

PUBLIC HEARING NOTICE

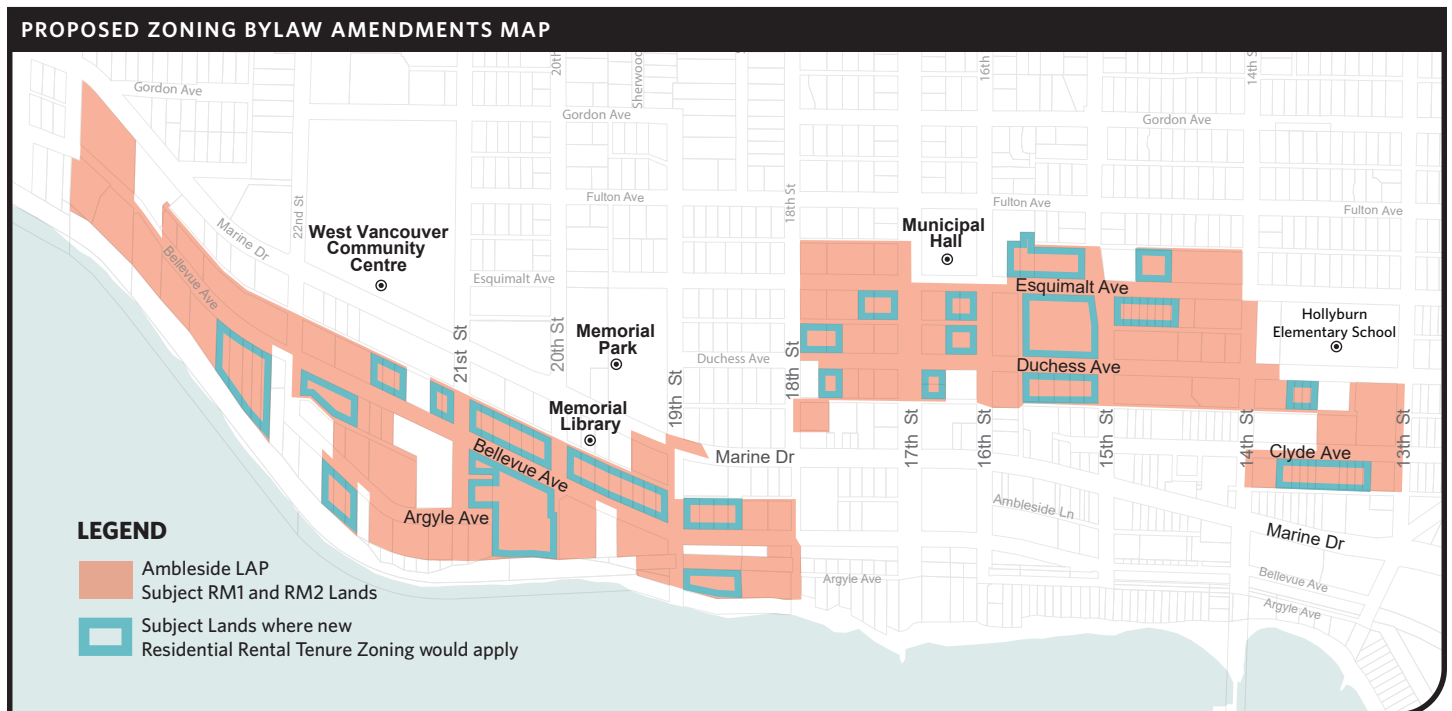
Ambleside Local Area Plan (LAP): RM1 and RM2 Proposed Zoning Bylaw Amendments

WHAT: A public hearing will be held regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023.

WHEN: 7 p.m. on November 20, 2023

WHERE: Municipal Hall Council Chamber, 750 17th Street, and via WebEx electronic communication facilities.
Attend in-person or via WebEx (visit westvancouver.ca/webex); or watch the hearing at westvancouver.ca/cc.

SUBJECT LANDS: Proposed Zoning Bylaw amendments would apply to RM1 and RM2 zoned sites in Ambleside, east of 23rd Street, within the Ambleside LAP boundary. The subject lands are shaded pink on the map below.



PROPOSED ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5264, 2023: would update the RM1 and RM2 zoning regulations within Ambleside (east of 23rd Street) by increasing the maximum floor area ratio (FAR) for apartment buildings from 1.75 to 2.00, and by limiting residential use to rental-only on sites with existing purpose-built rental buildings (areas outlined in blue on the map).

COUNCIL WELCOMES YOUR INPUT: All persons who believe their interest in property is affected by the proposed bylaw will be given an opportunity to present written submissions and to be heard during the public hearing regarding the proposed bylaw. To participate in person, please attend the Municipal Hall Council Chamber at the time listed above. To participate by electronic communication facilities, please call 604-925-7004 on November 20, 2023 to be added to the speakers list. Instructions on how to participate are available at westvancouver.ca/ph.

PRIOR TO THE PUBLIC HEARING YOU MAY PROVIDE YOUR SUBMISSION: via email to correspondence@westvancouver.ca; via mail to Municipal Hall, 750 17th Street, West Vancouver BC V7V 3T3; or address to Legislative Services and place in the drop box at the 17th Street entrance of Municipal Hall. Please provide written submissions by noon on November 20, 2023 to ensure their inclusion in the public information package for Council's consideration. No further submissions can be considered by Council after the public hearing has closed.

MORE INFORMATION: The proposed bylaw and other relevant documents that Council may consider in deciding whether to adopt the proposed bylaw may be inspected online at westvancouver.ca/news/notices and at Municipal Hall from November 2 to 20, 2023 (8:30 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays).

QUESTIONS? Linda Gillan, Senior Community Planner – Economic Development | LGillan@westvancouver.ca | 604-921-3448

PLANNING & DEVELOPMENT SERVICES

750 17th Street, West Vancouver BC V7V 3T3 | 604-925-7055 | planning@westvancouver.ca | westvancouver.ca



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**District of West Vancouver
Public Hearing on November 20, 2023**

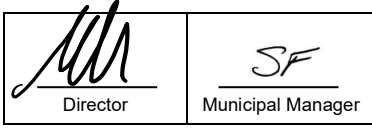
**Re: Proposed Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5264, 2023
(RM1 and RM2 Proposed Zoning Bylaw Amendments)**

File: 1610-20-5264

REPORTS TO COUNCIL			
REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Ambleside Local Area Plan (LAP): Apartment Area Proposed Zoning and OCP Bylaw Amendments	August 30, 2023	October 23, 2023	R-1

WRITTEN SUBMISSIONS			
SUBMISSION AUTHOR	SUBMISSION DATED	#	
Redacted	February 6, 2023	C-1	
Redacted	February 6, 2023	C-2	
West Vancouver Chamber of Commerce	February 6, 2023	C-3	
Redacted	April 12, 2023	C-4	
Redacted	April 12, 2023	C-5	
Senior Manager of Community Planning & Sustainability	April 17, 2023	C-6	
Redacted	April 26, 2023	C-7	
Redacted	May 12, 2023	C-8	
Redacted	May 12, 2023	C-9	
Name not provided	May 12, 2023	C-10	
Redacted	May 14, 2023	C-11	
Assistant Planner	May 15, 2023	C-12	
Redacted	May 17, 2023	C-13	
Redacted	May 18, 2023	C-14	
Redacted	May 25, 2023	C-15	
Name not provided	May 28, 2023	C-16	

Redacted	May 30, 2023	C-17
Redacted	June 1, 2023	C-18
D. Stewart	June 2, 2023	C-19
M. Slater	June 12, 2023	C-20
Redacted	July 5, 2023	C-21
St. Stephen's Anglican Church	July 21, 2023	C-22
Redacted	July 23, 2023	C-23
Redacted	September 7, 2023	C-24
St. Stephen's Anglican Church	September 9, 2023	C-25
Redacted	September 10, 2023	C-26
Redacted	September 10, 2023	C-27
Redacted	September 10, 2023	C-28
Westshore Place Strata Council	September 25, 2023	C-29
Hollyburn Properties Limited	October 19, 2023	C-30
View Mont Estates Ltd.	October 19, 2023	C-31
Redacted	October 23, 2023	C-32
Redacted	October 23, 2023	C-33



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

R-1

COUNCIL REPORT

Date:	August 30, 2023
From:	David Hawkins, Senior Manager, Community Planning & Sustainability
Subject:	Ambleside Local Area Plan (LAP): Apartment Area Proposed Zoning and OCP Bylaw Amendments
File:	2520-17

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023” be read a first time.

RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated August 30, 2023, 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. 5266, 2023” be read a first time.

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023” and proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5266, 2023” be presented at a public hearing on October 16, 2023 at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that notice be given of the scheduled public hearing.

1.0 Purpose

To initiate Zoning and Official Community Plan (OCP) bylaw amendment procedures for the Ambleside apartment areas, attached as **Appendix A** and **Appendix B** to this report.

2.0 Legislation/Bylaw/Policy

On May 31, 2018, the Provincial government amended the *Local Government Act* (LGA) with the Royal Assent of Bill 23, which granted local governments new authority to zone for rental tenure (residential rental tenure zoning). The intent of this new legislation is to give local

governments a greater ability to preserve existing areas of rental housing and increase the supply of rental housing in their communities.

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 in the District. The 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 2021-2022 Strategic Plan directed LAP initiation:

Objective 1.5: Initiate a Local Area Plan for Ambleside Town Centre

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;
 - e. Considering financial incentives (e.g., the reduction of development fees or charges, tax incentives);
 - g. Securing protection through Heritage Designation Bylaws;
 - h. Supporting restoration through Heritage Revitalization Agreements;

- 2.1.16 Support existing purpose-built rental housing stock and renter households by:
 - a. Prohibiting stratification of existing purpose-built rental buildings with more than four units;
 - 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;
 - g. Securing market and non-market rental housing units in perpetuity through Housing Agreements and available zoning tools.
- 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;
 - b. Considering cash-in-lieu contributions to the District's Affordable Housing Fund when preferable for meeting the District's housing objectives;
 - 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.
- 21.1.22 Create new regulations prior to 2022 that replace expiring Land Use Contracts, meet community housing needs, and respond to neighbourhood context and character.
- 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 administrative amendments may lead to: an incrementally increased residential tax base; off-site improvements from private development; the receipt of Development Cost Charges for District roads,

utilities and parks; and, opportunities for Community Amenity Contributions through rezoning applications.

5.0 Background

5.1 Previous Decisions

At its July 24, 2023 meeting, Council passed a series of resolutions regarding the Ambleside LAP. Specific to Ambleside’s apartment areas, these included:

THAT staff prepare Zoning and Official Community Plan bylaw amendments to guide change for Ambleside’s apartment areas, as shown on maps 3 to 8 in Appendix A attached to the report dated July 14, 2023 from the Senior Manager of Community Planning & Sustainability, for Council’s consideration in Fall 2023.

THAT staff prepare Zoning Bylaw amendments to the RM1 and RM2 zones that apply to the parcels with existing purpose-built rental, as shown on the map attached as Appendix B to the report dated July 14, 2023 from the Senior Manager of Community Planning & Sustainability, to allow a maximum floor area ratio of 2.0 and to limit the form of tenure for all residential units to rental tenure, for Council’s consideration in Fall 2023.

5.2 History

After a review of 32 documents covering 75 years of planning history, staff prepared three high-level, draft LAP options. Staff undertook engagement for the Ambleside LAP in Spring 2023, using the draft options as a tool to facilitate dialogue, gather input, and elicit new ideas.

In July 2023, Council directed staff to proceed with a “three-streamed” approach addressing Ambleside’s single-detached neighbourhood sub-areas (a “local exercise”); commercial areas (a “design exercise”); and apartment areas (an “administrative exercise”). The latter is the subject of this report.

6.0 Analysis

6.1 Discussion

Background & Context

Following the creation of the apartment area in 1958, 69% of Ambleside’s housing stock today is in mid- and high-rise buildings. The apartment area includes a mixture of strata and rental buildings, including the vast majority (~90%) of the District’s purpose-built rental units. Almost three-quarters of these rental units were constructed before 1980 and are now 40-50 years old. These buildings are vulnerable to redevelopment to strata under current zoning, with the associated displacement of tenants and loss of rental housing. Ambleside’s ~3,300 apartment units only account for 23% of its total land area, but the context is largely set, with abrupt transitions (or “zoning cliffs”) on some of the edges, as well as some underutilized

sites within. The majority of sites (78%) within the apartment area are zoned and built to RM1 and RM2 provisions.

Modernizing Zoning Regulations: Proposed RM1 and RM2 Amendments

If approved, these amendments to the Zoning Bylaw would update the RM1 and RM2 zoning regulations within Ambleside in two ways:

- A. An increase to the maximum floor area ratio (FAR) for apartment buildings from 1.75 to 2.00 for Ambleside sites (east of 23rd Street) to provide flexibility (e.g., balcony enclosures, amenity room conversions); and
- B. Zoning for residential rental tenure to protect existing rental by limiting residential use to rental-only on the 30 sites with existing purpose-built rental buildings in these zones (see the maps in **Appendix A**).

Zoning Bylaw amendments are attached as **Appendix A**, with **Appendix C** showing the proposed wording and graphic changes.

Enabling Incremental Change: Proposed OCP Bylaw Amendments

If approved, these amendments would introduce policy to guide subsequent site-specific rezoning applications. Any future rezoning application(s) would follow standard District processes for public notification, staff review, and Council consideration. Approval of the OCP Bylaw amendments proposed through this report would therefore not constitute a rezoning decision and the maximum heights and/or FARs may not be achieved on any given site.

The proposed policies are summarized below and, if approved, would apply to the sites shown on the maps in **Appendix B**:

- A. 1800 block of Marine Drive, to increase housing opportunities including strata (4 storeys, 1.75 FAR), rent-to-own (5 storeys, 2.0 FAR), or rental, seniors, or mixed strata and below-market rental (6-8 storeys, 2.5 FAR).
- B. District-owned lands, south face, 1500 block of Fulton Avenue, to introduce more diverse and affordable housing (6-8 storeys, 2.5 FAR, with tenure and market to be subsequently determined by Council).
- C. Public assembly/community use sites, to provide options for new strata (4 storeys at 1.6 FAR, or 2.0 FAR with public/community use), rental (6 storeys, 2.5 FAR), rental with public/community use and/or strata with below-market rental (6 storeys, 2.75 FAR).
- D. Replacement and expansion of seniors housing on existing age-restricted sites (6-8 storeys, 2.5 FAR).
- E. Limited “infill” sites to “complete” the apartment area (height to be determined through application review) by: renewing former

Land Use Contract sites on the 1300-block, Duchess and Clyde (2.0 FAR), expanded housing close to and supporting Hollyburn Corner (2.0 FAR), waterfront sites (1.4 FAR, limited to 3 storeys from the higher of the street/lane), and infill rental on Ambleside's largest rental sites (3.0 FAR total).

In response to input and discussion at the July 24, 2023 Council meeting – specifically regarding clarifying the relationship between existing mixed-use zoning and residential-only use on the 1800 block of Marine Drive; enabling the inclusion of community use/public assembly *and* rental housing on community use/public assembly lands; tying new housing opportunities to greater affordability; and enabling reinvestment in existing apartment buildings – these proposals include the following modest updates:

- A. 1800 block of Marine Drive
 - i. For strata townhouses or apartments, a maximum FAR of 1.75 (rather than 1.7), consistent with the existing AC2 zoning; and
 - ii. The additional option within the previously proposed maximum (6-8 storeys, 2.5 FAR) of strata apartments where 20% of the residential floor area is used for below-market rental.
- B. Public assembly and community use sites
 - i. To encourage continued public/community use and housing (4 storeys up to 2.0 FAR, rather than 1.6 FAR, where strata; or 6 storeys at 2.75 FAR, rather than 2.5 FAR, where rental), or strata with 20% of the residential floor area used for below-market rental, up to 6 storeys and 2.75 FAR.
- C. Heritage in Ambleside's apartment areas
 - i. To encourage conservation and/or renovation of buildings with heritage merit, policy to support heritage revitalization agreements (HRAs) with infill buildings or transfer of density.

OCP Bylaw amendments are attached as **Appendix B**, with **Appendix D** showing the proposed wording and graphic changes.

Visualizing Ambleside's Apartment Area

Also in response to public and Council discussion at the July 24, 2023 Council meeting, staff have prepared illustrations to show the type of redevelopment that may result from these amendments. Each image shows a different part of the apartment area, situating potential future buildings within the existing context. As previously stated, approval of the proposed OCP amendments would not constitute approval of any given site, which would require: formal application, detailed design, staff review, public input, and Council consideration at the rezoning stage. The following images are illustrative-only and intended to show how the proposed OCP amendments respond to existing scale and built "fabric".

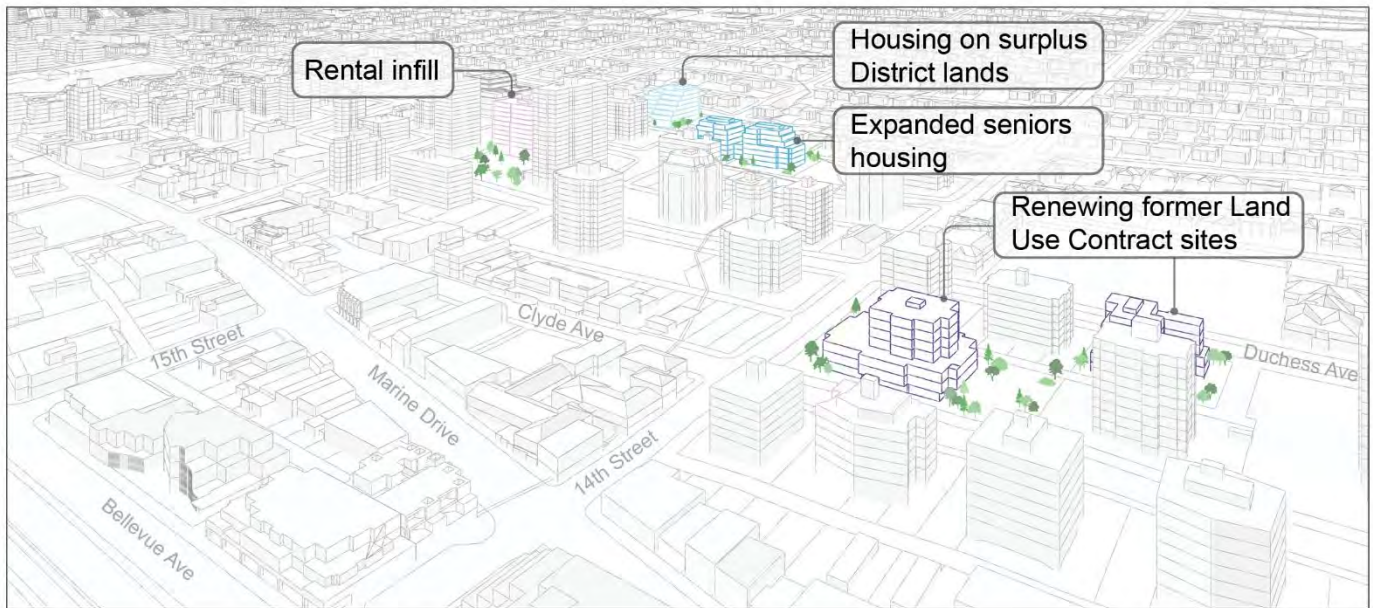


Fig. 1: Looking northwest from 14th Street and Marine Drive

Existing buildings shown in grey, coloured buildings illustrate: renewal of former Land Use Contract sites at scale of surrounding RM zoning; expanded supply on existing seniors housing sites; use of District lands for housing; and rental infill on large rental site.

