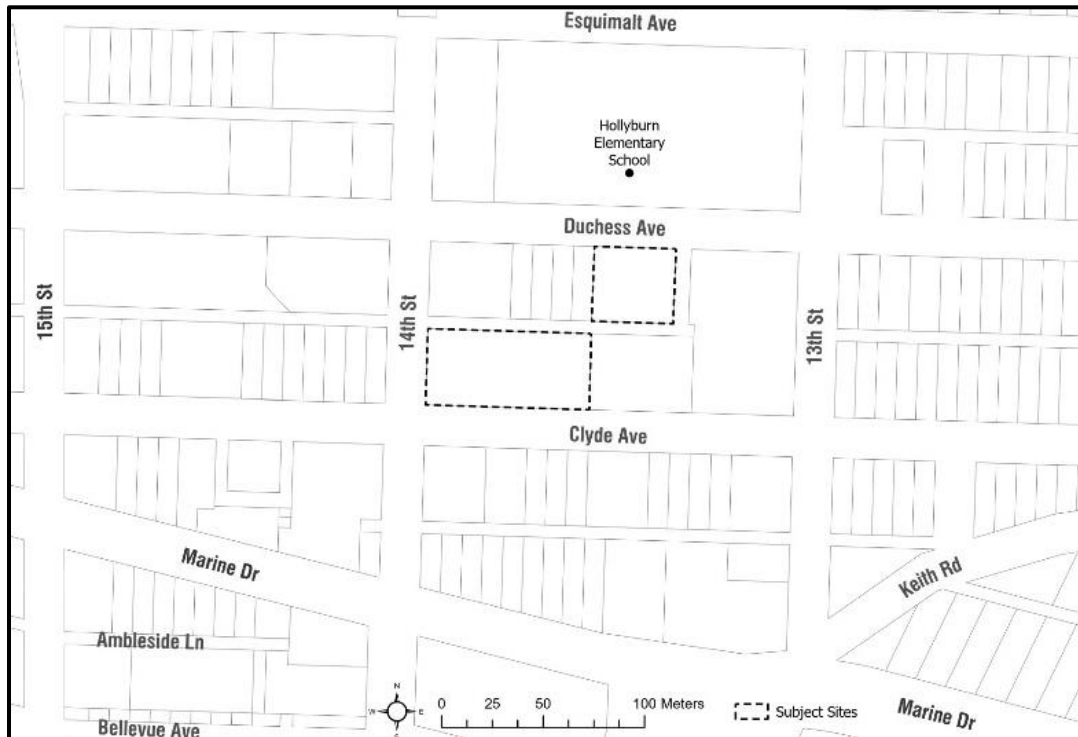


Map 5: Private, Non-Profit and Senior Government-Owned Age-Restricted Sites

Policy BF-B 4.4.5

Select sites within the Apartment Area (shown on maps 6 A-D) may be considered for rezoning as specified below:

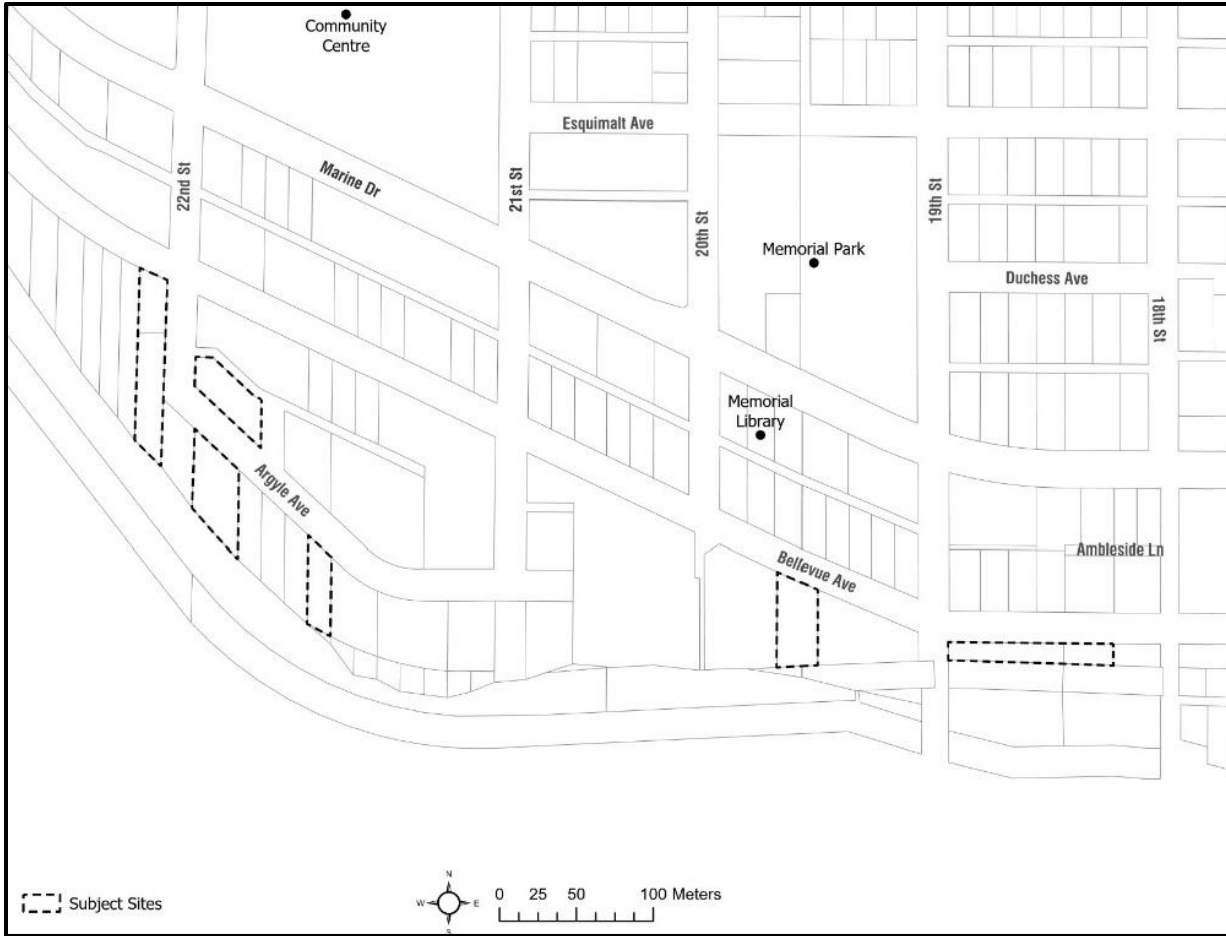
- a. Renewing former Land Use Contract sites on the 1300 block of Duchess Avenue and Clyde Avenue up to 21.33-45.72 metres (6-14 storeys) and 3.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- b. Supporting Hollyburn Corner and reflecting the western apartment sub-area up to 21.33-45.72 metres (6-14 storeys) and 3.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- c. Enabling up to 1.4 FAR on waterfront sites, with heights limited to 12.19 metres (3 storeys) from the higher of the street or lane; and
- d. Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total site density based on the tenure of the infill:
 - i. Strata up to 2.5 FAR;
 - ii. Mixed strata and rental, or rent-to-own, up to 2.75 FAR; or
 - iii. Rental or co-op up to 3.0 FAR;with appropriate heights to be determined through contextual review of the proposal.