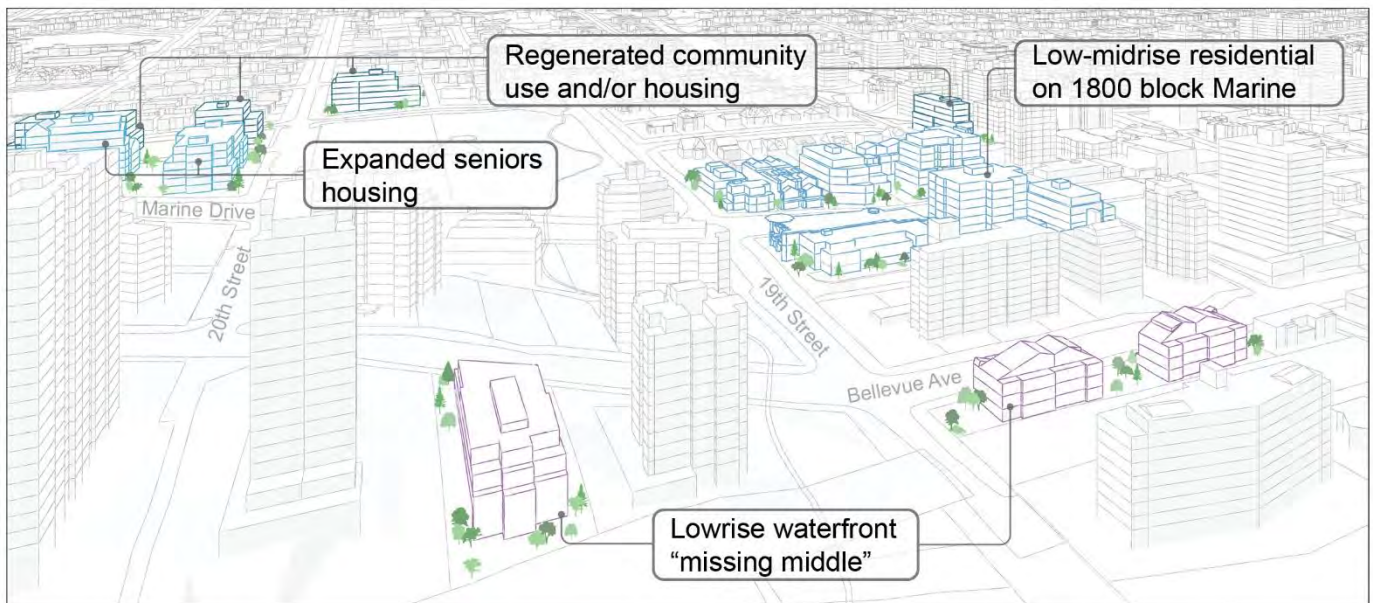


Fig. 2: Looking north from 19th Street and Bellevue Avenue

Existing buildings shown in grey, coloured buildings illustrate: waterfront sites along Bellevue limited to 3 storey “missing middle”; low-to-midrise residential on 1800 Marine connecting eastern and western apartment areas; expanded supply on existing seniors housing site; and new housing and/or community use on public assembly sites.

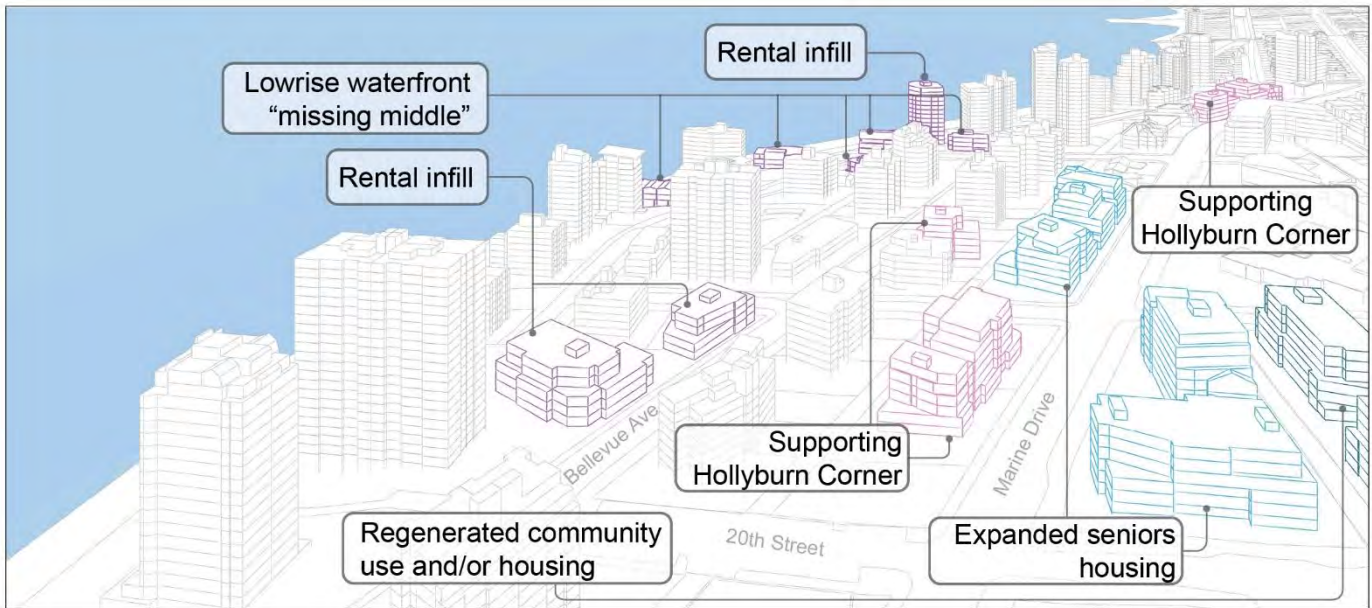


Fig. 3: Looking west from 20th Street and Marine Drive

Existing buildings shown in grey, coloured buildings illustrate: expanded supply on existing seniors housing sites; new housing and/or community use on public assembly site; apartments along Marine Drive at the scale of surrounding RM zoning; rental infill on large rental sites; and waterfront sites along Argyle limited to 3 storey “missing middle”.

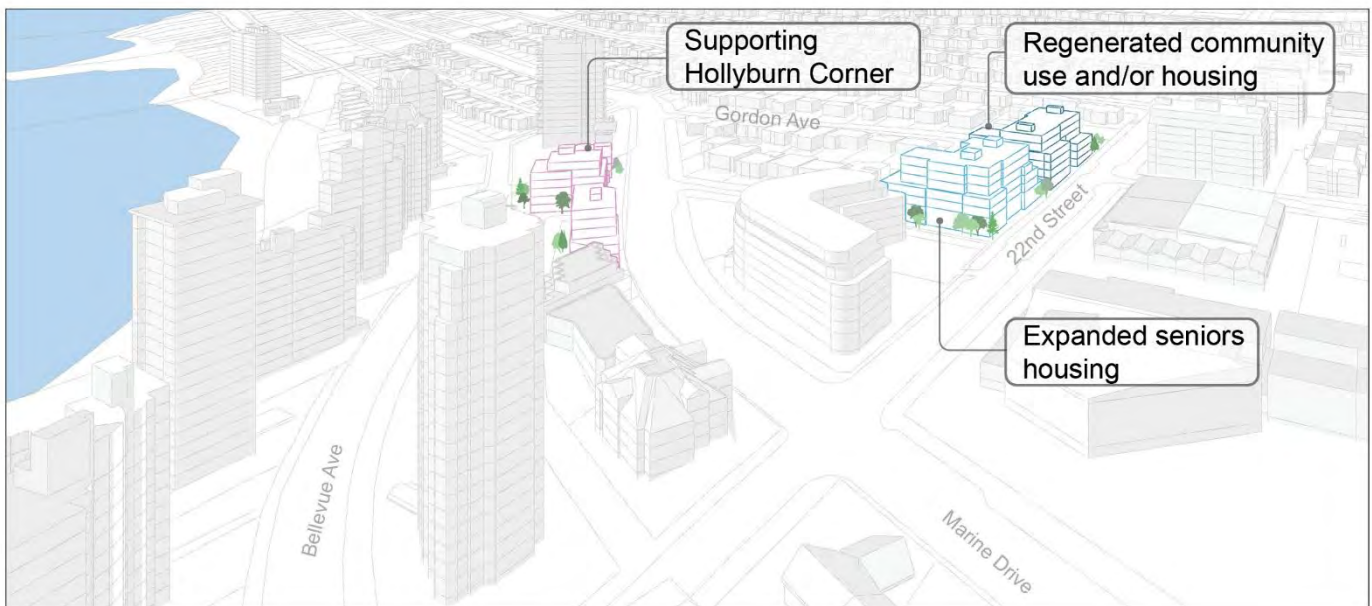


Fig. 4: Looking northwest from 22nd Street and Bellevue Avenue

Existing buildings shown in grey, coloured buildings illustrate: expanded supply on existing seniors housing site; apartments along the Marine corridor at the scale of surrounding RM zoning; and new housing and/or community use on public assembly site – all around Hollyburn Corner and the civic centre site.

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

In total, staff have heard from ~640 voices through LAP engagement to date, generating over 3,600 comments and ideas from stakeholder workshops, District committees, "pop-ups", youth workshops, community workshops, and phone and email correspondence.

A complete engagement summary was provided to Council at its July 24, 2023 meeting, which is published online along with a full transcript of Ambleside LAP feedback: <https://www.westvancouverite.ca/plan-ambleside>

6.4 Other Communication, Consultation, and Research

As noted in this report, staff have considered feedback and discussion ensuing from the July 24, 2023 Council meeting, and have responded with modest updates to the proposed bylaw amendments. As also noted, approval of the proposed OCP Bylaw amendments does not constitute a rezoning decision. Future site-specific rezoning application(s) would follow standard District processes, including a public hearing.

7.0 Options

7.1 Recommended Option

That Council give reading(s) to the proposed Zoning and OCP amendment bylaws and set the date for a public hearing.

7.2 Considered Options

- a) Give reading(s) to the proposed amendment bylaws and set an alternative date (to be specified) for a public hearing;
- b) Defer consideration pending the receipt of additional information (to be specified);
- c) Provide alternative direction (to be specified); or
- d) Reject the proposed bylaw amendments.

8.0 Conclusion

The proposed amendments to the Zoning and OCP bylaws, if approved, would modernize regulations for strata and rental buildings in the RM1 and RM2 zones, and guide incremental change in Ambleside's apartment areas through local OCP policy. Consistent with Council's direction at its July 24, 2023 meeting, staff have prepared these bylaw amendments and now recommend the process for their consideration commence.

Author: 

David Hawkins, Senior Manager, Community Planning & Sustainability

- A. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023
- B. Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5266, 2023
- C. Zoning Bylaw No. 4662, 2010: Proposed Changes
- D. Official Community Plan Bylaw No. 4985, 2018: Proposed Changes



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5264, 2023**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023

A bylaw to update regulations and definitions relating to residential rental tenure 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, and 5223.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for additional flexibility for strata and rental apartment buildings in the RM1 and RM2 zones, and to require residential rental tenure for dwelling units on select sites in those 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. 5264, 2023.

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

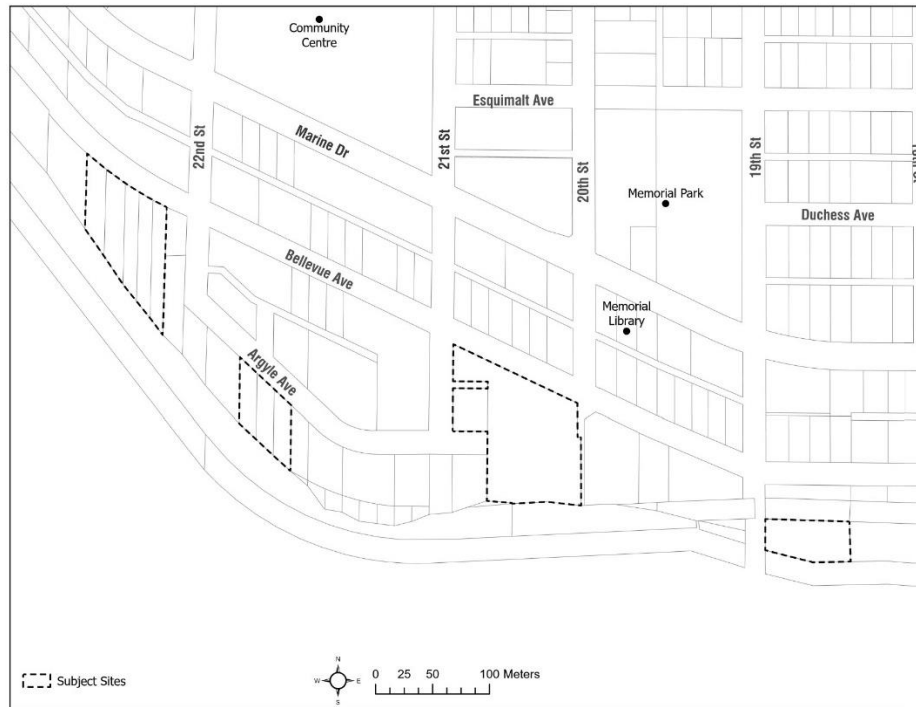
3.1 Zoning Bylaw No. 4662, 2010, Section 110 (Definitions) is amended by deleting the definition for “Residential Rental Tenure” in its entirety and replacing it with the following:

means occupancy of a dwelling unit by one or more tenants pursuant to a tenancy agreement, and not occupied by an owner of the dwelling unit.

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

3.2.1 Adding a new section 301.02 (3):

All dwelling units on the sites indicated in the map below are limited to residential rental tenure:

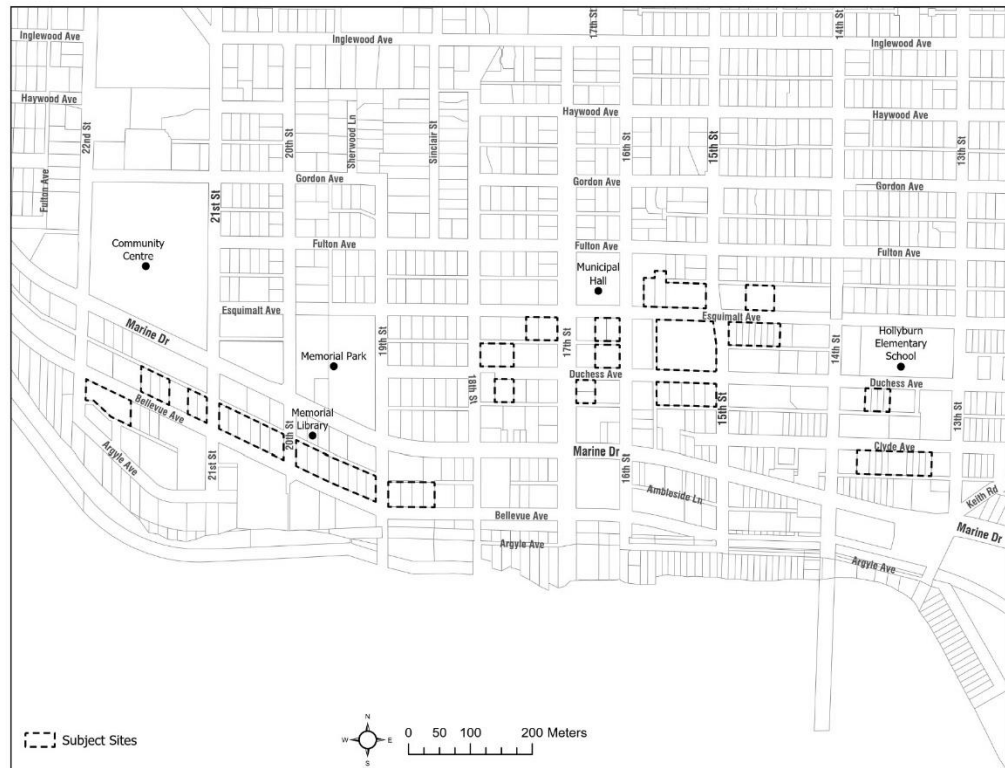


3.2.2 Deleting section 301.05 (Floor Area Ratio) and replacing it with the following:

- (1) Apartment building - 2.0 maximum, except:
 - (a) For sites located west of 23rd Street, the floor area ratio must not exceed 1.75 maximum.

3.2.3 Adding a new section 302.02 (3):

All dwelling units on the sites indicated in the map below are limited to residential rental tenure:



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

Apartment building – 2.0 maximum

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer



District of West Vancouver

**Official Community Plan
Bylaw No. 4985, 2018
Amendment Bylaw No. 5266, 2023**

Effective Date:

District of West Vancouver

**Official Community Plan
Bylaw No. 4985, 2018
Amendment Bylaw No. 5266, 2023**

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018 Amendment Bylaw No. 5266, 2023

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. 5266, 2023.

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-B 4 Ambleside

Apartment Area in its entirety and inserting in its place Policies & Guidelines BF-B 4 Ambleside Apartment Area, attached as Schedule A.

Schedules

Schedule A – Policies & Guidelines BF-B 4 Ambleside Apartment Area

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

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-B 4 Ambleside Apartment Area

POLICIES & GUIDELINES BF-B 4 AMBLESIDE APARTMENT AREAS



POLICIES & GUIDELINES

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.

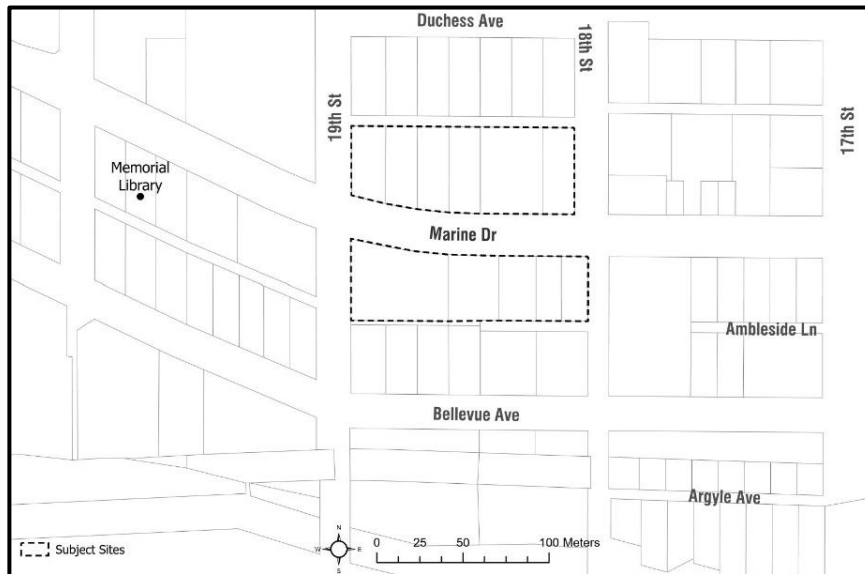
Policy BF-B 4.4

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:

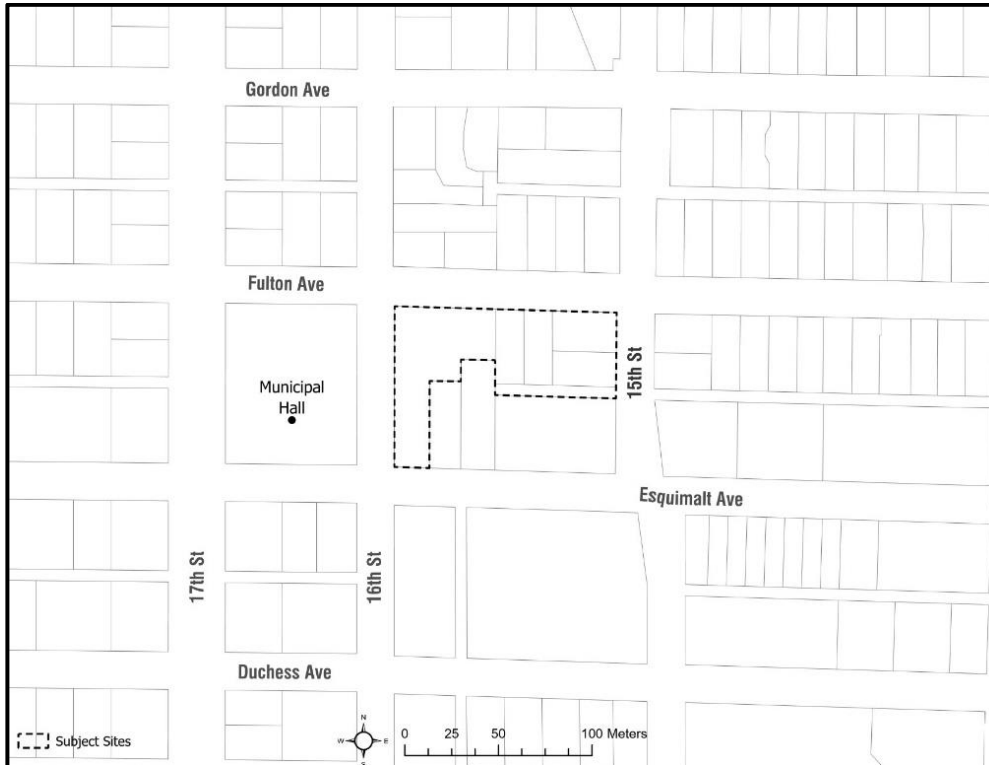
- a. Strata townhouses, stacked townhouses, or apartments, up to 4 storeys and 1.75 FAR; or
- b. Rent-to-own apartments up to 5 storeys and 2.0 FAR; or
- c. Rental apartments, seniors apartments, or strata apartments with below-market rental apartments where at least 20% of the residential floor area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

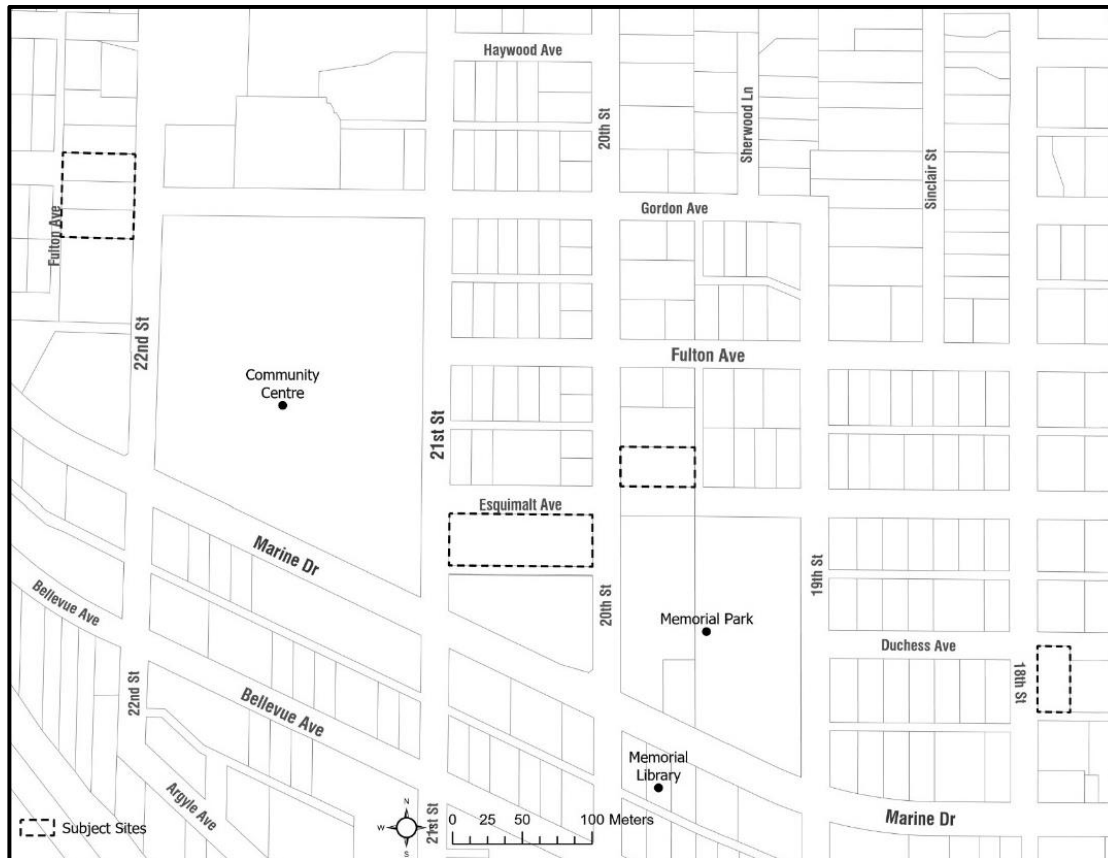


Map 3: District-Owned Lands, South Face, 1500 Block of Fulton Avenue

Policy BF-B 4.4.3

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

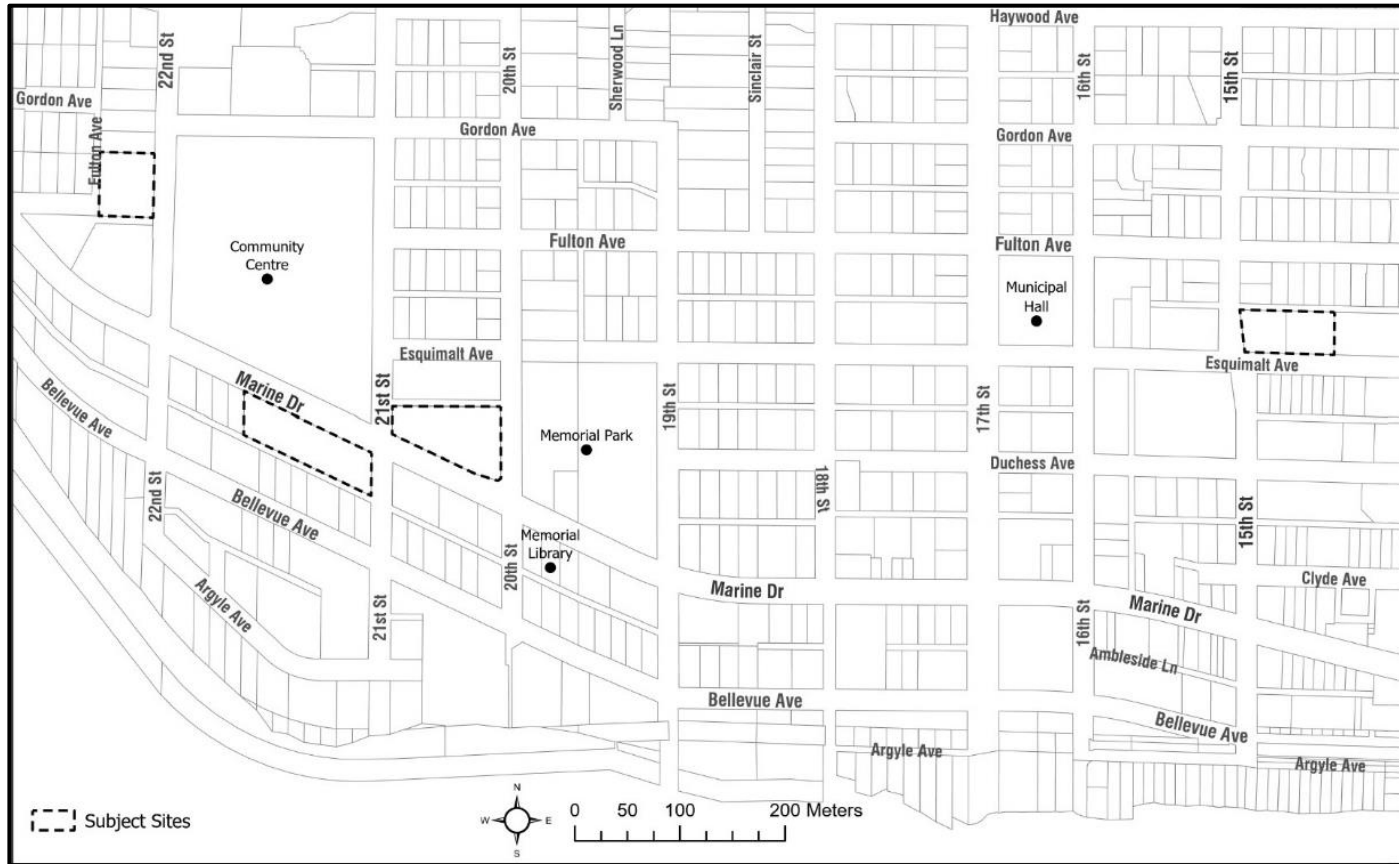
- a. Up to 4 storeys and 1.6 FAR where strata residential-only; or
- b. Up to 4 storeys and 2.0 FAR where strata residential with community use and/or public assembly use; or
- c. Up to 6 storeys and 2.5 FAR where rental residential-only; or
- d. Up to 6 storeys and 2.75 FAR where:
 - i. Rental housing with community use and/or public assembly use; or
 - ii. Strata apartments with below-market rental apartments, where at least 20% 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 6-8 storeys and 2.5 FAR for seniors housing.

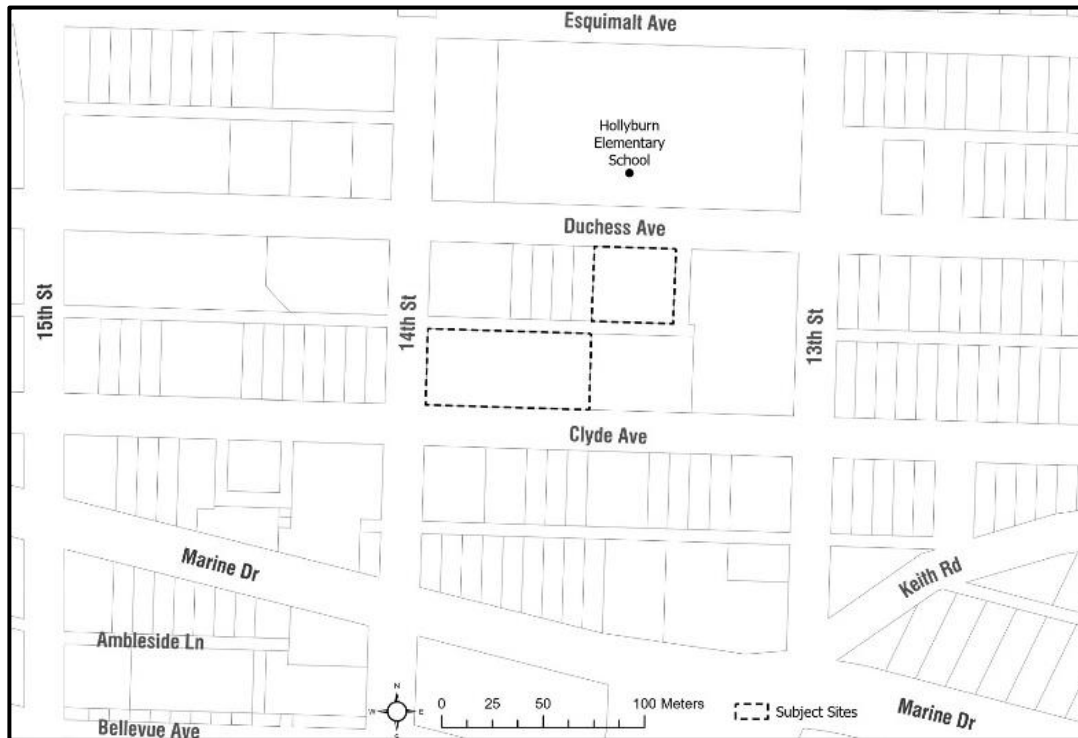


Map 5: Private, Non-Profit and Senior Government-Owned Age-Restricted Sites

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:

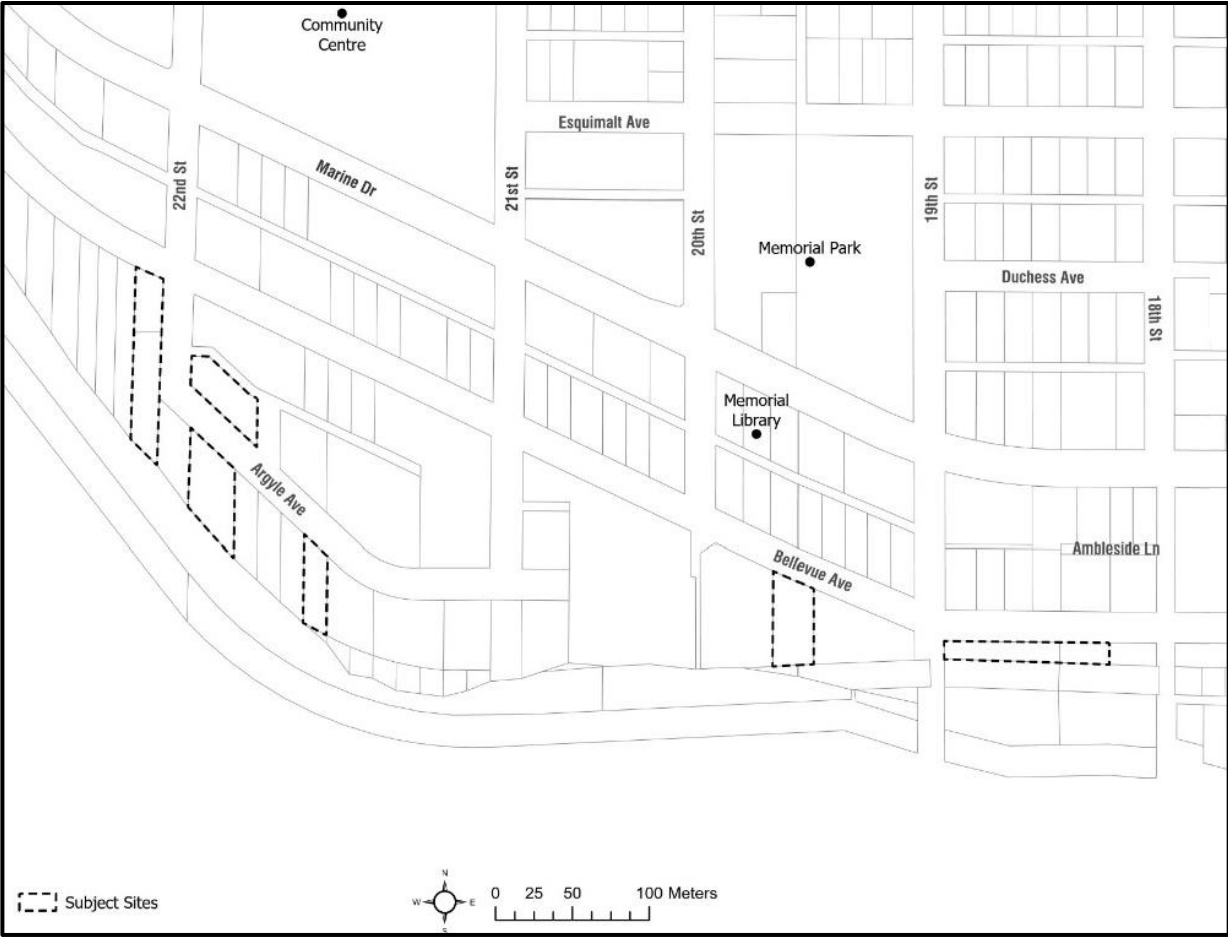
- a. Renewing former Land Use Contract sites on the 1300 block of Duchess Avenue and Clyde Avenue up to 2.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- b. Supporting Hollyburn Corner and reflecting the western apartment sub-area up to 2.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- c. Enabling up to 1.4 FAR on waterfront sites, with heights limited to 3 storeys from the higher of the street or lane; and
- d. Replacing existing surface and above-grade parking on **Ambleside's largest rental sites with rental infill up to 3.0 FAR** in total on the site, with appropriate heights to be determined through contextual review of the proposal.



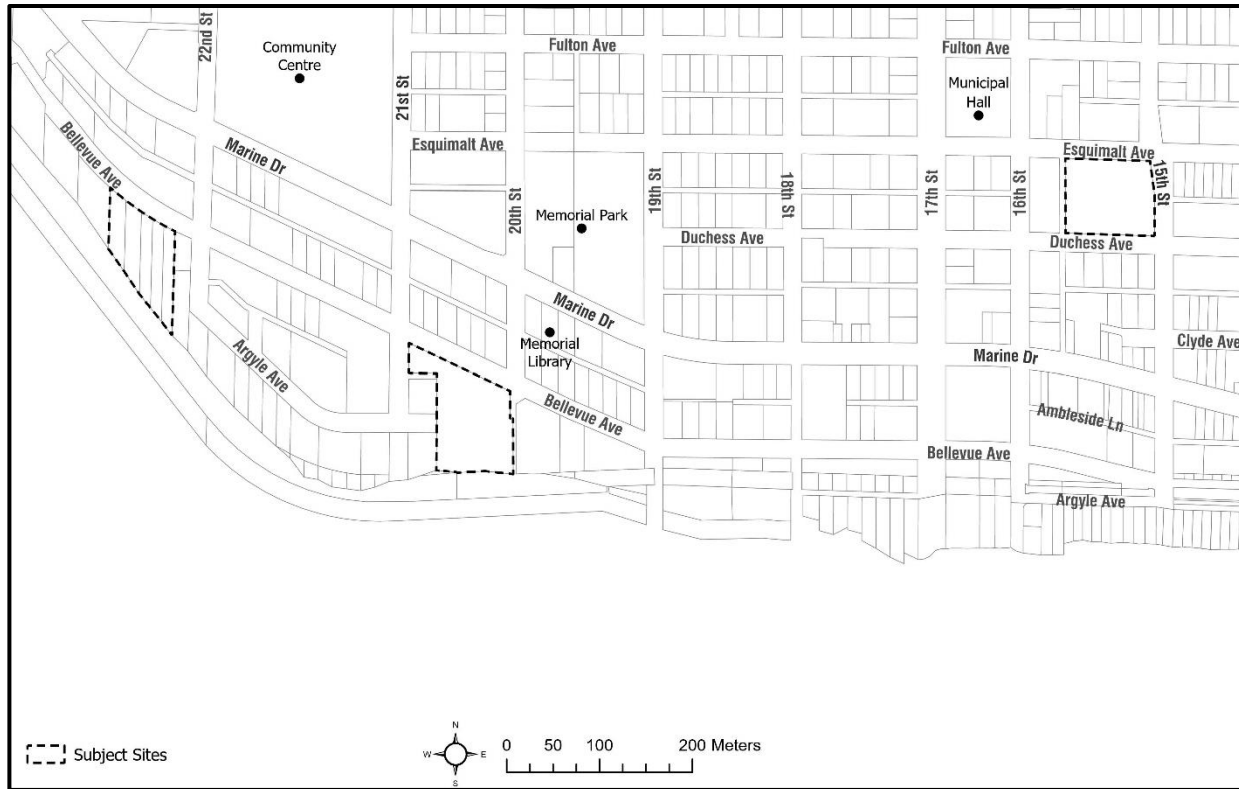
Map 6 A: Former Land Use Contract Sites, 1300 block of Duchess Avenue and Clyde Avenue



Map 6 B: Sites Around Hollyburn Corner



Map 6 C: Waterfront Sites



Map 6 D: Rental 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.

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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Zoning Bylaw No. 4662, 2010 – Proposed Changes

Below is an excerpt from Section 110, Definitions, and the RM1 and RM2 zones, with proposed changes – including additions and deletions – shown in red text. For the proposed amending bylaw, please refer to **Appendix A**.

Section 110 – Definitions

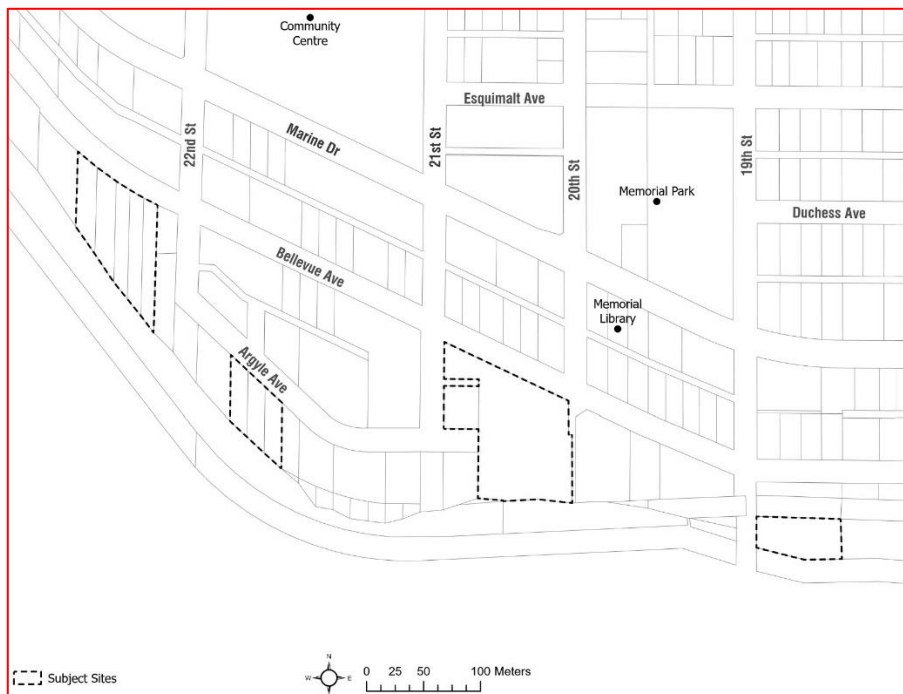
<p>Residential Rental Tenure</p>	<p>means occupied occupancy of a dwelling unit by one or more tenants pursuant to a tenancy agreement, and not occupied by an owner of the dwelling unit.</p>
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Section 300 – Multiple Dwelling Zones

301 - RM1 Multiple Dwelling Zone 1

301.02 Conditions of Use

- (1) The keeping of not more than 2 lodgers within any single family dwelling or duplex dwelling.
- (2) Accessory buildings and uses are permitted for single family dwellings and duplex dwellings only.
- (3) All dwelling units on the sites indicated in the map below are limited to residential rental tenure.



301.05 Floor Area Ratio

- (1) Apartment building – 1.75 2.0 maximum, except:
 - (a) For sites located west of 23rd Street, the floor area ratio must not exceed 1.75 maximum.