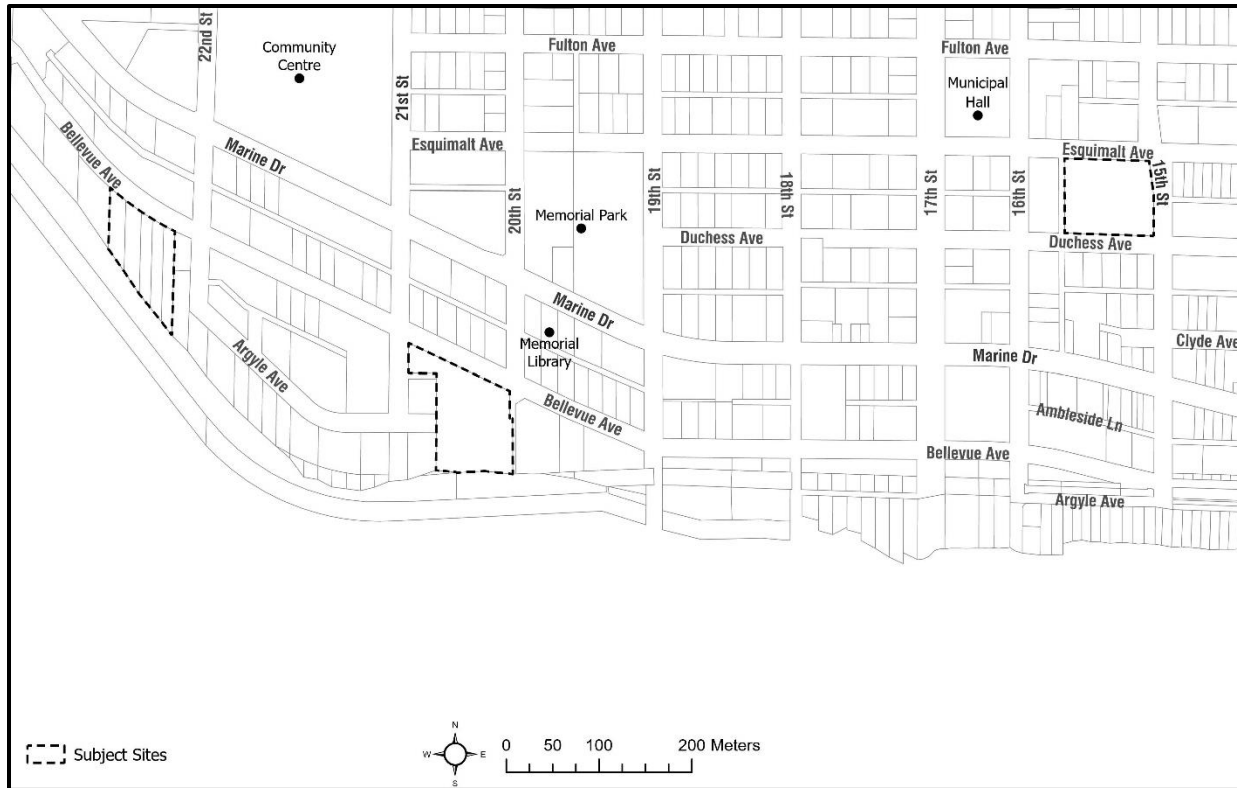
Map 6 A: Former Land Use Contract Sites, 1300 block of Duchess Avenue and Clyde Avenue



Map 6 B: Sites Around Hollyburn Corner



Map 6 C: Waterfront Sites



Map 6 D: Infill Sites

Policy BF-B 4.5

To encourage the renovation and/or conservation of apartment buildings with heritage merit, Heritage Revitalization Agreement (HRA) applications with infill buildings or transfer of development rights may be considered.

Policy BF-B 4.6

To encourage better design, and a more complete range of housing options, consider townhouse and apartment forms in development applications in the Ambleside Apartment Area.

Policy BF-B 4.7

To support housing for different household needs, include a mix of bedroom units and of unit sizes in development applications in the Ambleside Apartment Area.

Policy BF-B 4.8

To ensure the impact of new development is responsibly managed, continue to require transportation impact assessments, utility modeling analyses, development cost charges, off-site improvements, and community amenity

contributions – as determined by District review and provincial legislation – in development applications in the Ambleside Apartment Area.

AMBLESIDE APARTMENT AREA GUIDELINES BF-B 4

I. CONTEXT AND SITE DESIGN

- a. Encourage renovation and conservation of buildings and features of heritage character;
- b. Situate buildings to maximize views while minimizing impacts to surrounding buildings' views.
- c. Minimize obstruction of views from public pedestrian areas, common living areas of other developments, and from existing residential units.
- d. Enhance the quality of streetscapes through the overall design of development.
- e. Encourage pedestrian amenities, such as courtyards, within and adjacent to apartment developments.
- f. Link ground level open spaces to adjacent streets, sidewalks and pathways.
- g. Encourage the use of integrated public art compatible with adjacent development and street patterns to enhance the pedestrian experience.
- h. Bury utility wires underground where economically feasible.

II. BUILDING DESIGN

- a. Vary building mass to minimize its scale.
- b. Address the compatibility of scale between new buildings and existing adjacent buildings.
- c. Encourage the use of high quality materials.
- d. Detailing should be designed in keeping with the character of the building and landscape.
- e. Use building mass to emphasize the entrance to buildings.
- f. Entries should be visible, clearly articulated, and accessible.
- g. Encourage terraced buildings adjacent to the shoreline.
- h. Avoid blank or undifferentiated facades at the ground level.
- i. Screen roof top mechanical equipment from neighbouring properties.
- j. Encourage private outdoor living space for each unit.
- k. Design buildings and landscape elements to minimize shading, and intrusion on privacy of adjacent buildings.
- l. Provide detailing and articulation, especially at eye level.
- m. Site and screen garage entrances, mechanical equipment and garbage bins, to minimize visual and acoustical impacts on adjacent properties and the streetscape

III. LANDSCAPE DESIGN

- a. Integrate landscape features and elements with the adjacent streetscape, use established vegetation where feasible, and provide a mature and varied appearance upon construction completion.
- b. Avoid landscaping elements that inhibit pedestrian or barrier free access along sidewalks or towards buildings.
- c. Maximize the use of roof spaces for roof gardens and common areas.
- d. Minimize the scale of apartment buildings at ground level with the use of trelliswork and other landscape features.
- e. Minimize glare and light spill to surrounding properties through design and siting of exterior lighting.