302 – RM2 Multiple Dwelling Zone 2

302.02 Conditions of Use

- (1) The keeping of not more than 2 lodgers within any single family dwelling or duplex dwelling.
- (2) Accessory buildings and uses are permitted for single family dwellings and duplex dwellings only.
- (3) All dwelling units on the sites indicated in the map below are limited to residential rental tenure.



302.05 Floor Area Ratio

- (1) Apartment building – 1.75 2.0 maximum, ~~except:~~
 - a) ~~In the case of Strata lots 1—6, DL 775, Group 1, New Westminster District, Strata Plan LMS 3767 together with common property to the unit entitlement of the strata lot as shown on Form 1. The floor area ratio of the apartment building existing on October 28, 1996 shall not exceed 1.98~~

~~b) In the case of Strata Lots 1—64, Block 1, District Lot 237, Strata Plan VR 233 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1 (located at 650—16th Street), the floor area ratio must not exceed 1.95~~

(2) Townhouses – 0.9 maximum

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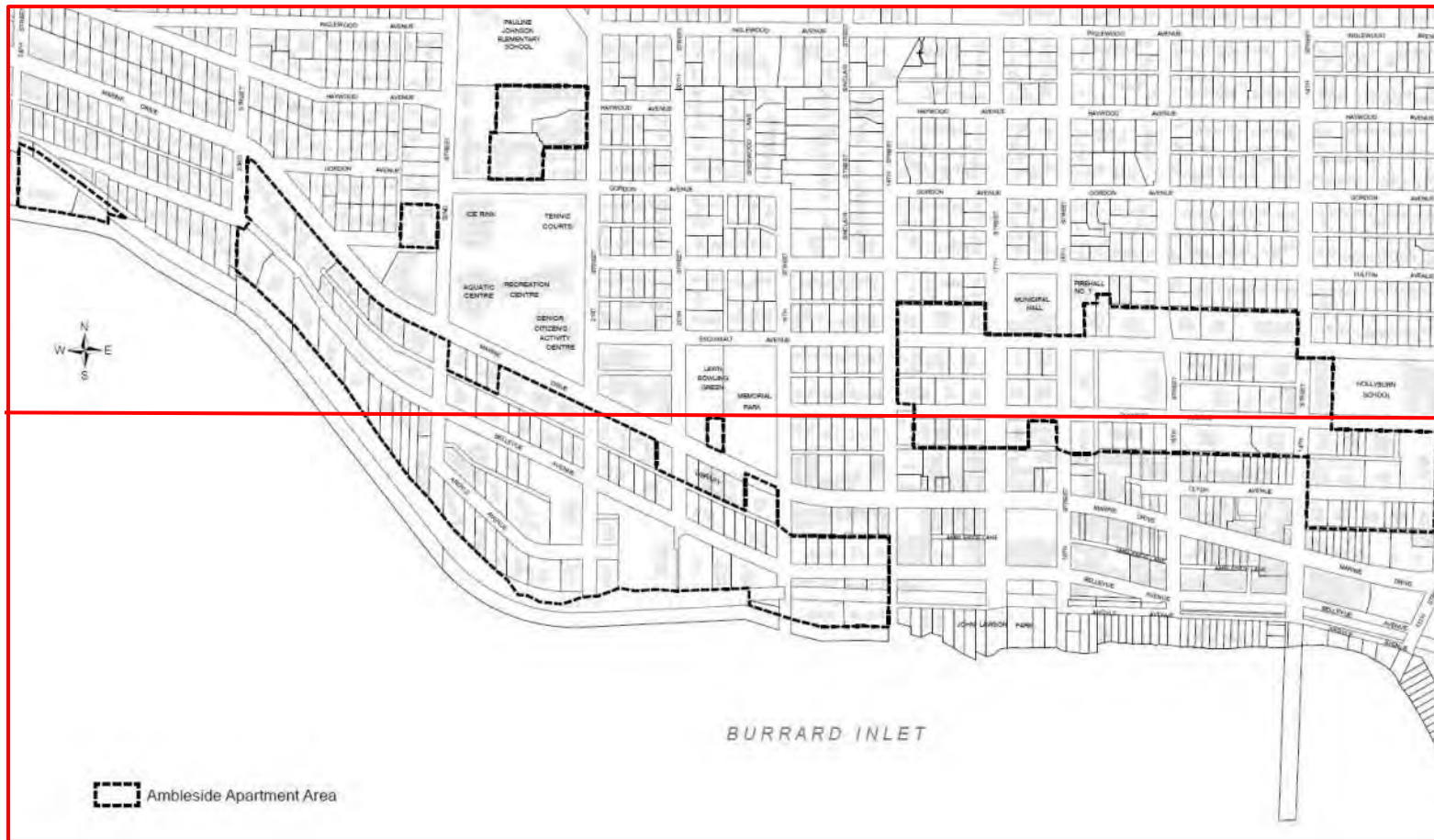
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Official Community Plan Bylaw No. 4985, 2018 – Proposed Changes

Below is a copy of the existing Ambleside Apartment Area Guidelines BF-B 4, with proposed changes – including additions and deletions – shown in red text.

POLICIES & GUIDELINES BF-B 4

AMBLESIDE APARTMENT AREAS





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

AMBLESIDE APARTMENT AREA ~~GUIDELINES~~ 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:	<ol 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 5-4.3

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

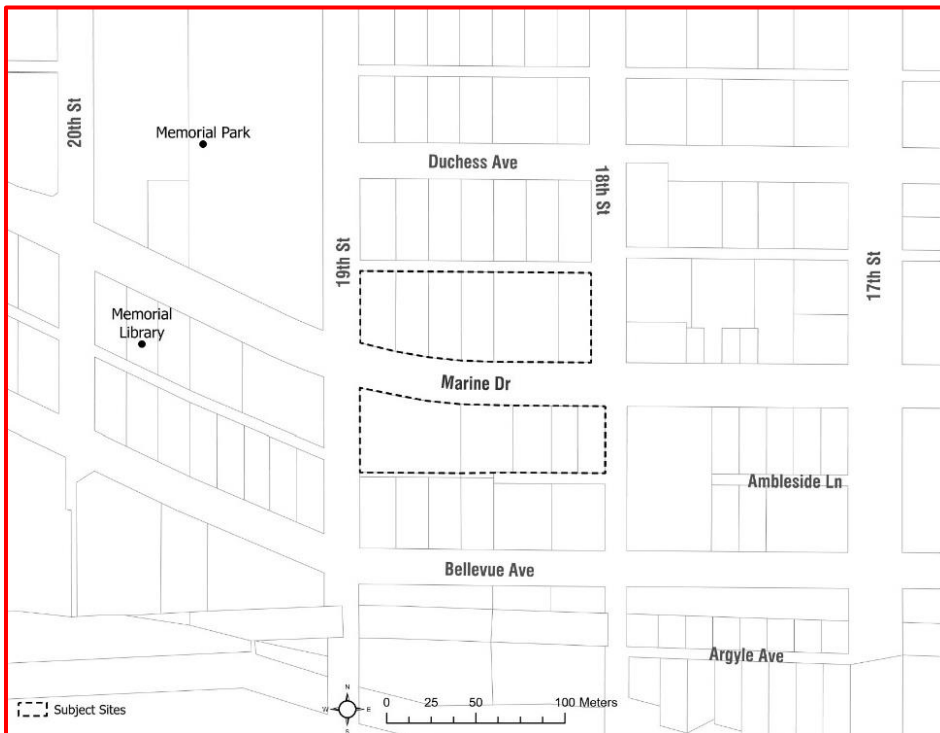
Policy BF-B 4.4

A site within a ~~high density multiple dwelling zone~~ in 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:

- a. Strata townhouses, stacked townhouses, or apartments, up to 4 storeys and 1.75 FAR; or
- b. Rent-to-own apartments up to 5 storeys and 2.0 FAR; or
- c. Rental apartments, seniors apartments, or strata apartments with below-market rental apartments where at least 20% of the residential floor area is used for below-market rental, up to 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 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:

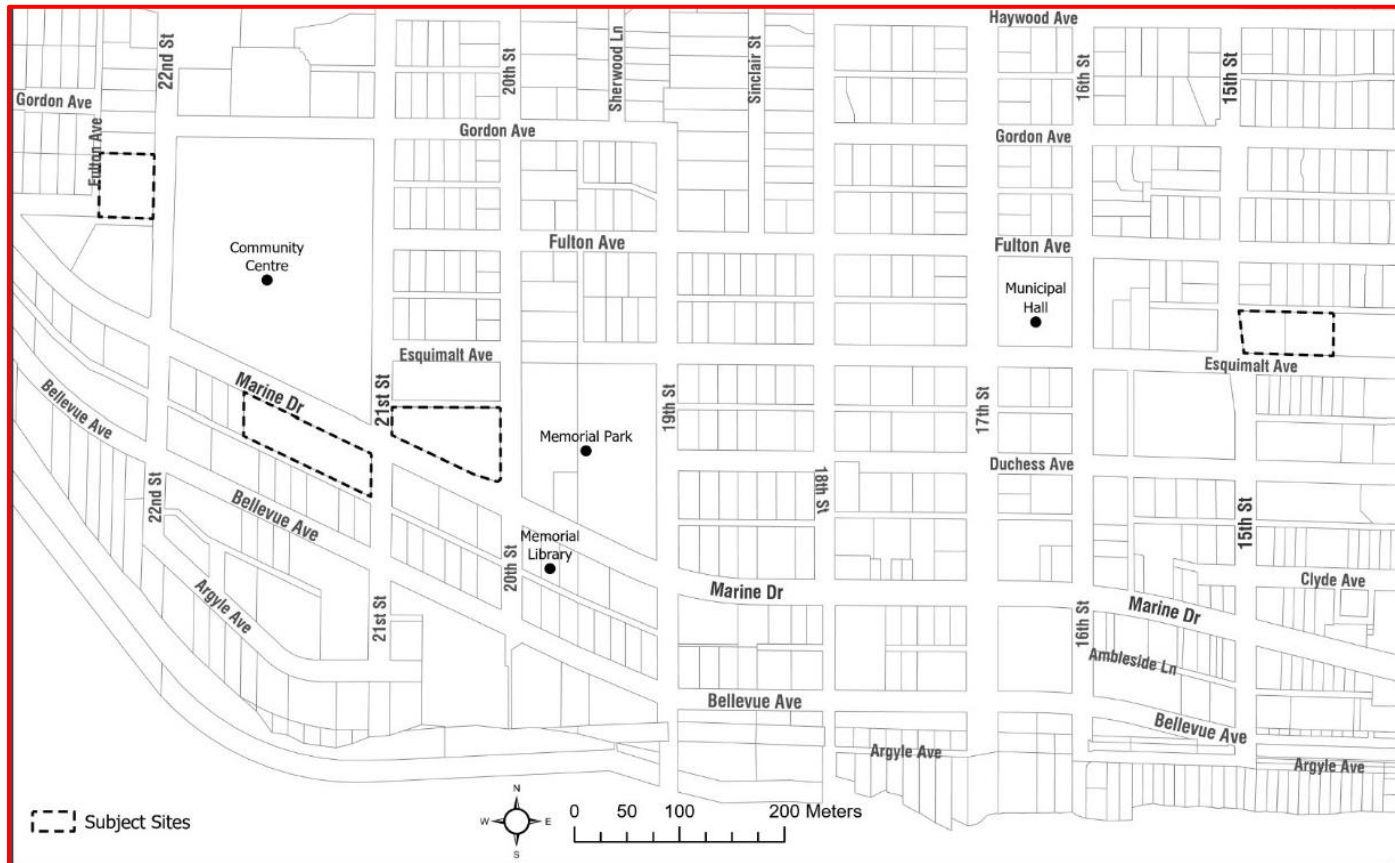
- a. Up to 4 storeys and 1.6 FAR where strata residential-only; or
- b. Up to 4 storeys and 2.0 FAR where strata residential with community use and/or public assembly use; or
- c. Up to 6 storeys and 2.5 FAR where rental residential-only; or
- d. Up to 6 storeys and 2.75 FAR where:
 - i. Rental housing with community use and/or public assembly use; or
 - ii. Strata apartments with below-market rental apartments, where at least 20% 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 6-8 storeys and 2.5 FAR for seniors housing.

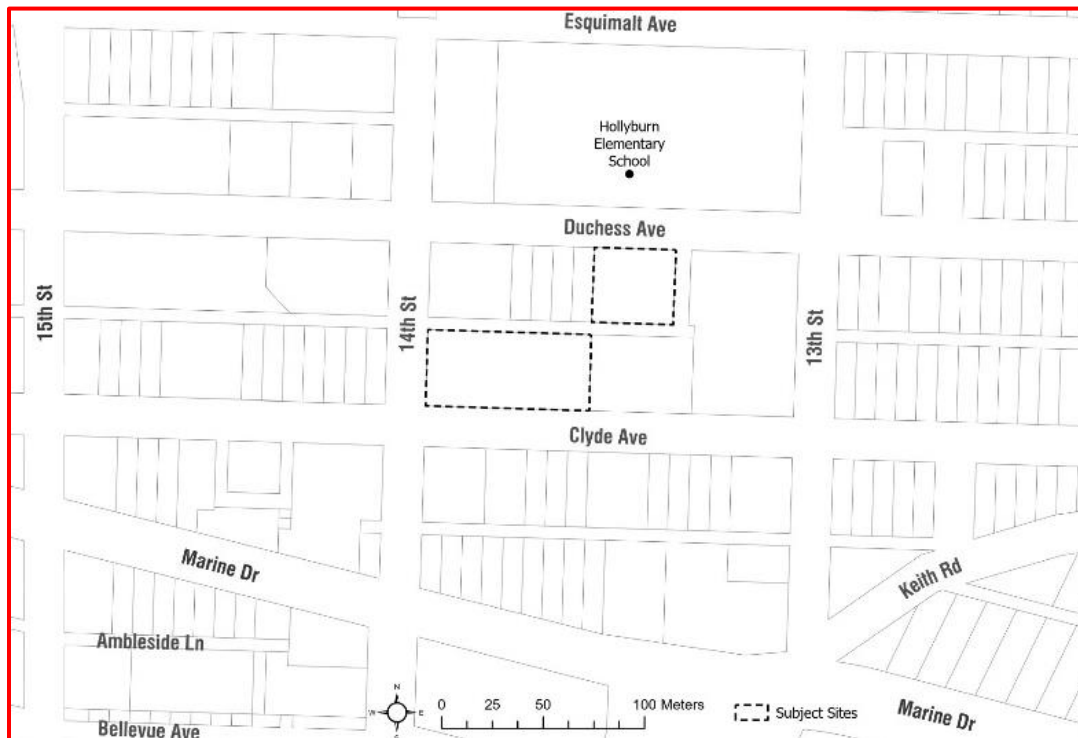


Map 5: Private, Non-Profit and Senior Government-Owned Age-Restricted Sites

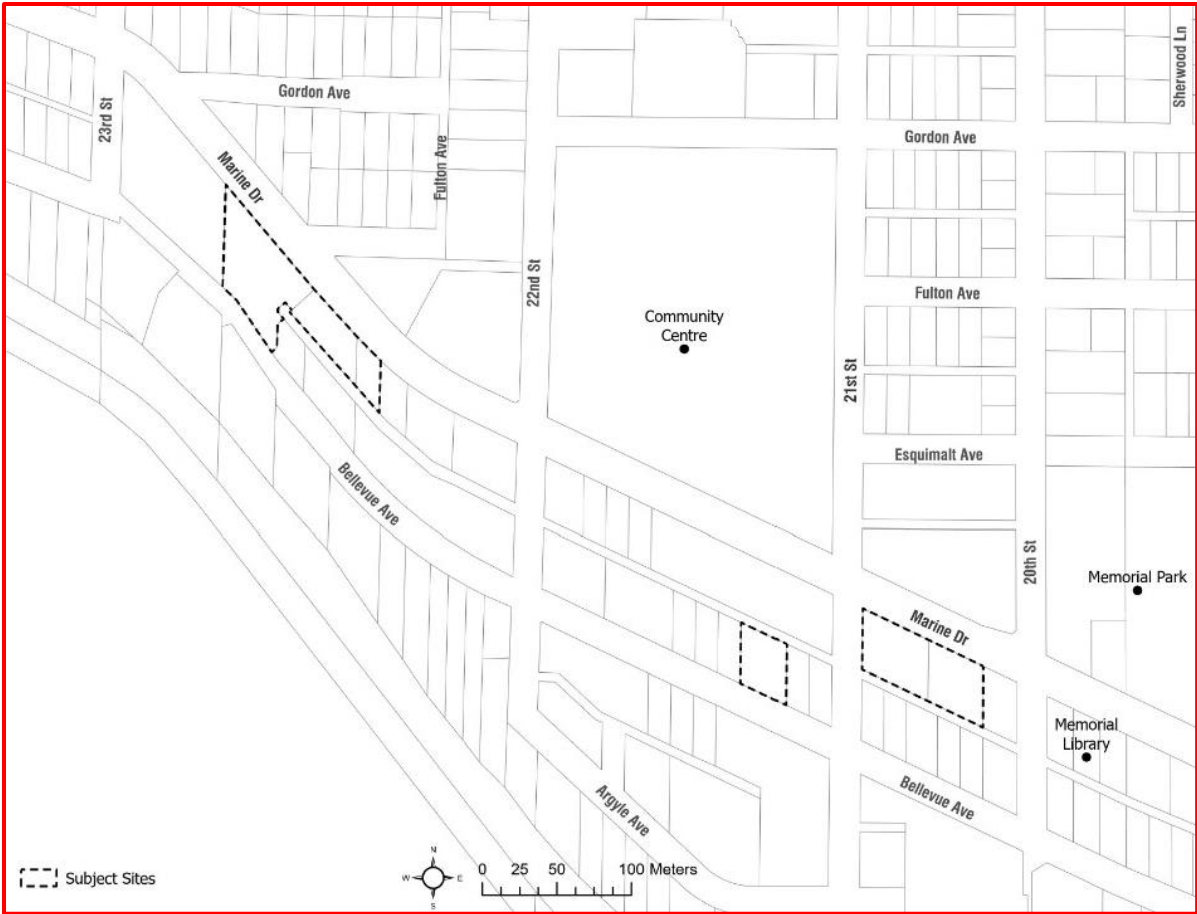
Policy BF-B 4.4.5

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

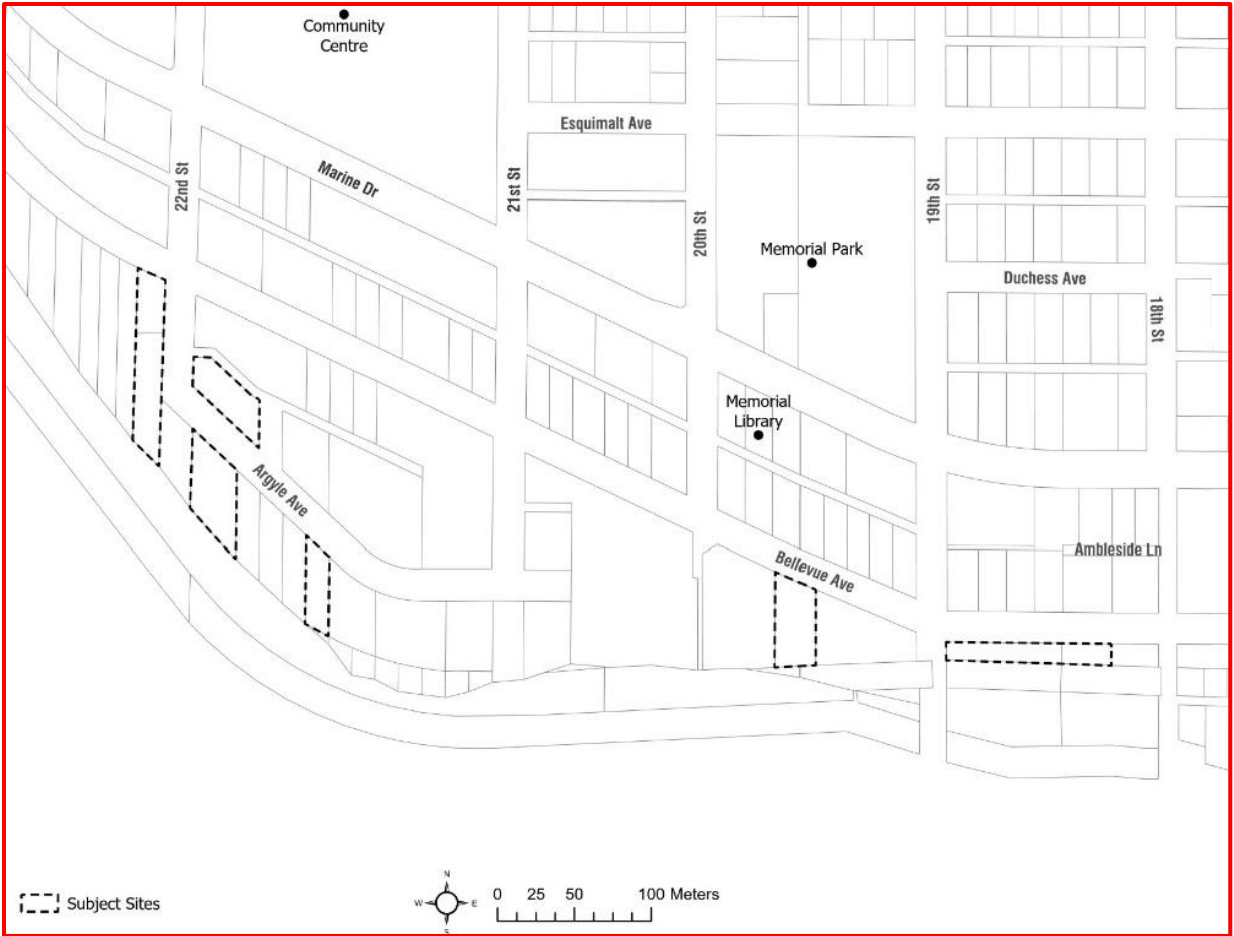
- a. Renewing former Land Use Contract sites on the 1300 block of Duchess Avenue and Clyde Avenue up to 2.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- b. Supporting Hollyburn Corner and reflecting the western apartment sub-area up to 2.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- c. Enabling up to 1.4 FAR on waterfront sites, with heights limited to 3 storeys from the higher of the street or lane; and
- d. Replacing existing surface and above-grade parking on **Ambleside's** largest rental sites with rental infill up to 3.0 FAR in total on the site, with appropriate heights to be determined through contextual review of the proposal.



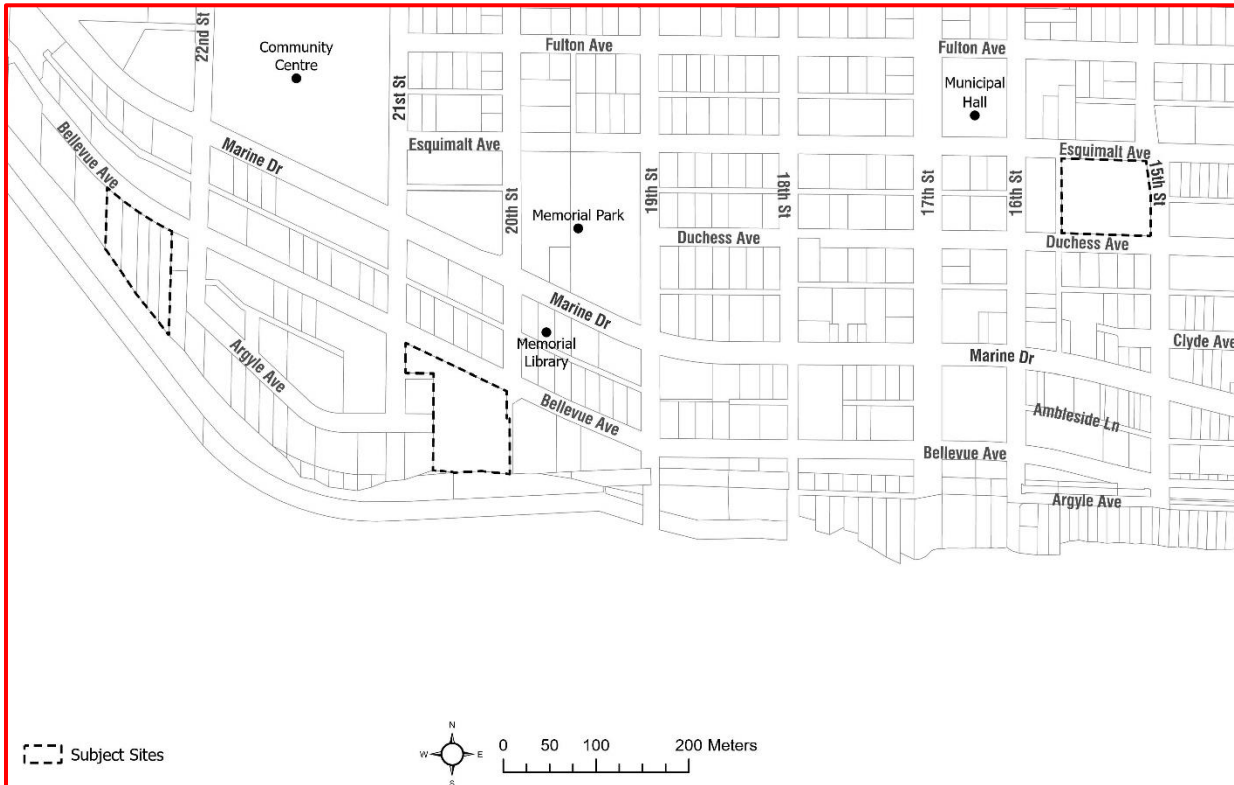
Map 6 A: Former Land Use Contract Sites, 1300 block of Duchess Avenue and Clyde Avenue



Map 6 B: Sites Around Hollyburn Corner



Map 6 C: Waterfront Sites



Map 6 D: Rental 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.

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.

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- 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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From: [REDACTED] s. 22(1)
Sent: Monday, February 6, 2023 10:39 AM
To: Mark Sager; Nora Gambioli; Sharon Thompson; Linda Watt; Scott Snider; Peter Lambur; Christine Cassidy
Cc: correspondence
Subject: Ambleside Local Area Plan (LAP) Options Booklet

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Councillors,

I was pleased to see and read through the Ambleside LAP options booklet. I hope that you will support the recommended engagement process, then I will look forward to participating in the virtual and in-person workshops with the general public.

I believe that housing affordability and diversity, climate change and traffic congestion are the most important issues that the District needs to address going forward. The mix of proposed multi-family dwellings in the three options, leads me to believe that these proposals in the booklet are on the right track to begin addressing housing affordability and diversity in the District. However, the booklet does not include measures to address climate change and traffic congestion. I feel that consideration of such measures should be an integral part of the Ambleside LAP planning and community engagement process.

A significant amount of the greenhouse gas emissions will be produced during the construction and subsequent occupation of 1,000-1,200 estimated net new units in the Ambleside Municipal Town Centre. The fact that most of the buildings will be comprised of multi-family dwellings is a good step toward minimizing greenhouse gas emissions because multi-family dwellings can be more energy efficient than single family homes. Here are some mitigating measures that can be taken to minimize greenhouse gas emissions produced during the construction and subsequent occupation of the buildings themselves:

- insulated concrete form (ICF) foundations;
- mass timber construction instead of concrete and steel;
- construct the buildings to passive house standards;
- no use of natural gas for heating water or air in the buildings;
- use of air and/or ground sourced heat pumps for heating and cooling;
- green roofs and rooftop solar panels; and
- sufficient charging facilities for electric cars and e-bikes.

One of the biggest concerns that are typically expressed when plans for new residential multi-family buildings are presented to the public is increased traffic congestion. This will continue to be a valid concern during implementation of the Ambleside LAP, as it will certainly result in additional automobiles on the roadways. As stated in Appendix B of the booklet, the 2010 District of West Vancouver Strategic Transportation Plan (STP) *“aimed to reduce vehicle dependency, expand mode choice, and promote safety and sustainability while reflecting community transportation priorities.”* Here are some measures that can be taken during implementation of the LAP to address the aim of the STP and minimize the increase in LAP-related automobile traffic on the District’s roadways, which will also minimize greenhouse gas emissions from fossil fuel driven automobiles:

- Extend the Rapid Bus service on Marine Drive from Park Royal westward to the Ambleside Town Centre.

- Expand the Frequent Transit Network (a network of corridors that have transit service every 15 minutes or better) to a bus route north of Marine Drive within the LAP boundaries.
- Offer car and bike-share services.
- Minimize on-site car parking in the buildings and implement an on-street parking fee.
- Increase the number of secure bike storage facilities in multi-family buildings from the current requirement of 1.5 per dwelling.
- Significantly increase the number of sidewalks within the LAP boundaries with sidewalks on both sides of the roads in higher density areas.
- Separate cyclists from pedestrians on the Spirit Trail all the way through Ambleside and extend the Spirit Trail westward to Dunderave.
- Build a dedicated two-way bikeway between Ambleside and the Welch Street Bridge over the Capilano River.
- Ensure that the designated bike network routes within the LAP boundaries are suitable for all ages and abilities (AAA) which means low motor vehicle speeds and volumes on local streets, or providing physical separation for people on bicycles on busy streets. For example, Bellevue Avenue, west of 18th Street, could become an AAA bike route by installing traffic diversions to reduce motor vehicle speeds and volumes, or by installing separated bike lanes.
- Provide wayfinding signage to major destinations on designated bike network routes within the LAP boundaries. This wayfinding could be enhanced by installing signage designating a bike loop, with some traffic calming features, connecting schools and other municipal facilities in and adjacent to the LAP boundaries.

I hope that consideration of measures to address climate change and traffic congestion will become an integral part of the Ambleside LAP planning and community engagement process.

Sincerely [Redacted] s.22(1)

--
[Redacted] s. 22(1)

West Vancouver, British Columbia,
Canada, [Redacted] s. 22(1)

[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, February 6, 2023 12:18 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Cc: correspondence
Subject: Ambleside Local Area Plan (LAP): Progress Report and Next Steps
Importance: High

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I am writing to ask you to support the recommendation from District staff for the Ambleside Local Area Plan (A-LAP) with two modifications to ensure that the process and ultimate decision-making is effective and in the best interests of the sustainability of the community.

I have raised my family in WVan for [REDACTED] s.22(1) years and [REDACTED] s.22(1) included objectively assessing a wide variety of business, not-for-profit and government organizations to improve their performance, service, management and sustainability. I became increasingly concerned about the lack of progress to avoid the significant erosion of our community in the face of significant change. Last summer I decided to undertake my own review of key issues and governance of WVan. My focus was to:

1. identify the priority issues facing the sustainability of WVan,
2. determine candidates' positions on these issues,
3. recommend improvements to the governance and decision-making processes following the election, and
4. identify motivated and subject matter experts amongst WVan residents who are willing to help with solutions.

Since I have virtually no prior involvement with the Council, I undertook to interview as many people as I could, including most candidates for Council and all candidates for mayor, and a wide variety of WVan residents, many including many of the 65% who did not vote, are not involved in the political process or any lobbying on local issues.

I shared issued my report to my wide contact base including all those I had interviewed, including the Mayor and four new Council members. My recommendations herein are based upon my initial findings and subsequent further analysis and discussions.

Modification #1

The scope of workshops and public input needs to be expanded to ensure adequate feedback is obtained from as wide a variety of inputs as possible. For instance, I would have thought that the West Vancouver Chamber of Commerce would have been included as well as an invitation to any other group who might like to be involved. Some of the groups that are identified appear to have strong affiliations with certain members of Council and their election platforms in the recent election. Also, the input should be sought from a District-wide perspective since Ambleside is an important part of the whole District and the interdependency of the components of the District are important for achieving sustainability of the whole community. Many of the key issues relating to sustainability of WVan were not seriously debated during the election but should be an important part of developing the LAP since the decisions on it will affect all residents in West Van directly or indirectly. Other groups or forums allowing other input should be solicited to ensure that the LAP is consistent with key criteria of the vision for Ambleside but also its important interdependency with, and sustainability of, WVan.

Modification #2

The requirement to disclose any actual or possible conflicts of interest should be built into the engagement and decision-making process to add to its credibility in view of the new BC legislative rules of conduct requirements for local governments based on the recommendations by the Union of BC Municipalities, the Local Government Management Association of BC, and the BC Ministry of Municipal Affairs. These new requirements are a reaction to the number of high-profile incidents with elected local government officials and code of conduct breaches by professionals running for public office in BC. Under the Community Charter legislation, all new Councils in BC are required to formally affirm their Code of Conduct within the first six months of their terms.

Conflict is normally defined as being in a position to receive a direct or indirect benefit which includes whether an individual, their relatives, clients, business associates and their clients could receive a benefit i.e.. parties who are considered non arms-length.

These changes help the new Council:

1. Address some major issues that have not been fully identified, including the lack of new revenue to deal with increasing operating costs, deteriorating capital assets, more complex transportation problems and significant costs caused by climate change;
2. Ensure a more objective analysis of key issues to help deal with many of the polarized views in the community particularly on the issue of housing;
3. Increase the input from more residents who have been unhappy with the lack of progress by WVan in dealing with major issues cited above and tap into their resourcefulness;
4. Establish the credibility of this important public process to assure all residents that the process has integrity, since there have been well publicized cases in recent years of breaches by municipal officials.

Respectfully submitted,

s. 22(1)

West Vancouver

From: Elaine McHarg [REDACTED] s. 22(1)
Sent: Monday, February 6, 2023 3:09 PM
To: Robert Bartlett; Jim Bailey
Cc: correspondence; Scott Snider
Subject: Ambleside Local Area Plan Progress Report and Next Steps.

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello Mr. Bartlett and Mr. Bailey,
I am writing to you today as the Chair of the West Vancouver Chamber of Commerce.

Having reviewed the Council Report prepared by David Hawkins (Senior Manager, Community Planning & Sustainability) on the proposed approaches to the Ambleside Local Area Plan, we remain confident in the expertise of the WV Planning group. Our experience with Mr. Hawkins and Mr. Bailey on public planning has indicated a high level of professionalism and attention to the needs of residents and businesses, now and in the future.

We did note that the WV Chamber of Commerce was not included as a stakeholder in this important consultation. We respectfully request that the WV Chamber be included as a stakeholder (as in the past), specifically as it pertains to the commercial lands and town centre component of the plan. The WV Chamber has a 70-year history in the community and represents a perspective on business needs which goes beyond that of a business improvement association. This may simply have been an oversight and we appreciate your consideration.

The WV Chamber strongly supports the local area planning initiative for the Ambleside area, and we look forward to contributing to this community project.

Best Regards,

Elaine McHarg
Chair, West Vancouver Chamber of Commerce

Note: A copy has been provided to Scott Snider directly as the WV Council liaison to the Chamber of Commerce.

Please remove my personal details prior to publication.

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From: [REDACTED] s. 22(1)
Sent: Wednesday, April 12, 2023 8:12 AM
To: correspondence
Subject: Fwd: Ambleside Local Area Plan

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1) Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

>> Dear Mayor and Council,

>>

>> I am writing this letter as [REDACTED] s.22(1) the Ambleside Local Area Plan workshops are going to be held and I wanted to voice my concerns. Having been in the [REDACTED] s.22(1) business for over 40 years, I can understand the difficulty the planning department is facing when drafting this plan. I have reviewed the three proposed options and all have merit as well as drawbacks. However, I would like to draw your attention to certain parameters that should be considered. Firstly, when considering such an extensive housing development we must ensure we have the infrastructure to support it. As it stands now, our transportation system cannot handle any further housing added to the north shore. Either a third crossing must be built over the Burrard Inlet or the addition of rapid transit must be added to the north shore before additional housing is built. Secondly, one must consider the views of the existing residents who currently live in Ambleside. To block these views would be a travesty to people who purchased property believing construction could not be higher than 40 feet or three stories in height. Thirdly, I realize this is a long term plan but I question whether we need close to 1000 units of additional housing in Ambleside. What we need is a well conceived plan that updates some of the old dilapidated properties in Ambleside and brings the seaside village character to prominence.

>>

>> Thank you for taking the time to read my email and if you have any questions regarding the above I would be happy to answer them.

>>

>> Yours truly,

>>

>> [REDACTED] s. 22(1)

>>

>> West Vancouver

>

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From: [REDACTED] s. 22(1)
Sent: Wednesday, April 12, 2023 10:20 AM
To: correspondence; Ambleside Local Area Plan
Cc: [REDACTED] s. 22(1)
Subject: Ambleside Local Area Plan Options
Attachments: DWV-#5596164-v1-APPENDIX_A_Ambleside_Local_Area_Plan_Options_Booklet.pdf

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1) Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hi,

Given the critical importance of the AMBLESIDE LOCAL AREA PLAN OPTIONS (see attached) to residents in our neighborhood, will additional workshops be scheduled as the initial workshops are all full?

Please advise.

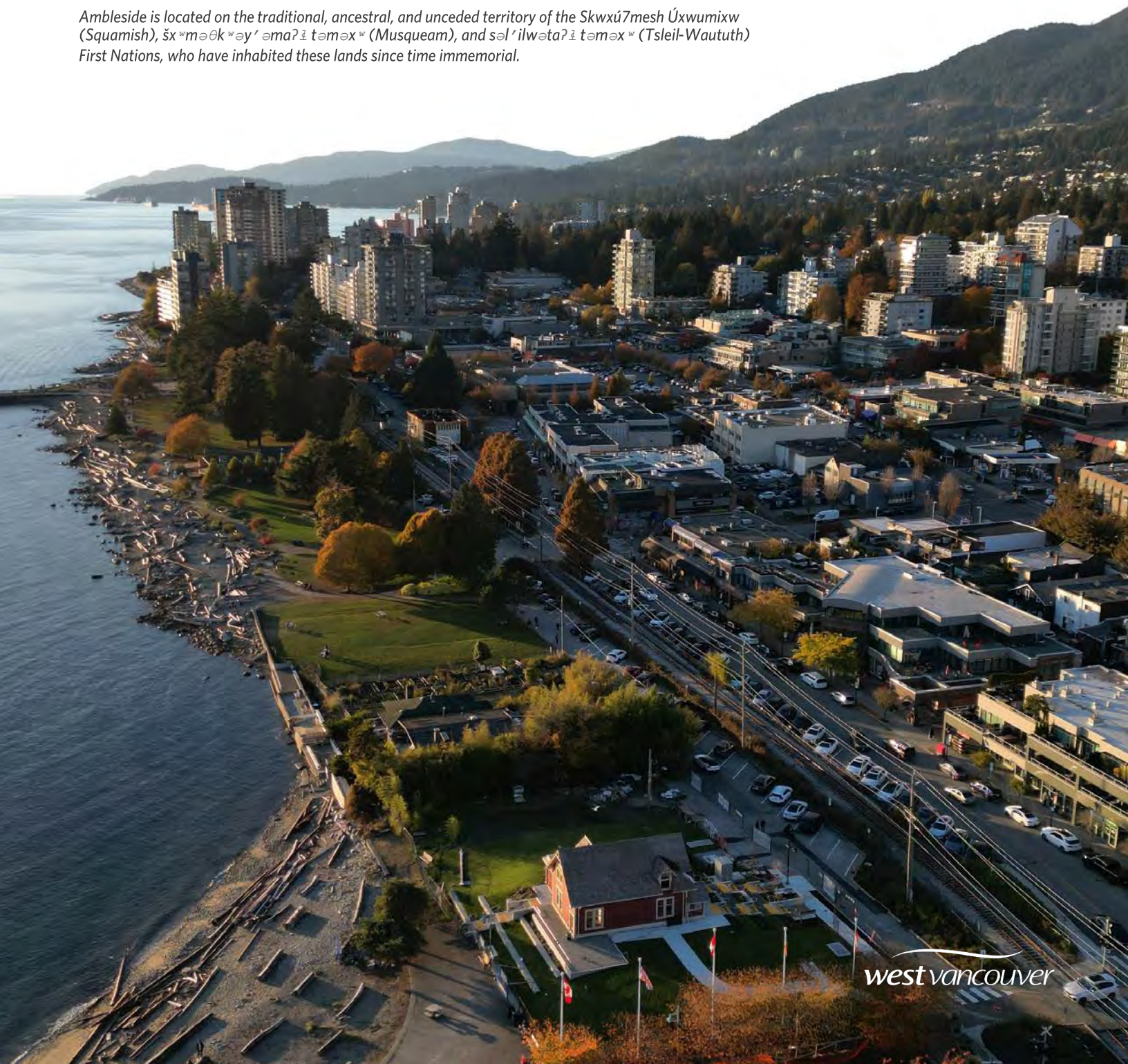
Thanks,

[REDACTED] s. 22(1) West Vancouver)

AMBLESIDE LOCAL AREA PLAN OPTIONS BOOKLET

District of West Vancouver | January 2023

Ambleside is located on the traditional, ancestral, and unceded territory of the Skwxú7mesh Úxwumixw (Squamish), śxʷməθkʷəyʹəməʔɪtəməxʷ (Musqueam), and səlʹilwətaʔɪtəməxʷ (Tsleil-Waututh) First Nations, who have inhabited these lands since time immemorial.