IV. CIRCULATION / PARKING

- a. Locate parking underground to maximize ground level open spaces for landscape elements and treatments.
- b. Encourage underground garage entries to provide an appealing entrance from the streetscape with the use of planters and/or trellis structures.
- c. Discourage large expanses of ground level paved parking, particularly when visible from or directly adjacent to a street. Where ground level parking is needed, provide landscape elements such as fencing or planting to visually break up and screen parking from public streets and neighbouring properties, improve natural drainage, and highlight pedestrian routes.
- d. Design underground residential parking to be readily accessible and easily used by residents.
- e. Ensure that site circulation is accessible to persons with disabilities.
- f. Share access/curb cuts between buildings where possible.
- g. Minimize the width of curb cuts where possible.
- h. Design and situate garage doors so that they are not a dominant feature of the streetscape.
- i. Encourage the use of bicycles and the provision of bicycle storage areas.

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District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5338, 2024**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024

A bylaw to increase the maximum FAR for Ambleside Apartment Area sites in the RM1 and RM2 zones.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, and 5281.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for additional flexibility for apartment buildings in the RM1 and RM2 zones;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Regulations

3.1 Zoning Bylaw No. 4662, 2010, Section 300 (Multiple Dwelling Zones) is amended by:

3.1.1 Deleting section 301.05 (1) and replacing it with the following:

Apartment building - 2.0 maximum, except:

(a) For sites located west of 23rd Street, the floor area ratio must not exceed 1.75 maximum.

3.1.2 Deleting section 302.05 (1) and replacing it with the following:

Apartment building – 2.0 maximum

READ A FIRST TIME on

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

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Title: Rental Replacement and Tenant Assistance Policy

Division: Planning & Development Services

Policy Number: 0164

File Number: 0282-20-0164

1. Purpose

- 1.1. To manage the rezoning of rental buildings in a way that supports existing tenants and ensures the long-term supply of rental housing in the community.

2. Scope

- 2.1. This policy applies to rezoning applications involving the demolition of privately-owned, purpose-built rental housing on a site with more than four rental units.
- 2.2. Sites containing housing that is operated as below market rental, including seniors housing, by non-profit housing societies, housing co-operatives, or other levels of government, are exempt from the requirements of this policy.
- 2.3. This policy does not apply to secondary market rental units, including single-family residences, secondary suites or coach houses, or to individually rented condominium units in a strata-titled building.

3. Definitions

- 3.1. *Applicant*, owner(s) or their representative(s) of a rental site, with the intent to rezone and redevelop the property, and to demolish the existing purpose-built rental building.
- 3.2. *Formal Application Submission*, the provision by the *applicant* of a complete detailed application for rezoning to the District of West Vancouver.
- 3.3. *Household*, one or more individuals who have entered into a single tenancy agreement with the *applicant* on or before the *submission date* of the rezoning application subject to this policy.
- 3.4. *Preliminary Development Proposal*, the submission by the *applicant* of a preliminary proposal for review, to be updated and refined as required before the *formal application submission* for rezoning.
- 3.5. *Preliminary Council Report*, prepared by staff for consideration by Council as part of the *preliminary development proposal* review, with an opportunity for Council direction in advance of the *formal application submission*.
- 3.6. *Preliminary Tenant Support Plan*, a document created by the *applicant*, shared with each *household*, and provided to the District as part of the *preliminary development proposal*. The *Preliminary Tenant Support Plan* covers the same topics as the

District of West Vancouver

POLICY

Tenant Support Plan. Revisions and additions may be required, in response to staff input and Council direction, provided to the *applicant* as part of the *preliminary development proposal* review.

- 3.7. *Submission Date*, the date on which a complete *formal application submission* for rezoning is received by District staff.
- 3.8. *Tenant Relocation Coordinator*, a staff person employed or retained by the *applicant*, who is responsible for coordinating tenant assistance, including:
 - a) communication with tenant *households* and District staff;
 - b) being available to answer questions by phone and email at regular and consistent hours, including providing early communication and support to vulnerable tenants; and
 - c) record keeping, including keeping copies of written correspondence and notifications for one year following the occupancy of any replacement units on the site, and providing these to the District if requested.
- 3.9. *Tenant Support Plan*, a document created by the *applicant*, shared with each *household*, and provided to the District as part of the *formal application submission* for rezoning. The *Tenant Support Plan* includes the following and addresses all relevant sections of this policy:
 - a) Contact information of a *Tenant Relocation Coordinator* to support tenants in identifying housing options;
 - b) Documentation that written notification has been provided to each *household*, including the contact information of the *Tenant Relocation Coordinator*, a copy of this policy, and determination of eligibility, relocation assistance, and financial assistance;
 - c) Description of how tenants will be kept informed of the application and relocation process, including posting relevant resources and convening tenant meeting(s);
 - d) A summary of how the *applicant* will address the financial assistance, tenant relocation, moving costs, and right of first refusal provisions in this policy; and
 - e) Confirmation that the collection, management, and disclosure of all tenant information will be in compliance with the *Freedom of Information and Protection of Privacy Act* and *Personal Information Protection Act*.

4. Policy Statement

- 4.1. Council may consider rezoning applications for sites with existing rental housing, taking into account applicable plans and policies, fit and context, community housing needs, and the merits of each site-specific application.
- 4.2. This policy provides guidance on the information required by the District from the *applicant* that will be considered as part of any rezoning application proposing the demolition of market rental housing.

District of West Vancouver

POLICY

- 4.3. As part of the *preliminary development proposal* and *formal application submission* for rezoning, the *applicant* must demonstrate how their proposal responds to the sections below.

4.4. Replacement of Existing Rental Housing

Identify how rental housing will be maintained on the site, based on the existing rental units existing on site as of January 1, 2024, with replacement rental based on:

- a) the existing residential rental floor area, or
- b) the number of bedrooms existing in rental units.

4.5. Financial Assistance

Identify how each *household* will be provided with a minimum of four months' financial assistance, which must consider:

- a) The individual rental unit type for each *household*;
- b) The length of each *household* tenancy; and
- c) Either the existing *household* monthly rent, or most recent Canada Mortgage and Housing Corporation West Vancouver Rental Market Survey median rent.

4.6. Tenant Relocation

Identify how each tenant *household*, if desired, will be provided with the opportunity to work with the *tenant relocation coordinator* to identify at least three options for rental accommodation, considering: geography, bedroom count, *household* composition (including pets), and monthly rental rate. Vulnerable tenants may require additional support, including early communication and notifications, and transportation support to view new rental housing.

4.7. Moving Costs

Identify how moving out and moving back costs will be covered, which may include providing residents a choice between the *household* or *applicant* hiring movers, as follows:

- a) A reimbursement from the *applicant* to each *household* for the cost of moving, with the *household* to hire and pay the mover(s), or
- b) The *applicant* to hire and pay insured mover(s) to move each *household*.

4.8. Right of First Refusal

Identify how each *household*, if desired, will be provided with the right of first refusal to return to replacement rental housing on the subject site, with: a dwelling with the same bedroom count, or alternate bedroom count as agreed to by the tenant; and, at a monthly rental rate that is equivalent or comparable to the previous *household* monthly rent or the Canada Mortgage and Housing Corporation West Vancouver Rental Survey median.

5. Administration

5.1. Preliminary Development Proposal

The *preliminary tenant support plan* will be reviewed by staff as part of the *preliminary development proposal* and provided for Council's consideration in the *preliminary Council report*. Council may, at its discretion, direct changes to what has been proposed, based on the preliminary application, site, and community housing needs, before the applicant's rezoning proposal may proceed to *formal application submission*.

5.2. Rezoning Application Submission

A final *tenant support plan* will be required as part of the *formal application submission* for rezoning. Council may, at its discretion, direct changes to what has been proposed and require conditions associated with approval of the rezoning. This may include the requirement to secure new rental housing through covenant(s), and to provide statutory declaration(s) on any proposed tenant assistance measure(s) secured through rezoning conditions.

5.3. Permit Issuance

If all criteria are met to enable the issuance of a development or building permit subject to this policy and the required notice in accordance with the *Residential Tenancy Act* (RTA), the permit will be conditional pending the *applicant* providing confirmation to the District that all responsibilities under this policy have been satisfied. At a minimum, confirmation will be required through statutory declaration:

- (a) As a condition of building permit issuance, to confirm that the *applicant* has provided compensation, relocation assistance, and has obtained current contact information for all *households*; and
- (b) As a condition of occupancy permit issuance, to confirm that the *applicant* has contacted former *households* to offer relocation assistance and the right of first refusal to return to rental housing on the site.

6. Council Authority

- 6.1. This policy provides Council with an additional tool to assist in its review and consideration of rezoning proposals that would include the demolition of existing rental housing. Council, at its discretion, may seek an alternative approach to either rental replacement and/or tenant assistance, based on the individual site context and the merits of the rezoning proposal.
- 6.2. *Development Procedures Bylaw No. 4940, 2017*, provides the procedures for amendments to the Zoning Bylaw.

7. Related Policies or Procedures

- 7.1. *Preliminary Development Proposal and Public Consultation Policy 02-80-377, 2017*, establishes preliminary development proposal and public consultation procedures, to expand opportunities for public input and information sharing.

8. Approval

Approved by	<input type="checkbox"/> Municipal Manager	<input type="checkbox"/> Mayor and Council
Approval date	Click here to enter a date.	
Council minutes eDocs # (Council Policies only)		
Council report eDocs # (Council Policies only)		
Signature	<div style="text-align: center;"> X _____ </div>	

9. Additional Information

Category	<input type="checkbox"/> Council	<input type="checkbox"/> Administrative
Related procedure	<input type="checkbox"/> Yes (e.g. 0282-20-0001)	<input type="checkbox"/> No
Date of last review	Click here to enter a date.	

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Ambleside LAP: Updated Apartment Area Visualization

Introduction

As part of the LAP process, bylaw amendments have been proposed to the OCP to guide long-term change for Ambleside's apartment areas. This document has been prepared as an accompaniment to these bylaw amendments, to support Council and community understanding of the forms of development that may incrementally occur over the coming decades.

The following three-dimensional visualizations show Ambleside's existing buildings together with the kinds of potential new buildings that could be enabled by the proposed OCP bylaws. The images do not show "actual" new buildings. They are illustrative only, intended to show how the proposed OCP amendments - and the resulting range of housing types - could respond and relate to Ambleside's existing built form context and "fabric".

New development would be gradual and most sites illustrated in this document are unlikely to redevelop within the LAP's 2041 timeframe. Any development would require owner interest, site-specific design, formal application, technical review - and so on. Any proposal would also be subject to existing OCP apartment form and character design guidelines (which would remain unchanged).

How to "read" these illustrations

Each image shows (to scale) existing buildings in Ambleside as white. Different colours are used to show (also to scale) the potential massing of the range of proposed housing forms:

Diverse 1800 block

Options for strata up to 4 storeys, rent-to-own up to 5 storeys, or rental, seniors, or strata with below-market rental, from 6 to 8 storeys.

Community use & housing

Four sites with options for new community use, and strata, rental, or strata with below-market rental, from 4 to 6 storeys.

LUC renewal

Two sites with expiring Land Use Contracts for new strata at the scale of surrounding buildings, from 6 to 14 storeys.

Waterfront missing middle

Eight narrow sites to provide more missing middle housing typologies like townhouses or multiplexes, up to 3 storeys.

District lands

1500 block Fulton Avenue south, with housing market, mix, and tenure to be determined by Council, from 6 to 8 storeys.

Expanded seniors

Five existing, age-restricted sites to increase the supply of seniors housing, from 6 to 8 storeys.

Strata renewal

Six sites within the western apartment area for new strata at the scale of surrounding buildings, from 6 to 14 storeys.

Large lot infill

Three sites for infill buildings, as strata (2.5 FAR), mixed strata / rental or rent-to-own (2.75 FAR), or rental or co-op (3.0 FAR).

Note: The above is a summary - please see the proposed bylaw itself for the full proposed regulatory controls over land use, height, and density.

The visualizations

The first four images show an overview of the apartment area from different angles. The following nine images provide closer perspectives of different locations.

Ambleside LAP: Updated Apartment Area Visualization
Apartment area overview, looking northwest



Existing



Potential

- | | | | |
|--|--|--|---|
|  Community use & housing |  Expanded seniors |  Strata renewal |  Waterfront missing middle |
|  Diverse 1800 block |  District lands |  LUC renewal |  Large lot infill |

Ambleside LAP: Updated Apartment Area Visualization
Apartment area overview, looking northeast



Existing



Potential

- Community use & housing
- Expanded seniors
- Strata renewal
- Waterfront missing middle
- Diverse 1800 block
- District lands
- LUC renewal
- Large lot infill

Ambleside LAP: Updated Apartment Area Visualization
Apartment area overview, looking southeast



Existing



Potential

- | | | | |
|---|--|--|---|
| ■ Community use & housing | ■ Expanded seniors | ■ Strata renewal | ■ Waterfront missing middle |
| ■ Diverse 1800 block | ■ District lands | ■ LUC renewal | ■ Large lot infill |

Ambleside LAP: Updated Apartment Area Visualization
Apartment area overview, looking southwest