Introduction

In June 2022, Council directed staff to prepare three high-level, draft local area plan (LAP) options for Ambleside. This booklet illustrates them for the community to discuss, respond to, and collaboratively shape. None of the three options are “the” plan for Ambleside. They are an engagement tool for your input, which will subsequently help lead to the LAP for Council to consider adopting into West Vancouver’s Official Community Plan (OCP).

The three options respond to existing OCP policies, including direction to: create capacity for 1,000-1,200 estimated new housing units (2.1.13); emphasize Ambleside as the heart of West Vancouver with commercial uses (shops, services, restaurants and offices), cultural spaces, civic facilities, and visitor accommodation (2.3.1); and prioritize mixed-use and apartment forms in core areas, with ground-oriented multi-family forms to transition to adjacent neighbourhoods (2.1.14).

These options are also informed by Ambleside’s local planning history. With over 30 studies completed in the last 75 years, many issues and ideas for the future have been explored.^[1] Six key themes emerged from this review:

1. The **character** of Ambleside and the appropriate scale and height of buildings.
2. The **housing mix** to accommodate current and future residents.
3. The **commercial hub** and the shops, services and employment the centre provides.
4. The **natural setting** and the way the slope, creeks and waterfront shape Ambleside.
5. The **public realm** and how people gather, spend time, and move around.
6. The **focus** of Ambleside, where it begins and ends, and where change makes most sense.

The three draft options respond to these six themes and the OCP policies in different ways. This allows you to see alternatives and puts a variety of ideas “on the table” for discussion. The options illustrate different ways of thinking about the future of Ambleside that are not mutually exclusive. Your response to these options—what you like, dislike, or think could be improved—will shape that future by distilling or refining the best elements of each option into the LAP.

^[1] These are summarized in a separate planning history document at: www.westvancouverite.ca/plan-ambleside



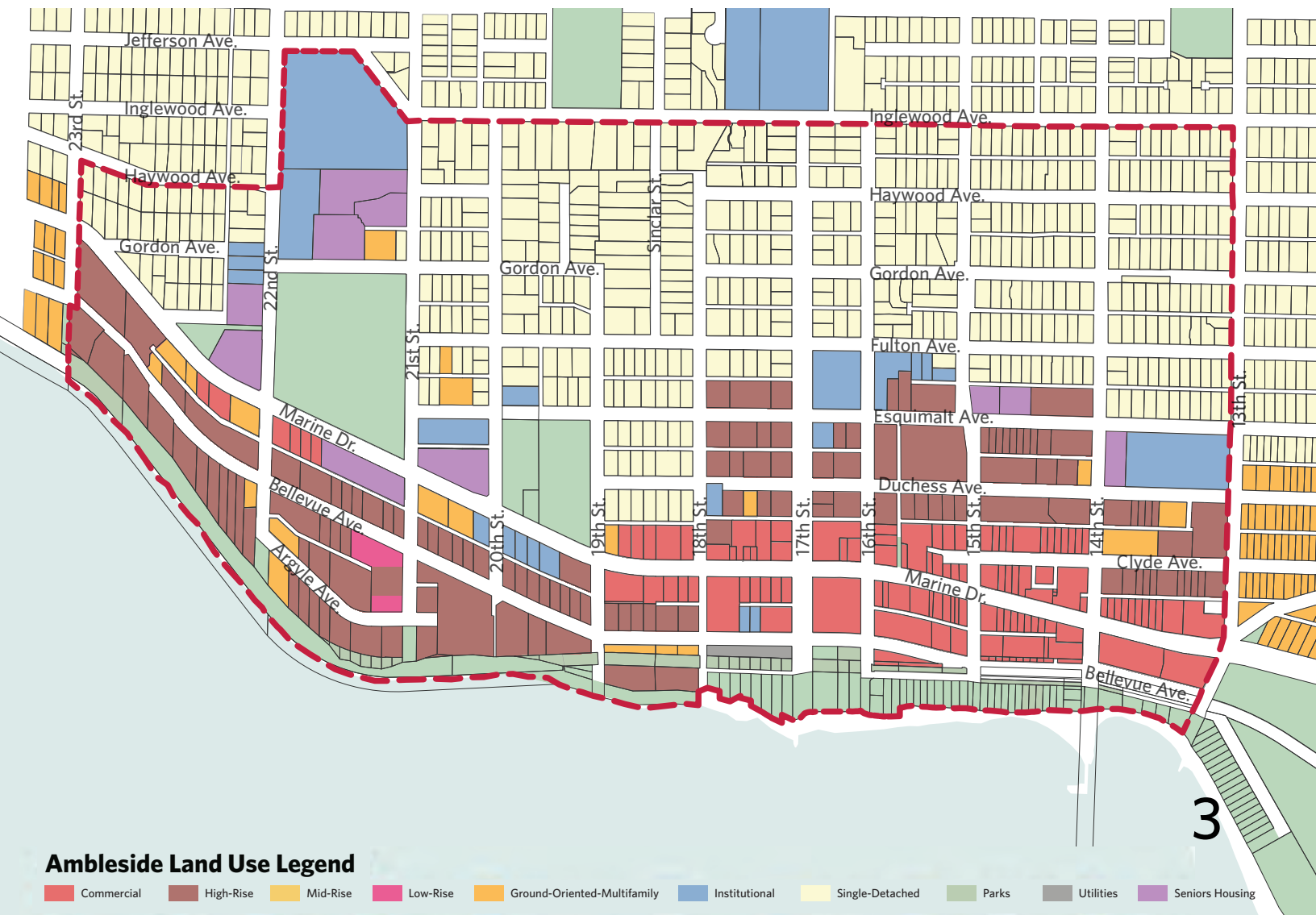
ambleside

The Study Area Today

Ambleside is located on the north shore of the Burrard Inlet, situated between—and complemented by—the smaller, single commercial block of Dundarave to the west, and the regionally-serving Park Royal shopping centre to the east. The area slopes up from the waterfront and rail line, crosses the main throughfare of Marine Drive, and moves northwards to the apartment area and single-detached neighbourhoods beyond. This natural, topographical “amphitheatre” around the commercial precinct includes McDonald, Lawson and Vinson creeks, which run through the backyards of single-detached houses before, in some cases, entering culverts through the apartment and commercial areas.

In addition to being a distinct neighbourhood and centre in and of itself, Ambleside plays a unique and primary role in the District as our “seat of government”, our largest social “hub”, and our commercial “main street”. It includes a range of signature parks, three schools within or adjoining the study area, and many public facilities (including the library, community and seniors centres). It remains a focus for residents, businesses, and visitors—and its continued success and long-term vitality is of importance to the entire West Vancouver community.

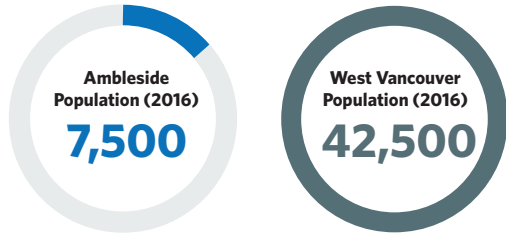
While the final LAP boundaries will be determined as an outcome of the planning and engagement process, the map below illustrates existing land uses within the study area. In total, about 71% of Ambleside’s land is occupied by residential uses, 22% by community and park uses, and 7% by commercial uses.



The Community Today

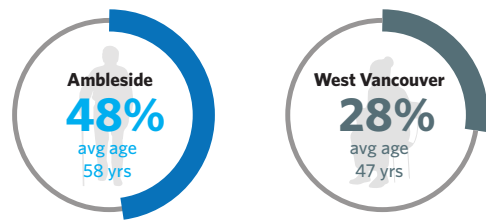
An important part of community planning is understanding the community today. These infographics summarize some of Ambleside's population characteristics compared to the District.

Percentage of Residents who live in Ambleside



Ambleside is West Vancouver's main population hub and is home to 7,500 residents (nearly one-fifth of District's total).

Percentage of Residents above 65 yrs old



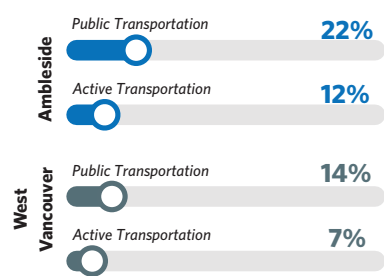
Ambleside has an aging population and is home to 45% of West Vancouver's low-income seniors.

Percentage of Residents who are Children + Teenagers (5-19 yrs old)



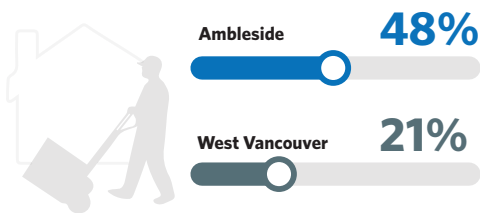
Ambleside has a low percentage of children, despite containing three schools within or adjacent to its boundary.

Percentage of Residents who Take Public Transit to Work



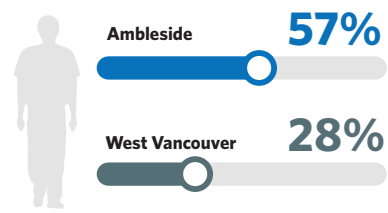
Ambleside's mixed-use environment offers opportunities to bus, cycle, or walk, and residents are approximately 50% more likely to commute to work using public transit.

Percentage of Renters



Ambleside contains 90% of West Vancouver's purpose-built rental units, and 74% were built over 40 years ago.

Percentage of Single Person Households



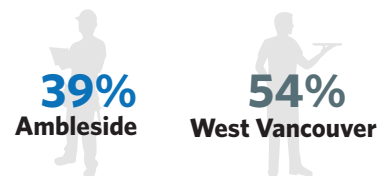
Ambleside's households average 1.8 persons, which is smaller than the District average of 2.5 persons.

Percentage of Low-Income Residents



Approximately half of households in Ambleside make less than \$30,000 and ~75% make less than \$50,000.

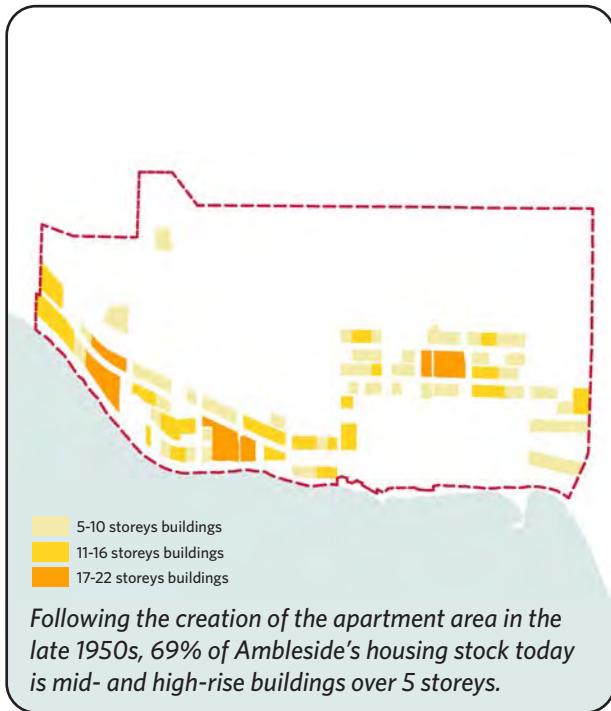
Percentage of Residents in Labour Force



Ambleside has 3,000 jobs (21% of West Vancouver's total jobs), but a lower labour force to work in local businesses.

From a History of Planning to Planning for the Future

Through the review of 75 years of planning, six consistent themes were identified. These themes frame the options and present planning and design considerations to be addressed by the LAP.

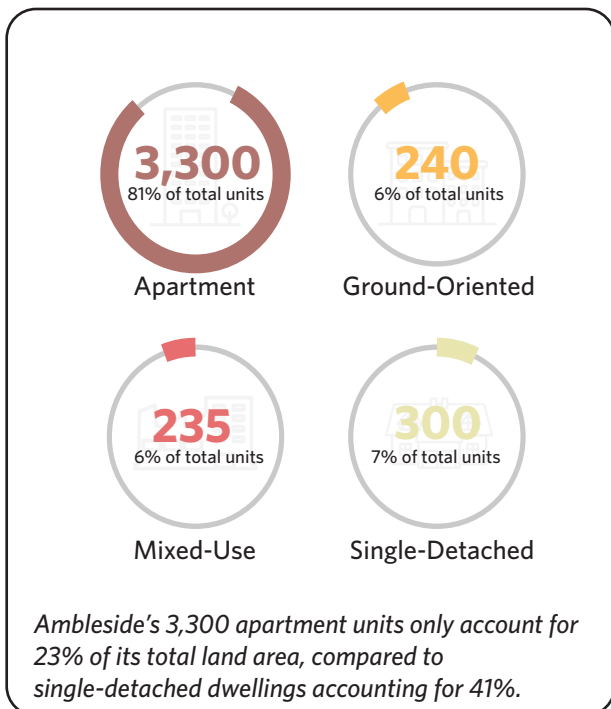


1. Height

Previous conversations about planning in Ambleside have often centered on height, notably regarding buildings over 4 storeys. Ambleside is generally a mix of low-rise commercial, mid- and high-rise apartments, and single-detached houses, which in places leads to abrupt height transitions or “zoning cliffs”. There is a desire to ensure the scale of new buildings is balanced with existing ones, housing needs, and revitalization objectives, so that Ambleside succeeds now and in the future.

The LAP should consider:

- Where could changes be made, and what building heights might be appropriate?
- How could building scale help define and identify different sub-areas?
- Should there be fewer sites changing to taller buildings, or smaller buildings over a larger area?
- Should height limits be fixed and uniform, or sculpted for variety?



2. Housing Mix

Ambleside's housing mix mainly includes aging apartment buildings and expensive single-detached homes, with limited mixed-use or ground-oriented “missing middle” options like townhouses. Ambleside's apartment area provides 90% of the District's rental stock, but these buildings will be vulnerable to redevelopment over time. Housing diversity is needed to provide options for families, workers, downsizers, and seniors.

The LAP should consider:

- How could we support seniors to “age in place” or younger families to move here?
- How and where could “missing middle” housing be introduced?
- Should the apartment area be expanded, or are there opportunities for new housing within it?
- In what ways could rental housing be protected, expanded or replaced?



3. Commercial Hub

Ambleside includes a concentration of small, independent businesses. Real estate, health and financial services, and restaurants are the three main sectors. Spread out over a long high street (around 3,000 feet) with a smaller commercial cluster in Hollyburn to the west, Ambleside doesn't have a single, compact core. Without a large local labour force, and with older commercial spaces in need of upgrades, planning needs to ensure the commercial area thrives for businesses, workers and customers.

The LAP should consider:

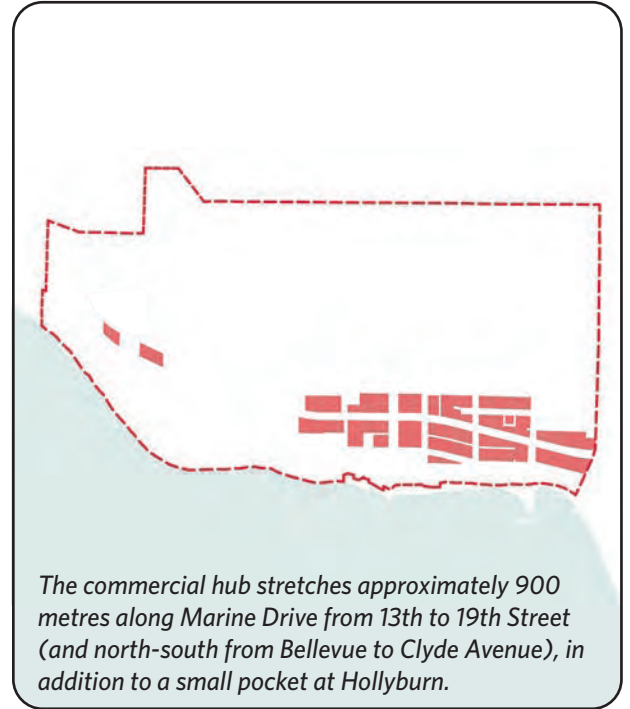
- What is the desired commercial mix to serve residents and encourage vibrant streets?
- Where could specific desired uses (e.g. hotel) be located?
- Should the length of the high street be shortened, or should different "character" areas be encouraged across it?
- Should new development be focused north-south, east-west, or both?

4. Natural Setting

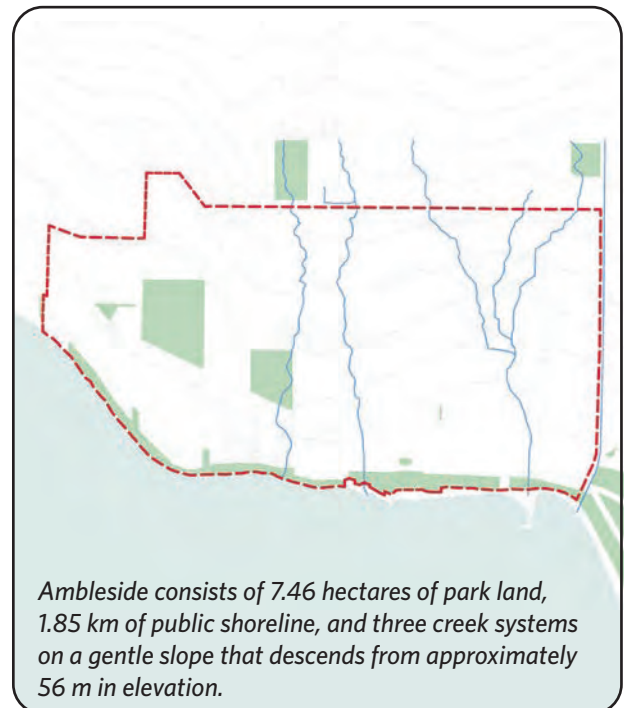
Ambleside's waterfront location—with natural watersheds, green spaces, and parks—reinforces the area's connection to nature. The topography, with a 6.5% slope, creates an "amphitheatre" effect with challenges and opportunities for development. Access to nature and recreational spaces will need to be balanced with natural asset protection and climate change adaptation.

The LAP should consider:

- How might commercial and residential buildings better integrate with nature?
- How can access to Ambleside's natural setting support its protection in the future?
- How can our watersheds and the waterfront become more accessible to the public?
- How should the natural slope inform the scale of new development?



The commercial hub stretches approximately 900 metres along Marine Drive from 13th to 19th Street (and north-south from Bellevue to Clyde Avenue), in addition to a small pocket at Hollyburn.



Ambleside consists of 7.46 hectares of park land, 1.85 km of public shoreline, and three creek systems on a gentle slope that descends from approximately 56 m in elevation.

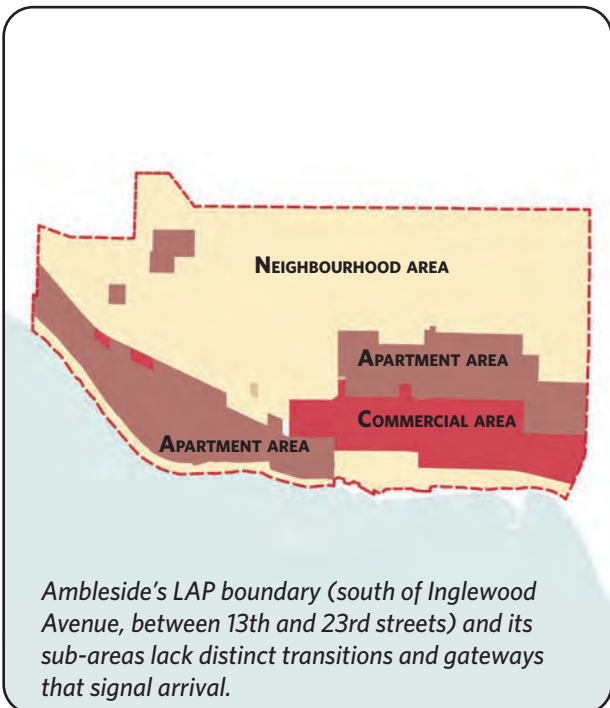


5. Public Realm

Ambleside’s public realm is enjoyed by many, featuring trails, waterfront recreational spaces, and some north-south connections to the commercial core. There have been a range of community perspectives on how the public realm could be improved. These include an interest in nicer laneways, more social gathering spaces, and better connections between the waterfront and commercial precinct.

The LAP should consider:

- How should we balance moving to and through Ambleside, with spending time there?
- Where might we introduce new social gathering spaces?
- Should different commercial streets (Bellevue, Marine, and Clyde) have a different character or function?
- How can we better connect trails and improve the pedestrian network?



6. Focus

Ambleside includes three different areas—commercial, apartment, and neighbourhood—with each having its own smaller sub-areas. Previous planning work has explored different boundaries or components of Ambleside, and the LAP study area is quite large. There is a desire for a more holistic view, better integration within and between areas, a clearer “centre” or focal points, and a stronger sense of arrival.