Existing



Potential

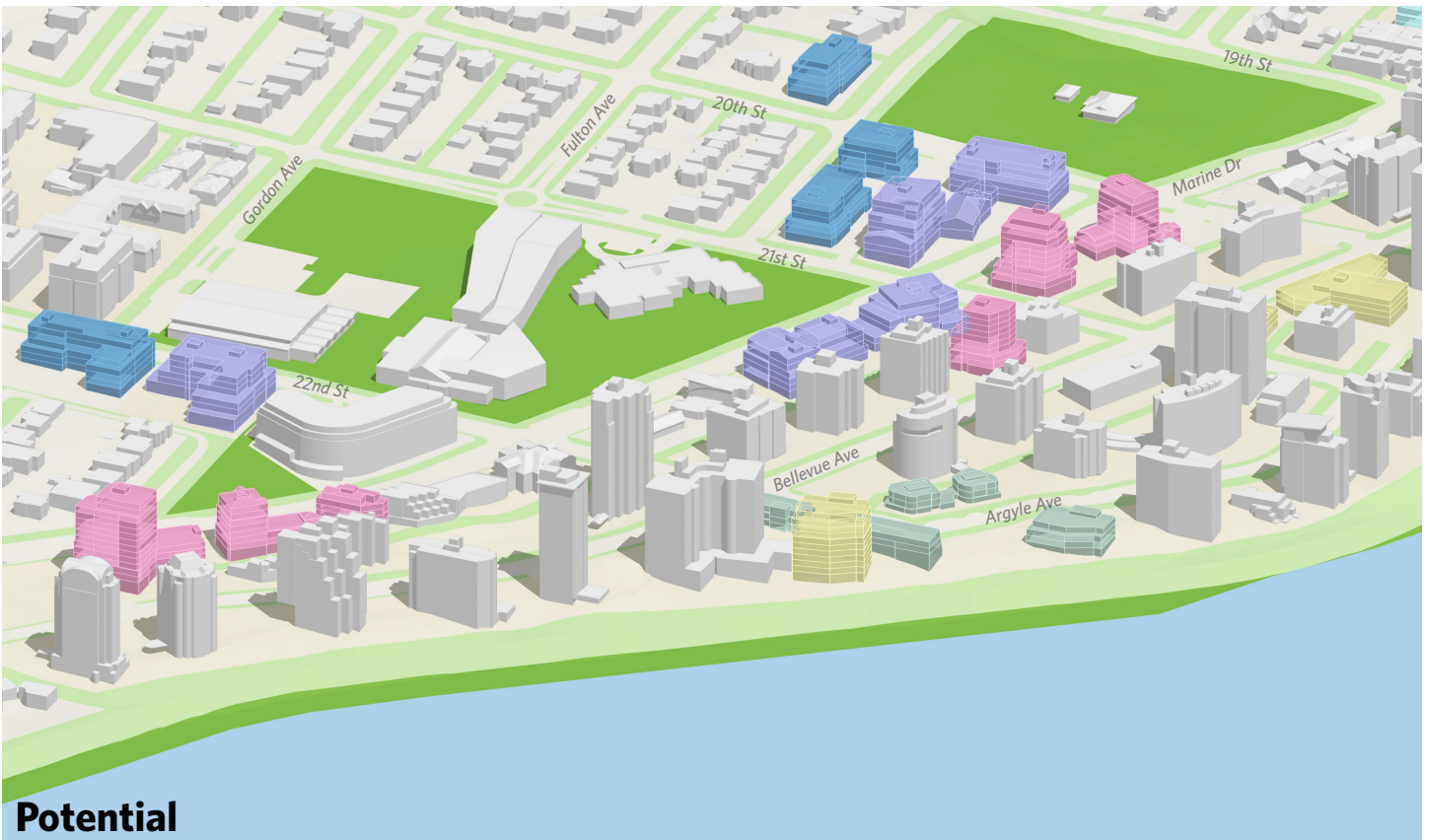
- | | | | |
|---|--|--|---|
| ■ Community use & housing | ■ Expanded seniors | ■ Strata renewal | ■ Waterfront missing middle |
| ■ Diverse 1800 block | ■ District lands | ■ LUC renewal | ■ Large lot infill |

Ambleside LAP: Updated Apartment Area Visualization

19th to 22nd St, along Bellevue Ave, looking northeast



Existing



Potential

- Community use & housing
- Expanded seniors
- Strata renewal
- Waterfront missing middle
- Large lot infill

Ambleside LAP: Updated Apartment Area Visualization

21st St and Bellevue Ave, looking northwest



Existing



Potential

- Community use & housing
- Expanded seniors
- Strata renewal
- Waterfront missing middle
- Large lot infill

Ambleside LAP: Updated Apartment Area Visualization

22nd St and Marine Dr, looking southeast



Existing



Potential

- Community use & housing
- Expanded seniors
- Strata renewal
- Waterfront missing middle
- Large lot infill

Ambleside LAP: Updated Apartment Area Visualization

18th to 22nd St, along Marine Dr, looking west



Existing



Potential

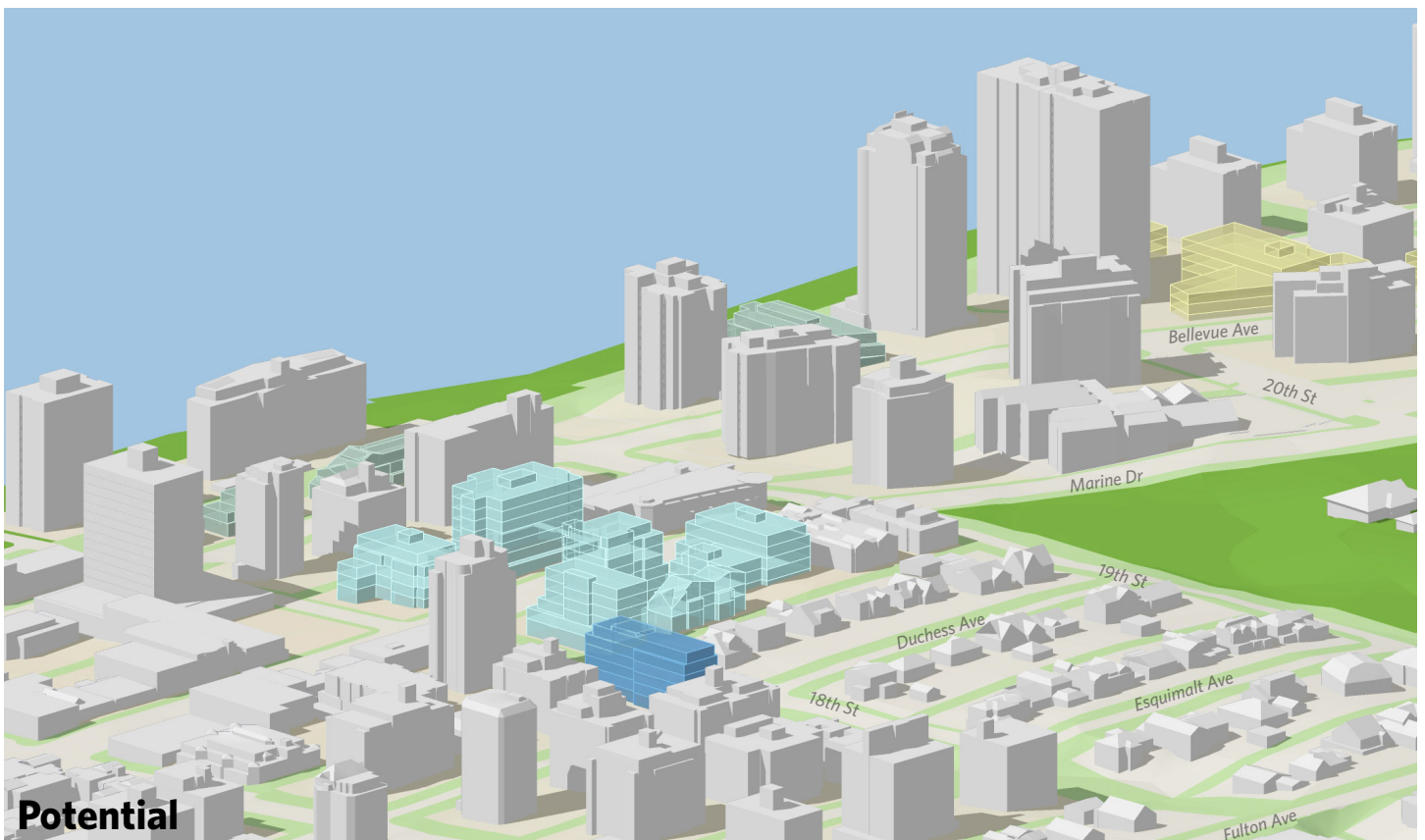
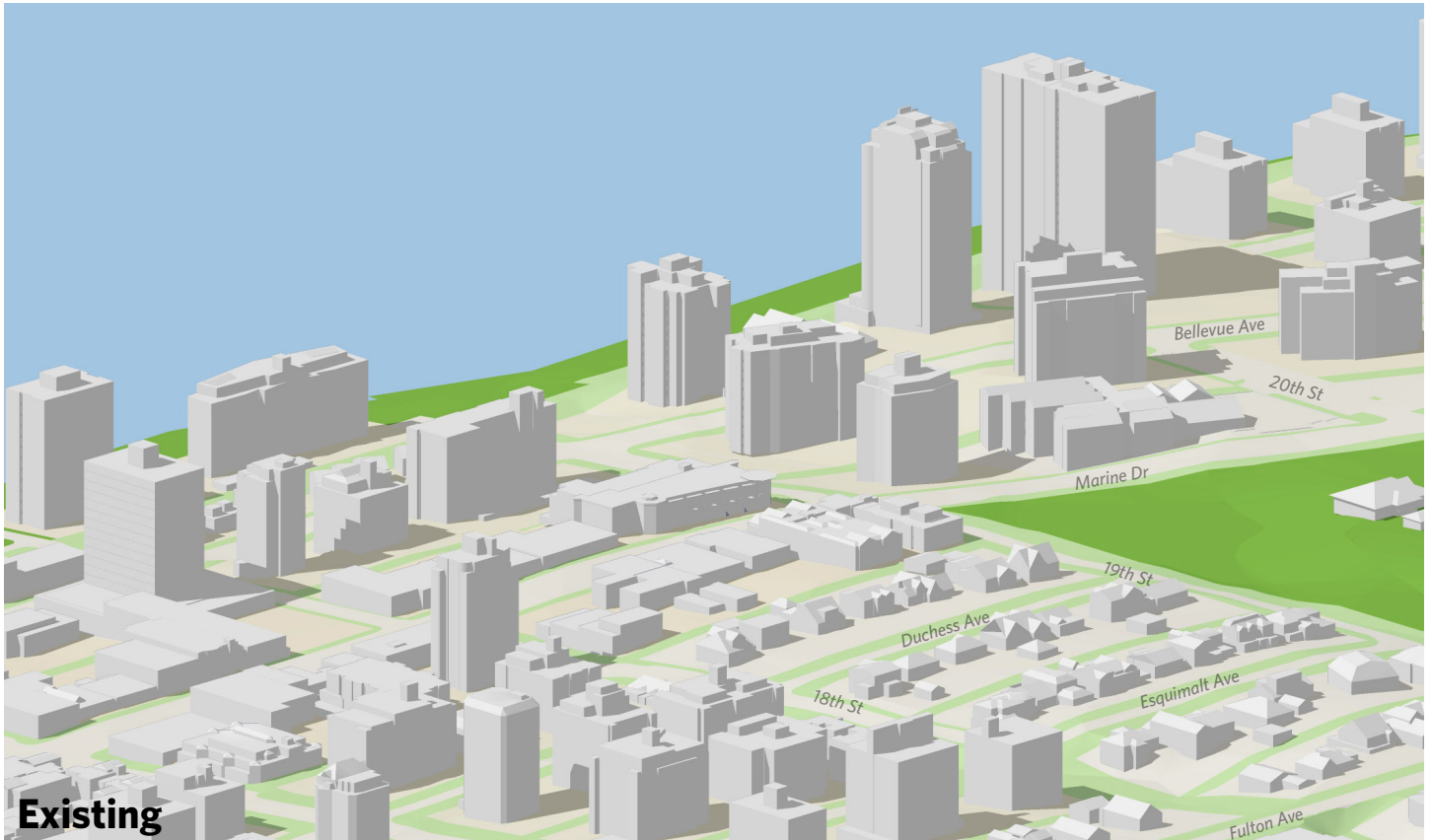
- Community use & housing
- Expanded seniors
- Strata renewal
- Waterfront missing middle
- Large lot infill
- Diverse 1800 block

Ambleside LAP: Updated Apartment Area Visualization
1800 block, looking northeast



Community use & housing Diverse 1800 block Waterfront missing middle

Ambleside LAP: Updated Apartment Area Visualization
1800 block, looking southwest



- Community use & housing
- Diverse 1800 block
- Large lot infill
- Waterfront missing middle

Ambleside LAP: Updated Apartment Area Visualization

13th to 16th St, looking northwest



Existing



Potential

- Expanded seniors
- District lands
- Large lot infill
- LUC renewal

Ambleside LAP: Updated Apartment Area Visualization

13th through 16th St, looking southeast



- Expanded seniors
- District lands
- Large lot infill
- LUC renewal

Ambleside LAP: Updated Apartment Area Visualization

14th through 17th St, looking southwest



- Expanded seniors
- District lands
- Large lot infill

Ambleside LAP: Apartment Area Town Hall

Summary of Discussion

Thank you to the ~200 people who attended the Town Hall meeting for the Ambleside Apartment Area proposed OCP Bylaw amendment on Thursday, February 29, 2024. The following is a summary of the discussion. Staff notes have been added in italics to provide additional information where useful.

1. **Member of the public:** What if somebody has a 50-foot frontage older home in Ambleside? With the new Provincial legislation, would these proposals be on top of what the Province is proposing?

Mayor Sager comments: The province is mandating more growth. West Vancouver allows a coach house and a secondary suite in every home. Right now we believe the rules do not apply to much of West Vancouver. It is possible that they will say Park Royal is a new transportation hub and density may change.

Staff comments: Details of the Provincial legislation were introduced recently. Tonight is about the Ambleside Apartment Area, but staff can confirm we will be reporting back to Council in response to the new Provincial legislation in the near future.

Information note: The provincial deadline for compliance with Bill 44 is June 30, 2024.

2. **Member of the public:** There are a lot of single-family homes in the Apartment Area in behind the apartment lots that you are saying are going to be condos – the 1400 block, all along that strip. What about the north side of Fulton? Is that included in the Apartment Area?

Mayor Sager comments: Only the south side of 1500 Fulton.

Information note: The Apartment Area was the topic of the Town Hall and does not include any proposals for single-family homes. One exception is the District-owned lands on the south side of the 1500 block of Fulton Avenue, which have proposed apartment uses, to be determined by Mayor and Council.

3. **Member of the public:** Is this going to be enough? Some gentle density will accommodate the much-needed missing middle, but have you had discussions with the development community if this is enough to get things built? The private sector gets things built, not the District. It's nice to get what you think you want, but what you sometimes get is nothing at all. It's a bit of a concern. Some older buildings need to be brought up to date. How robust is it to enable things to get built?