The LAP should consider:

- Where might change be considered, and should this be targeted or spread throughout the study area?
- How could we create a “sense of arrival” to Ambleside, as well as a strong identity within?
- Should the large LAP study area be reduced—and if so where?
- How can each sub-area collectively support a stronger and more cohesive Ambleside?

Introducing the Three Options

The following pages present the options. These are draft, high-level, and structured to show that there are a variety of ways to respond to the key themes that could subsequently be refined and combined into the LAP. Each option reflects a different overarching planning and design approach by arranging the following building types in different locations: 3-4 storey residential ground-oriented townhouses; 4-6 storey residential low-rise apartments; 6-8 storey residential mid-rise apartments; and 6-9 storey mid-rise mixed-use (must include a commercial use) or choice-of-use (may include a commercial use).

Option 1 - Frame and Accent

This option presents a compact approach, where development would be focused in a concentrated core.

Option 2 - Connect and Weave

This option presents a systems approach, where development would respond to natural creek and slope systems.

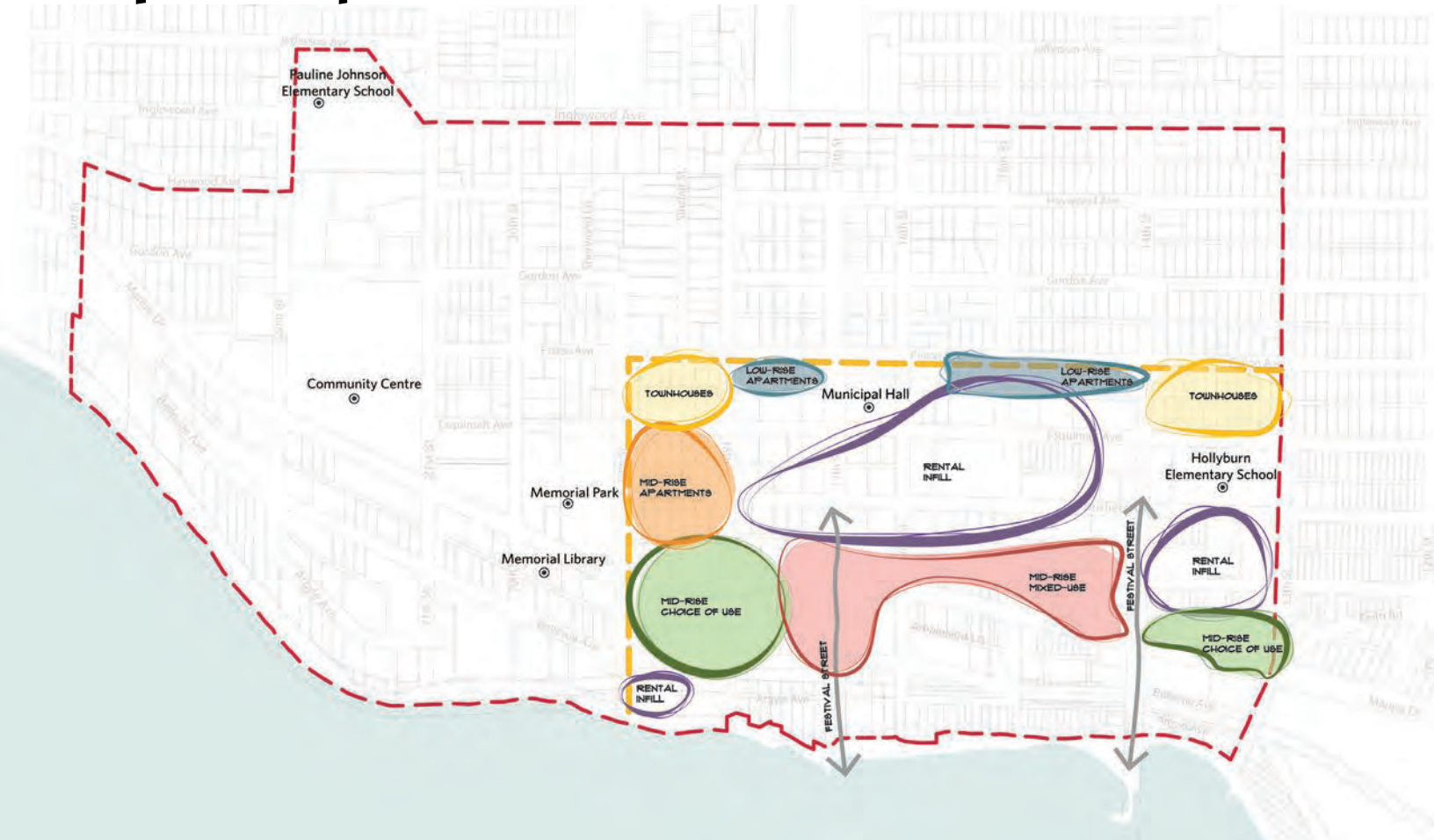
Option 3 - Blend and Punctuate

This option presents a transitions approach, where development would soften and vary existing changes in building heights.

Each option is first introduced as an annotated **land use concept** plan, so you can understand its main ideas; then **illustrated three-dimensionally** so you can see what it might look like in context; and then **evaluated against the six key themes** so you can measure how it responds to Ambleside's planning topics.



Option 1 | Frame and Accent

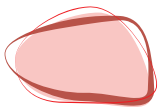


Option 1: Land Use Concept



Focus future development

The LAP boundary would focus on a compact “rectangle” between 13th, 19th, and Fulton, directing growth to a more defined and vibrant area.



Frame the Waterfront

Mid-rise mixed-use along 14th and 17th “festival streets” and Clyde would wrap around the low-rise, waterfront centre to the south.



Increase Flexibility

Choice-of-use on the 1300- and 1800-block “flanks” of Marine would support compatible “main street” uses next to the commercial core, like hotel, office, rental and seniors housing.



Support Rental

Twenty rental sites within the apartment area east of 19th would be allowed additional density in mid-rise forms to enable the increase of rental stock over time.



Complete the “Rectangle”

Townhouse, low- and mid-rise would transition outwards from existing commercial and apartment areas to Fulton and 19th.

Option 1: Overview

existing buildings
 potential buildings
 (#) number of storeys in existing buildings



Overview looking north

This option would frame and accent the centre by directing change to the rectangle south of Fulton and east of 19th. In the following images, the white buildings are existing with building heights annotated in storeys, and those shown in brown are potential buildings enabled through this option.



Looking west over Duchess near 13th

Mid-rise mixed-use on the north side of Marine and both frontages of the 1400 and 1500 blocks of Clyde would place housing close to shops and services, and adjacent to existing buildings of a similar scale. Ground-oriented housing and low-rise apartments would transition from existing high-rises to single-detached houses across Fulton.

Option 1: Detailed Views

existing buildings
 potential buildings
 (#) number of storeys in existing buildings



Looking northwest from the waterfront

For the commercial core, existing low-rise would remain south of Marine between 14th and 16th, framed by the existing Grosvenor building at the 14th festival street and new mid-rise mixed used buildings along the 17th festival street.



Looking southwest from near 16th and Fulton

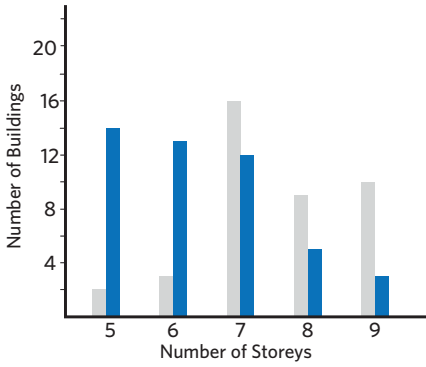
Mid-rise along the 1700 and 1800 blocks of Marine would connect the existing high-rise areas around Esquimalt and Bellevue, and transition between existing high-rises and Memorial Park.



Transect through Memorial Park looking east

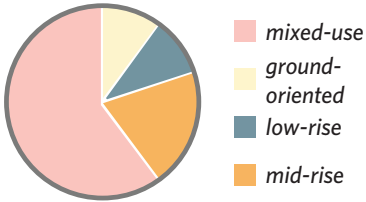
Ground-oriented and apartment housing would blend with the context and would be at a lower height than existing buildings and trees.

Option 1 : Evaluated against the six key themes



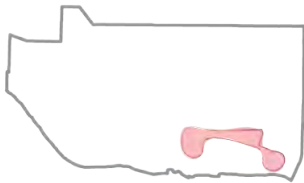
Height

The chart shows the number of potential additional 5-9 storey buildings (in blue) compared to Ambleside’s existing number of 5-9 storey buildings (in grey); this option would prioritize 5-7 storey buildings.



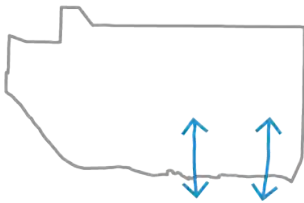
Housing Mix

Apartments in mixed-use buildings in the core would be predominant, with an estimated housing mix of 10% ground-oriented, 10% low-rise apartment, 20% mid-rise apartment, and 60% apartments in mixed-use buildings.



Commercial Hub

This option would shorten the high street, with a focus on Marine Drive between 14th and 17th, generally distinguishing between a mid-rise Clyde to the north and a low-rise Bellevue to the south.



Natural Setting

Building on Ambleside’s festival streets (which lead to the 14th and 17th street piers) this option would help bring the waterfront experience into the commercial core.



Public Realm

This option would direct public realm improvements (such as wider sidewalks, patio dining, and informal gathering spaces) to a defined and reduced waterfront-oriented centre.

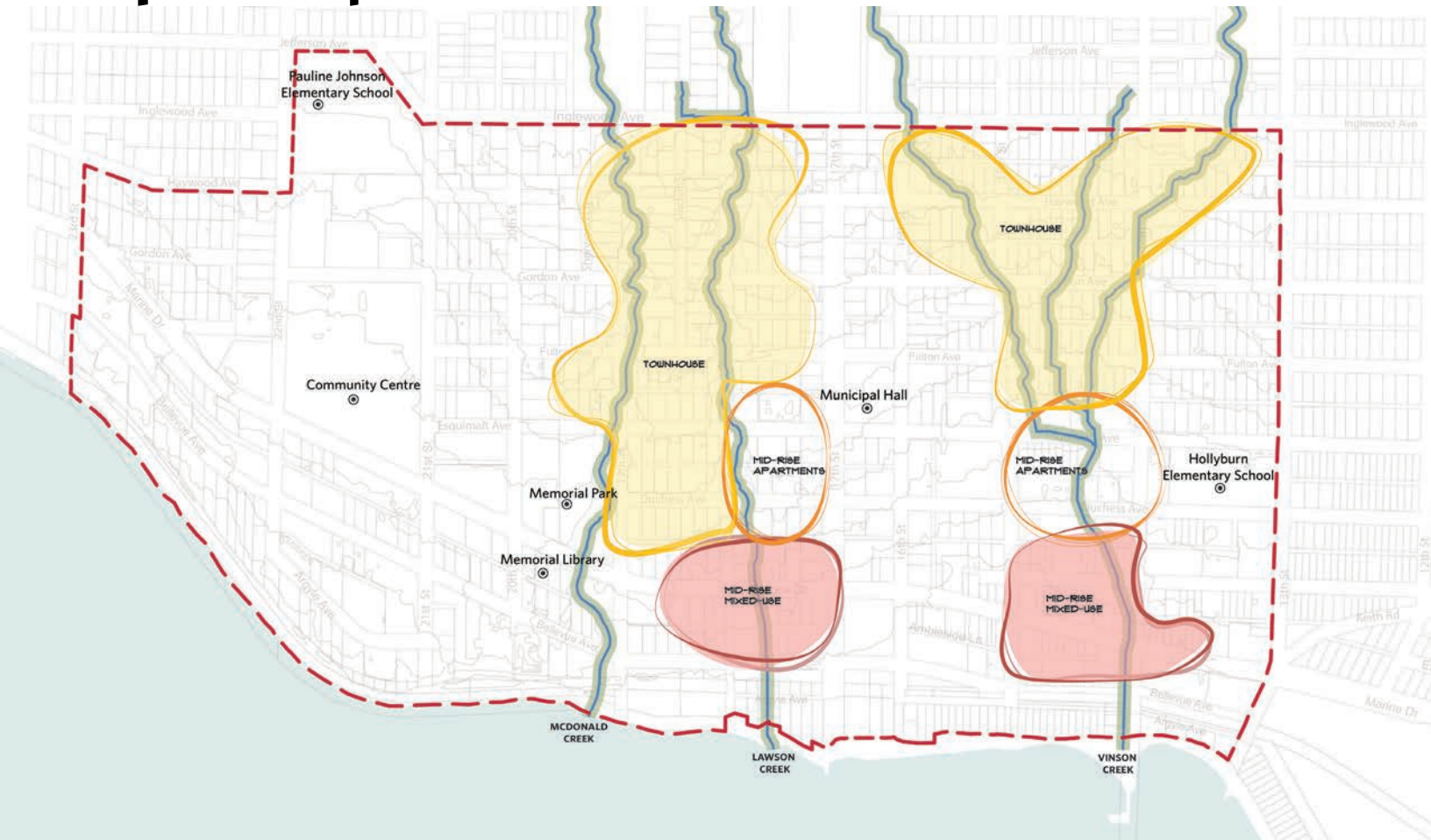


Focus

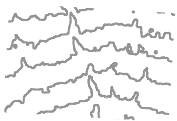
This option would provide a defined and smaller focus, meaning existing policies and regulations would be unchanged for study area lands west of 19th and north of Fulton.



Option 2 | Connect and Weave

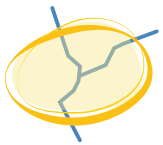


Option 2: Land Use Concept



Respond to the Slope

Building scale would reflect topography with mid-rise transitioning to townhouses moving up the slope.



Follow the Creeks

Townhouses along McDonald, Lawson and Vinson creeks would incrementally open up public access to these natural systems.



Naturalize the Apartment Area

Additional density in mid-rise forms would support the daylighting of Lawson and Vinson creeks as existing buildings are gradually replaced.



"Bookend" the Shopping Area

Mid-rise mixed-use around 14th and 18th would establish a sense of arrival in the commercial core, with public spaces along Lawson and Vinson creeks.



Make "Blueways" into Greenways

Tying the land use changes together, new north-south connections would enhance natural protection and create new creekside trails.

Option 2: Overview

existing buildings
 potential buildings
 # number of storeys in existing buildings



Overview looking north

This option would follow natural systems by directing change to the areas along McDonald, Lawson and Vinson creeks from the waterfront north to Inglewood Avenue. In the following images, the white buildings are existing with building heights annotated in storeys, and those shown in brown are potential buildings enabled through this option.



Looking south over 16th near Inglewood

Ground-oriented and apartment housing would create opportunities to daylight watercourses where buried and to introduce public trails connecting the surrounding neighbourhoods to Marine and the waterfront.

Option 2: Detailed View

existing buildings
 potential buildings
 (#) number of storeys in existing buildings



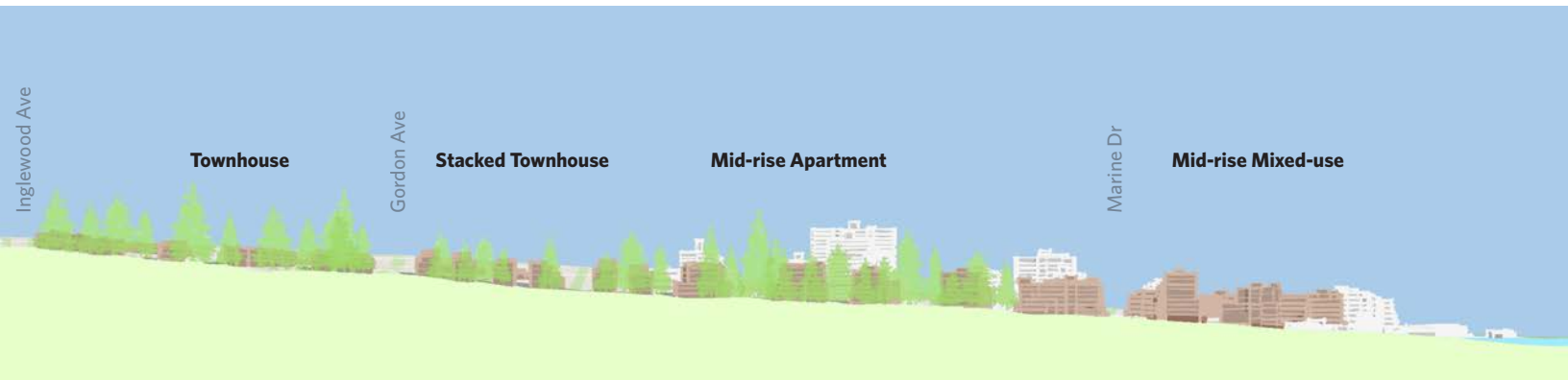
Looking southwest where Vinson Creek parallels 14th near Clyde

For the commercial core, mid-rise mixed-use buildings between Bellevue and Clyde would emphasize daylit creek crossings, frame new public spaces, and mark the arrival to Ambleside's shopping area at the 1400 and 1800 blocks of Marine. These "gateways" are strengthened by the existing buildings in these locations, including the Grosvenor building along Vinson creek.



Looking south where Lawson Creek parallels 18th near Esquimalt

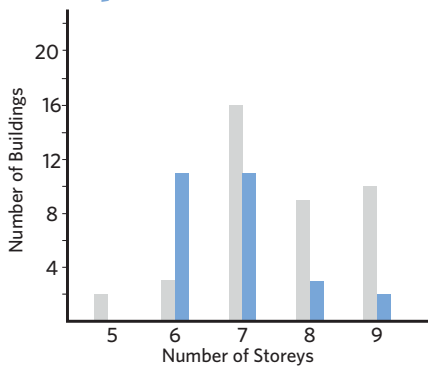
Ground-oriented and apartment housing would lead to mid-rise mixed-use buildings along Marine. This western "gateway" along Lawson creek already includes the Hollyburn Plaza and The Wentworth buildings. Ground-oriented housing supports the transition from the existing high-rises to Memorial Park.



Transect through Lawson Creek looking east

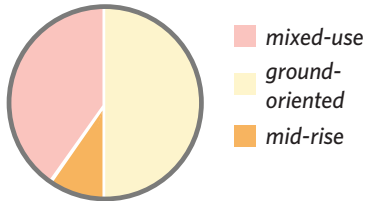
Ground-oriented and apartment housing would blend with the context and would be at a lower height than existing buildings and trees.

Option 2 : Evaluated against the six key themes



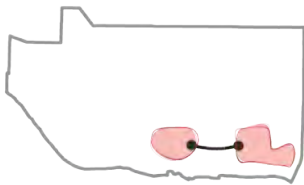
Height

The chart shows the number of potential additional 5-9 storey buildings (in blue) compared to Ambleside's existing number of 5-9 storey buildings (in grey); with this option's focus on ground-oriented townhouses, most new buildings would be under five storeys (not illustrated in the chart).



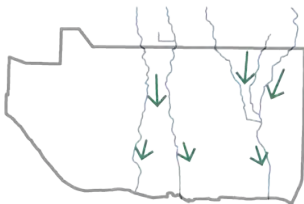
Housing Mix

Opportunities for ground-oriented housing would be prioritized, with an estimated housing mix of 50% ground-oriented, 10% mid-rise apartment, and 40% apartments in mixed-use buildings.



Commercial Hub

This option would "bookend" the main business area around 14th and 18th, providing a clearer sense of arrival or "gateway experience" from both the east and the west.



Natural Setting

Following the natural waterways and slope, this option would create incremental opportunities for areas of each creek to be naturalized, daylit and environmentally-managed.



Public Realm

New north-south creekside trails would expand and connect into Ambleside's existing parks and trail systems, providing an increased pedestrian and recreational network.