Mayor Sager comments: If you are an owner in these buildings, the density may not be enough. We encourage owners to talk to us to learn what can be done.

4. **Member of the public:** If you are hoping to apply for one of these new homes, when is a good time to apply for a rental unit?

Mayor Sager comments: The Kiwanis building is going up now, so approximately 12 to 18 months on that. Certainly anything in there, I would suggest putting your name in 6 months before completion. St. Stephens is proposing a variety of types of suites in their building. We did receive good news about Inglewood Care Centre— this is still in discussion. We have lost a lot of long-term care beds and it appears the Province may be funding a full replacement of long term care beds and rental housing owned by the Baptist Church where Inglewood Long-Term Care Centre is. We could see a new facility without displacing anyone.

5. **Member of the public:** I'm here representing a property on the 1800 block of Marine Drive on the south side. A lady earlier brought up a good point. We believe there is not enough incentive. Based on the new OCP proposal, we only get to build residential, which doesn't make sense. The entire 1800 block of Marine Drive is commercial on the first floor. For us to build residential it doesn't make sense – I've talked to architects and they agree. You eliminate the much needed commercial space in West Vancouver. On the south side of Marine, we can only build up to 2-storeys under existing zoning and 3-storey residential under the new policies. We ask for more height, density, and mixed-use residential to be able to build up to at least 4-storeys.

Mayor Sager comments: Tonight we are only talking about the Apartment Area. For commercial, we really want to keep Ambleside maintained as a quaint village. A street I love in Vancouver is on 1st Ave when you turn right after the Burrard Bridge. They have both businesses and residential, and it's what I'd like to see the 1800 block look like.

Information note: No changes have been made to the existing zoning for the 1800 block of Marine, which currently allows mixed-use or residential-only buildings. The proposed OCP policy for the 1800 block would provide opportunity for expanded residential-only development options.

6. **Member of the public:** I want to take it back to the early comment about if this is enough. I stress to hear you say you are meeting the government's plan, but I don't think we are meeting that plan. I've lived here for many years. If you grew up here and are 45, you can't afford to live here because we haven't built many rental or low cost units. We've lost 80% of our workers. House prices went up 500%. In terms of the most recent OCP review, we haven't met all the requirements of this yet. None of the housing proposals are meeting the needs of

our lost generations. My concern is that we need to replace missing housing and identify what the market price is that we want, and then we have to tell the developers what we want. We have to look at bringing back our youth. Over the last 50 years, West Vancouver built only one-sixth of the Metro Vancouver average. We are way behind. All the generations are gone and we can't go back because rents are high. Let's look at what we want to build and tell developers what we want.

7. **Member of the public:** My concern is that we don't lose our green space. A lot of the stratas you build take away greenspace. I would love to hear every time we talk about building we talk about the traffic problem. I would love to hear transportation go hand in hand with development.

Staff comments: You will find we are – and will continue to be – looking at that. In terms of the relationship between growth and transportation, West Vancouver hasn't been growing much, and sometimes not at all, across recent census counts. If transportation is increasing, it's not because we've been growing. Three out of four of West Vancouver workers commute. The more we push housing outside of our community, the more we have workers coming in, leading to more traffic coming in. It's similar for local schools, the Ambleside ones have a quarter or even a third of students coming in from elsewhere. If we instead have people be able to walk to jobs and shops, there is less traffic. A greater risk in what's proposed is that we don't grow. A transportation study was recently completed that looked at modelling for 2040 and projected Lions Gate Bridge vehicle traffic generated from Ambleside would represent only 3% of the total traffic stream on the bridge.

8. **Member of the public:** This is a wonderful seaside village. It's a seniors neighbourhood. Be careful that you don't let developers turn this into Yaletown. The solution is simple. Many people are on fixed income and disabled people need to be looked after. Council has to look after this. Just be careful when you bump density from 1.75 FAR to 3.0 FAR in the last meeting. If it's for people here, great, but if it's to jack-up the density, it's not good. 2-4-storeys may not be bad, but 55-storeys has become normal in Vancouver. We don't want that here. No disrespect.

Information note: The topic of the Town Hall meeting was the proposed OCP bylaw amendment for the Ambleside Apartment Area. The reference to an increase in FAR from 1.75 to 3.0 by a member of the public relates to direction for staff to prepare a Zoning Bylaw amendment to the RM1 and RM2 zones only on 30 existing purpose-built rental sites. None of the OCP policies discussed in the town hall propose heights above mid-rise forms.

9. **Member of the public:** Just a point of clarification regarding the large lot infill proposals. What they represent is that developers can start digging a hole right away? For example, next to Pink Palace, there could not be a high rise but there could be missing middle infill? So that I can go back to my building and others I own, I'd like clarification.

Staff comments: If I'm understanding, you are referring to the Pink Palace? It is a large rental site and has additional opportunity for infill housing on the site. The form of development would be decided. Nothing could happen without a change in zoning.

10. **Member of the public:** It would be interesting for citizens in the District to know who owns these homes being redeveloped. When you increase the FAR, there is huge uptake in value. Where is that additional value going and to whom?

Staff comments: Staff have been leading this, not developers. Ownership is "academic" and staff are neutral. The Mayor mentioned only a limited number of sites where there is known development interest, but otherwise we don't know. Our job is to make recommendations that would shape what could happen. Council has the ability to negotiate for Community Amenity Contributions (CACs) for the community's benefit, the criteria is what's in the public interest.

Mayor Sager comments: Many buildings we frequent are owned by people who don't live here. I as mayor am putting out the word to have people locally own these buildings and bring forward things that suit this community.

11. **Member of the public:** A point of clarity in relation to the presentation slide for the proposed waterfront infill sites. Did it say the buildings already there are going to stay there? You said it's protected as a rental.

Mayor Sager comments: If an owner wants to tear a building down we can't do anything, but we can protect the people who live there. The new rental building policy could include tenant protections like rental rate protection.

Staff comments: Based on Council's direction regarding existing rental sites, staff will begin work tomorrow morning in preparing that policy and bylaw.

12. **Member of the public:** I am a little surprised, this seems very gentle and I was expecting more. Is this to protect views? Are there limitations? This seems very subtle.

Mayor Sager comments: This is what we describe as gentle densification. We have other projects like Cypress Village that could also accommodate what we need to meet the requirements of the Province.

Councillor Gambioli comments: This is only one part of the Ambleside LAP. The Commercial Area is a whole other part of the project with a future process, with different housing, and different proposals.

13. **Member of the public:** I have a question in regards to the proposals for the 1300 block, the two buildings on Clyde and Duchess Avenue. Previously, zoning allowed up to 12-storeys, and now it is saying we can build 6-9-storeys. This is not enough incentive for developers to build. These sites are prime for development. At 1340 Duchess, many owners are keen to build higher.

Mayor Sager comments: If you are in that building, we really encourage you to come in and meet with planning staff on what is economically viable. These are buildings that need to be replaced.

14. **Member of the public:** I have more of a comment than a question. We recently started the Ambleside Tenants Association. At the Council meeting last Monday we were happy with the outcome and David mentioned tomorrow staff will start working on the bylaw and policy. Our association just started, and if you want to join and give input, take one of the pamphlets outside the door. There has been a lack of communication with the tenants in the buildings about the rental protections. We've come to a good place but need to make sure we get what we need.

15. **Member of the public:** Regarding the question of traffic again, people coming to work here often live outside of West Vancouver because it's cheaper. How can you create cheaper housing for them to live in West Van?

Staff comments: If you want to see more be done to help this issue, staff could be directed to create more non-market housing. Arguably, we should be providing more density to make housing more affordable and create more opportunities for non-market housing.

16. **Member of the public:** I'm from St. Stephens Church and we want to express our appreciation for the planning department and the sizeable benefits you are bringing to the community.

17. **Member of the public:** In response to the previous question about cheaper housing, the only way the planning department can do that is by relaxing density rules and increasing density. Doesn't that run contrary to the planning you are doing now?

Staff comments: That is exactly the challenge. There are some concerned with growth and some think there is not enough growth. Getting housing means increasing density and trying to get non-market or at least rental. Density is the currency we have to regulate land use and get housing.

18. **Member of the public:** The available land is in North Vancouver. Recognizing many people have to cross a couple of bridges, why isn't the pressure on the District of West Van? You are creating an anti-force to the normal. This is the highest value property in Canada. You are attempting to densify it and lower it? How can you come up with a formula to achieve that? It doesn't seem to have reason. The important thing is to get stuff done, not just do studies.

Mayor Sager comments: I look around the community and see lots of beautiful or larger homes sitting empty. In San Francisco they have big homes, but the government has allowed them to be stratified. The cost of building is enormous. If we could repurpose what we have and let stratification take place that would help.

19. **Member of the public:** You comment that none of this will happen overnight, but it would be great to know how far from today things would get underway. I think you missed some force on the traffic comment. I heard concern about how projects are getting underway and can cause traffic. If you don't have control of that it may become painful in the meantime until we get to where we are getting. I want to give you the benefit of the doubt, you described the issue as academic which is where the force of comments unfold. I'm hopeful about this community – people care but want it to become more diverse and inclusive. You are trying to thread a needle, but when you stop making it academic and it starts to become practical, it may be a messy rollout and not practical. I'm cautiously pessimistic. There are lots of competing urges and I don't want to see a community with traffic from Lionsgate stretching on Marine Drive, neighbours fighting, not taking care of the elderly, and no young people. Not much changes and it is painful to get there.

20. **Member of the public:** I'm the president of the Lincoln Gardens. Is there anything you are doing with the Province to change what is in the Strata Property Act? Even if developers made an offer nobody can refuse, it would be refused because you need 80% agreement to make it pass. I'd also like Mark to confirm something you said. I'm trying to see if you are expecting strata's to do the work and come to you?

Mayor Sager comments: Yes. And if you think the threshold is too high, you should email the Provincial government.

21. **Member of the public:** I live in Lincoln Gardens. My concern is do you have a ballpark of timeline? We are a 34-year old building and have a deficiency report to do every 3 years. We just spent \$200,000 replacing elevators. Our ownership could drag this out because they want to wait for a developer and may delay. At that point, resale value has completely capsized. 3 years from now, value could be completely reduced as we wait to see what happens.

Staff comments: I want to be clear in response to the question earlier if there were any unintended consequences by the word choice “academic” – all I meant was that the proposed policies are not developer driven, not that it’s academic for residents, we get that it’s your homes and neighbourhood. The legislation is the legislation of the province. My job is to make proposals. Your property right now is built at 1.05 FAR, and the proposed policy is for 2.0 FAR. What is hard for me to answer is if that is enough to incent or enable redevelopment. Timing is going to depend case-by-case and if there is ownership interest. We probably will only see 1 or 2 projects seek to apply in the near term, but we don’t know for sure, and we know less for future years. Right now labour, leveraging, land and lumber are all expensive, so we are in a slow development phase. The community does face a risk with policies not letting development happen.

22. **Member of the public:** I want to commend Mayor and Council for Monday’s rental motion. I want to build on the Mayor’s comment reflecting that we need to protect the people who live in the community, and that includes the homeless community. Nobody knows how many we have, but there are people in this community who are vulnerable and deal with addictions. We as a community have a duty to protect them. You’ve identified all these categories but we also need to add another to protect the homeless.

23. **Member of the public:** How much property is within control of the District that could potentially be used for housing and where are they? **Follow-up:** How much of a priority would it be to offer rent-to-own or co-op? It would be good to see and it’s in your control about being able to offer this.

Staff comments: There are District-owned sites we’ve identified on a map in the proposed OCP bylaw amendment (1500 block south of Fulton) and have proposed these sites be used for these kinds of purposes – addressing things like rental and below-market rental housing based on Council’s decisions.

24. **Member of the Public:** I live in Ambleside. You say the Commercial Area is the next step and putting in a hotel. Are there height restrictions?

Mayor Sager comments: This will come forward in the next discussions, but we are not looking for towers on Marine Drive. I'd love to see a hotel in the commercial area similar to the old Park Royal Hotel.

Staff comments: The most recent update was in July. More work will be done in collaboration with the community after the Apartment Area is complete. The short version based on work to date is the village would prioritize low-rise development, with mid-rise on exceptional sites or for exceptional reasons (like a hotel).

25. **Member of the public:** Can you clarify the policy with the three buildings that are rental and have space for infill? You show strata, but that seems inconsistent.

Staff comments: The existing rental or number of rental bedrooms would need to remain on that site. Owners could keep the existing rental, but the infill has an option for strata.

26. **Member of the public:** That seems to put out a risk. You are opening up possibility of a mix which could lead into a next step of not being rental.

Mayor Sager comments: No. The existing rental is protected as of Monday night's direction.

27. **Member of the public:** How might proposed changes to FAR better-utilize under-used spaces in existing strata high-rises? Is it reasonable to envision balcony enclosures in existing living spaces to allow for larger families?

Mayor Sager comments: The additional FAR to 3.0 fixes that issue from Monday night.

Member of the public follow-up: Then would that have to be addressed on a one-on-one basis?

Mayor Sager comments: No, across the board.

28. **Member of the public:** Is there any part of the rental apartment policies that will allow three-bedrooms and not just two, to allow for families?

Staff comments: Yes, we want to encourage a range of bedroom sizes.

29. **Member of the public:** For further comments, do you have a place you want to direct people?

Staff comments: Yes, you will find the project contact information is available on the project webpage. Further conversations are always welcomed.

30. **Member of the public:** At the end of 22nd Street on the waterfront, a fairly large building could go in but I'm thinking about climate change. Does Council have any thoughts?

Staff comments: Climate change is an issue. We have policies and regulations in place beyond the LAP tonight. An example if you're referencing sea-level rise is the Foreshore Development Permit Area (DPA) and it does various things to mitigate against the effects of climate change in terms of set backs and building to a safe level.

31. **Member of the public:** I spoke earlier and I just want to repeat again about the 1800 block of Marine and suggest continuing the rules of the 1300 block up to the 1800 block.

Mayor Sager comments: I encourage you to meet with David. We want to see things happen.

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