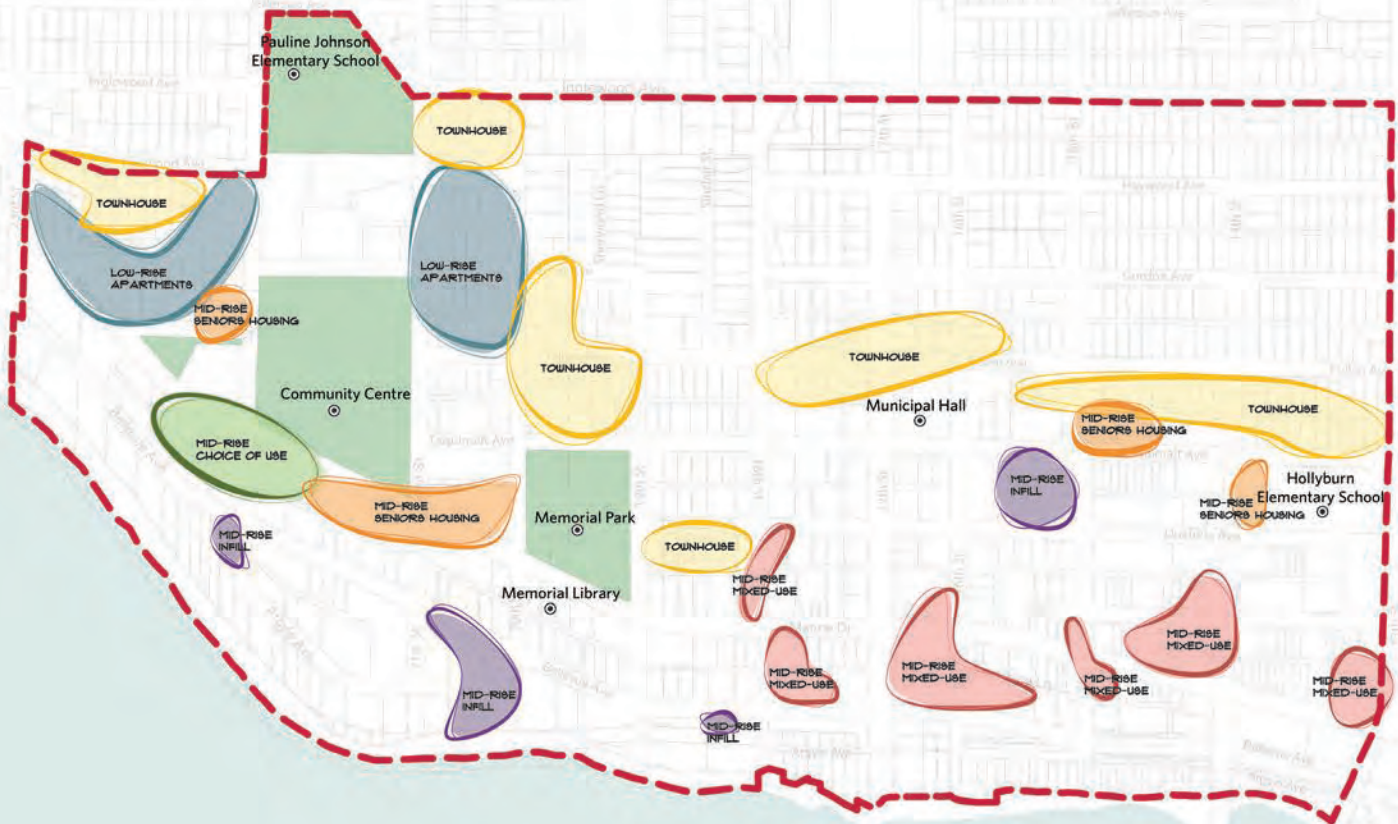


Focus

Responding to the creeks and the slope, the focus would be along north-south bands shaped by McDonald, Lawson, and Vinson creeks between Inglewood and the waterfront.



Option 3 | Blend and Punctuate



Option 3: Land Use Concept



Modulate the Main Street

Existing low-rise between 13th and 19th would be “punctuated” by limited mid-rise sites to create more distinct “pulses” of retail activity.



Infill the apartment area

Apartment infill within the existing high-rise area would be allowed on existing duplex-zoned sites and existing rental sites with underutilized site area.



Support our Aging Community

Existing age-restricted sites would be supported with additional density to enable the gradual increase of seniors-oriented housing.



Highlight Hollyburn

Mid-rise choice-of-use next to the existing apartment area would expand shops and services around this community and institutional hub.



Blend the Edges

Ground-oriented and low-rise housing diversity would be increased around parks, schools, and public spaces, with softer transitions from existing commercial and apartment sites.

Option 3: Overview

existing buildings
 potential buildings
 (#) number of storeys in existing buildings



Overview looking north

This option would smooth abrupt shifts in existing building heights by directing changes to those transition areas. In the following images, the white buildings are existing with building heights annotated in storeys, and those shown in brown are potential buildings enabled through this option.



Looking southwest near 14th Street and Gordon

Ground-oriented housing would transition between existing high-rises to single-detached houses, and this option would support the renewal and expansion of existing seniors housing by enabling mid-rise apartments on those sites.

Option 3: Detailed View

existing buildings
 potential buildings
 (#) number of storeys in existing buildings



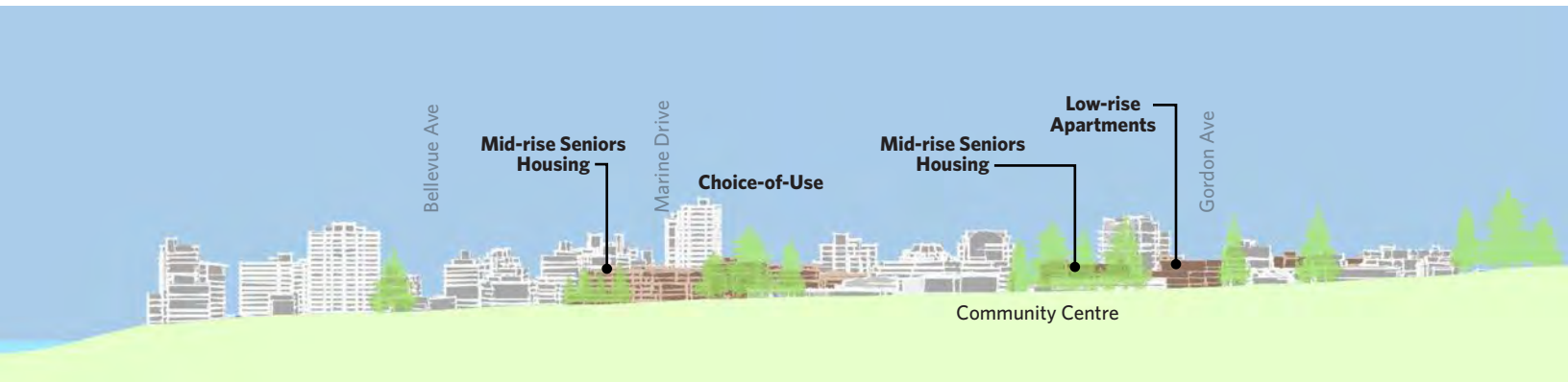
Looking east over Marine Drive near 23rd Street

Ground-oriented and apartment housing would transition between existing high-rises and single-detached homes. Mid-rise choice-of-use across Marine from the Community Centre and Westerleigh PARC buildings would allow flexibility along those blocks. This reflects the existing range of uses and could expand and support shops and services in the Hollyburn area.



Looking south over 21st Street near Haywood Avenue

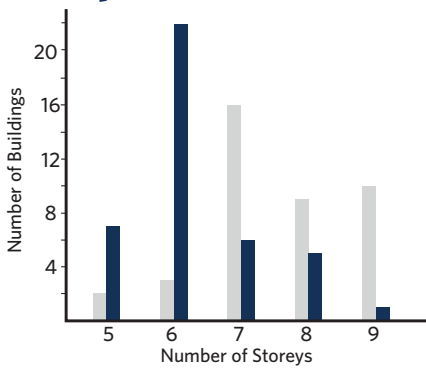
Ground-oriented and apartment housing would frame the 2100-block community and institutional uses, including the Community and Seniors Activity Centres.



Transect through 21st looking west

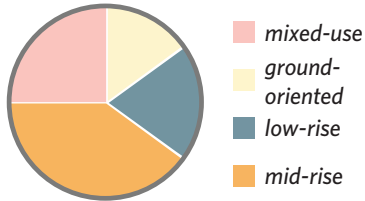
Ground-oriented and apartment housing would blend with the context and would be at a lower height than existing buildings and trees.

Option 3 : Evaluated against the six key themes



Height

The chart shows the number of potential additional 5-9 storey buildings (in blue) compared to Ambleside's existing number of 5-9 storey buildings (in grey); this option would prioritize 6 storey buildings.



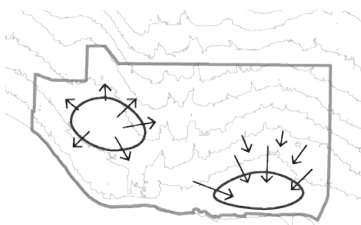
Housing Mix

This option would distribute new housing opportunities, with an estimated housing mix of 15% ground-oriented, 20% low-rise apartment, 40% mid-rise apartment, and 45% apartments in mixed-use buildings.



Commercial Hub

This option would retain the full extent of commercial sites along Marine Drive, with intentional "pulses" both within the 13th to 19th high street and at the Hollyburn hub to the west.



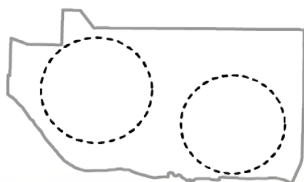
Natural Setting

Two responses to terrain would reflect the two topographies across the study area: one for Ambleside's natural "amphitheatre" to the east, and another for the flatter "plateau" to the west.



Public Realm

With a more distributed approach, this option would create wider opportunities for public realm improvements (such as better sidewalks and interfaces with parks and public amenities).



Focus

By punctuating within and blending outwards, this option would have a broader LAP focus, generally organized around the two neighbourhoods of Ambleside and Hollyburn.



Examples from Elsewhere

The three options show a variety of planning and design ideas – some that build on things Ambleside already includes, and some that are newer. The following photos show examples of how different ideas in the options have been achieved in other communities.



Mid-rise mixed-use can be oriented north-south to better connect the public realm with the waterfront and step building heights with the slope (Lower Lonsdale) | Source: District of West Vancouver



New townhouses and apartments can help define park spaces while contributing financially to these improvements and other community amenities (Moodyville) | Source: PFS Studio



Daylit creeks can provide recreational and environmental benefits, as well as a high-quality neighbourhood setting for new housing (Northgate) | Source: City of Seattle



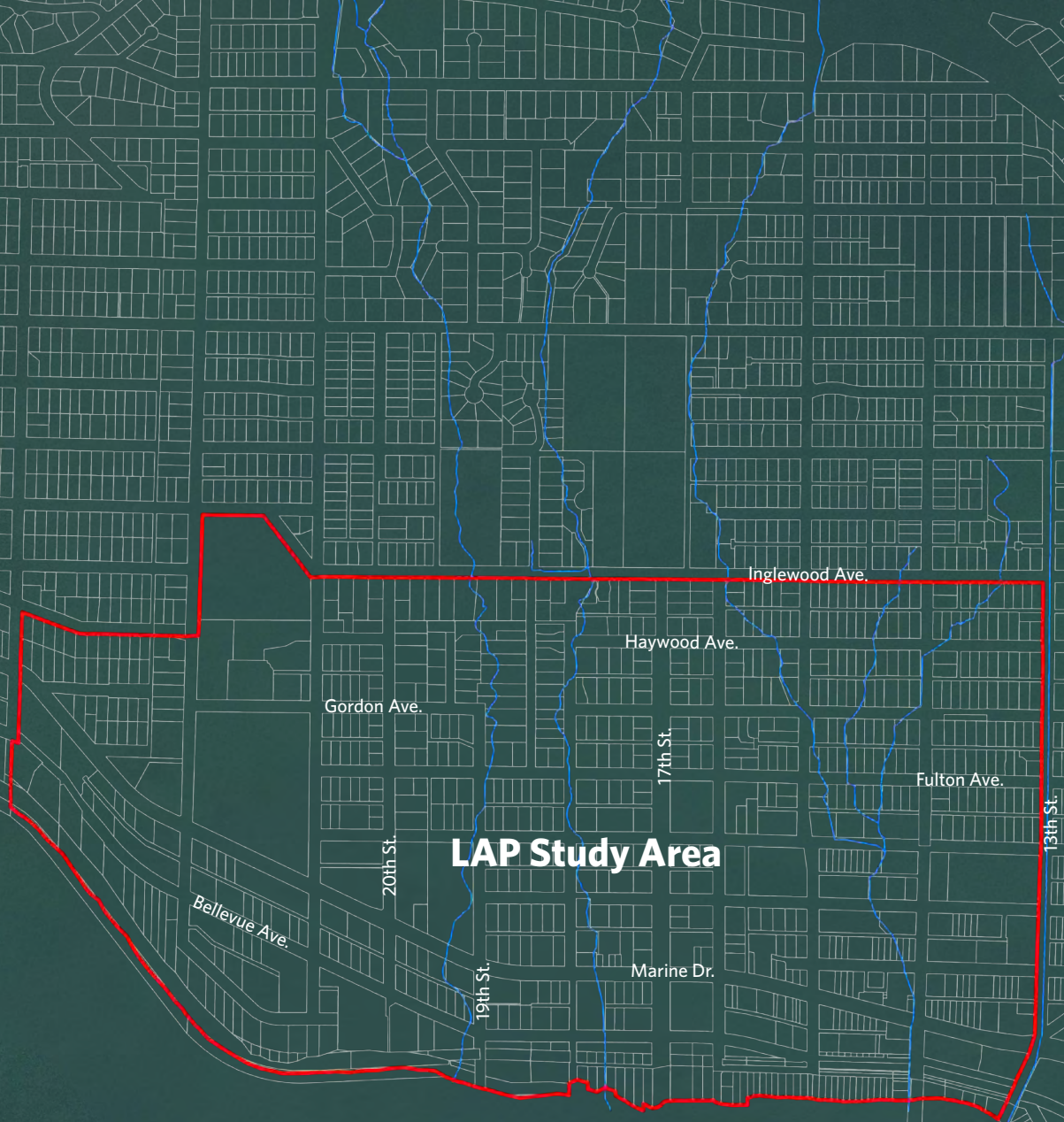
Different forms such as mid-rise, low-rise, and townhouse, built in varied architectural styles and materials, can be successfully combined (Port Moody) | Source: Connect Landscape



Selectively introducing additional height both within and between buildings can add visual interest and create a more sculpted skyline (Santa Monica) | Source: Equity Apartments



Specific uses with distinctive architecture, such as a mid-rise hotel, can become focal points and landmarks for both visitors and locals (Napa) | Source: Napa Valley Register



LAP Study Area

What's Next?

The options in this booklet are an engagement tool and we want to hear from you. There are around 900 individual lots within the study area—this is an important project for West Vancouver's future, the ideas we've presented aren't definitive, and you can help shape and improve them as we work towards the LAP.

- To find out more, including background information and how to get involved, please:
- Visit the project web page at www.westvancouverite.ca/plan-ambleside
 - You can sign-up for project updates and find out about engagement events
 - You can share your feedback with staff at 604-921-3459 | planambleside@westvancouver.ca

Prepared by the District of West Vancouver,
Planning Department, January 2023.



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From: David Hawkins
Sent: Monday, April 17, 2023 4:07 PM
To: s. 22(1)
Cc: correspondence; Jim Bailey; Michelle McGuire
Subject: RE: Ambleside Local Area Plan Options

Dear s. 22(1)

Many thanks for your correspondence (attached), which was forwarded to me.

Since time of your writing, I understand you have been added to the May 17th workshop – and I very much look forward to meeting you at that time.

By the end of May, there will have been 14 engagement events, and I expect we will have connected with over 500 residents. Staff will report back to Council with a full record of community feedback. This will allow the public to see transparently how their perspectives are influencing the LAP process and will position Council to direct next steps on the basis of significant community input.

If/as workshop spaces become available through registrants cancelling their attendance, we will continue to work to accommodate new participants. And staff remain open to all written comments that can be provided through the dedicated email address.

Many thanks again and best wishes,

David

David Hawkins, MCIP, RPP
Senior Manager, Community Planning and Sustainability | District of West Vancouver
Direct: 604-921-2172 | westvancouver.ca

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 12, 2023 10:20 AM
To: [REDACTED] correspondence; Ambleside Local Area Plan
Cc: [REDACTED] s. 22(1)
Subject: Ambleside Local Area Plan Options
Attachments: DWV-#5596164-v1-APPENDIX_A_Ambleside_Local_Area_Plan_Options_Booklet.pdf

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1) Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hi,

Given the critical importance of the AMBLESIDE LOCAL AREA PLAN OPTIONS (see attached) to residents in our neighborhood, will additional workshops be scheduled as the initial workshops are all full?

Please advise.

Thanks,

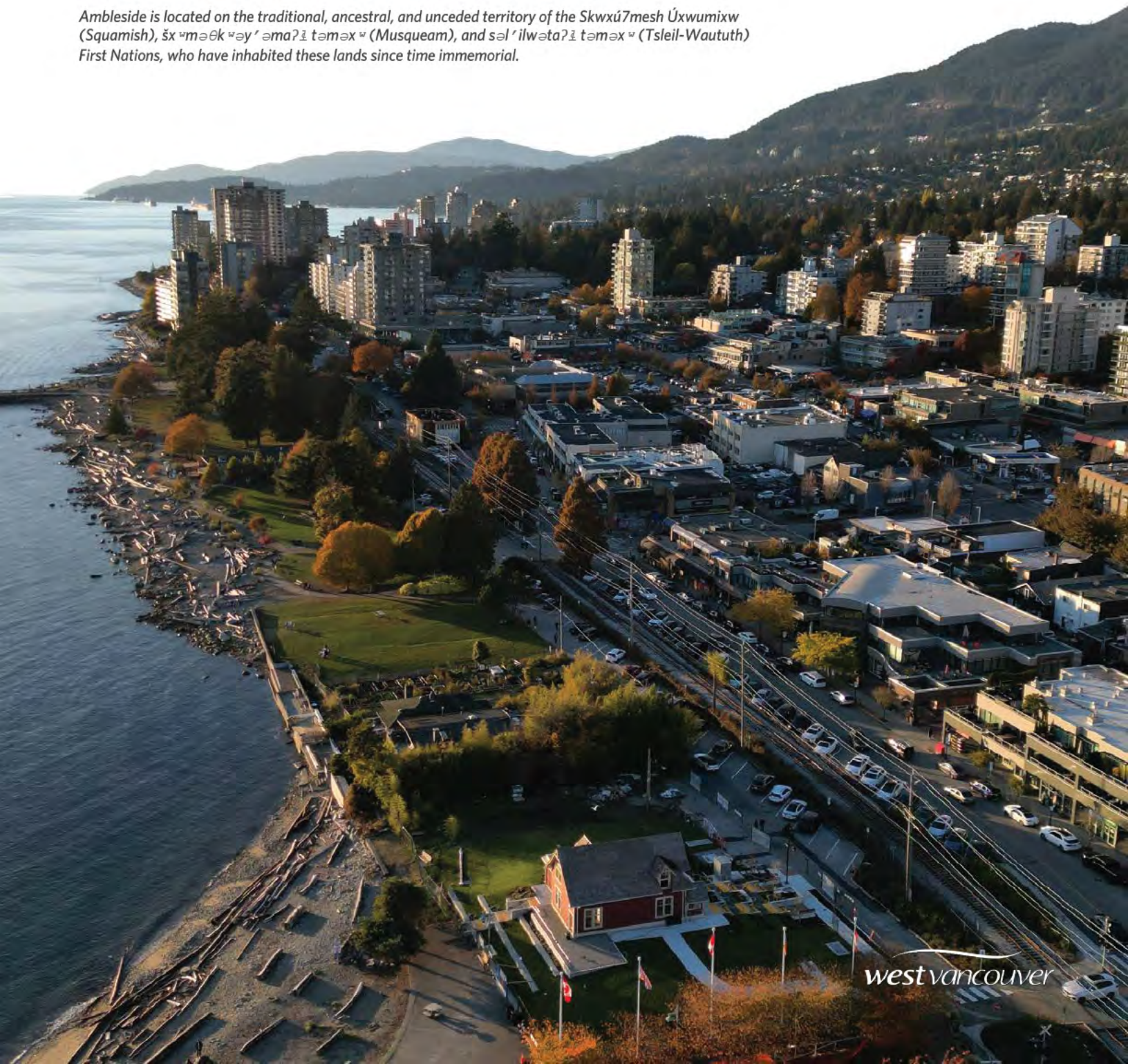
[REDACTED] s. 22(1)

(West Vancouver)

AMBLESIDE LOCAL AREA PLAN OPTIONS BOOKLET

District of West Vancouver | January 2023

Ambleside is located on the traditional, ancestral, and unceded territory of the Skwxú7mesh Úxwumixw (Squamish), ᓃx ʷməθk ʷəy' əməʔɪ təməx ʷ (Musqueam), and səl' ilwətaʔɪ təməx ʷ (Tsleil-Waututh) First Nations, who have inhabited these lands since time immemorial.



Introduction

In June 2022, Council directed staff to prepare three high-level, draft local area plan (LAP) options for Ambleside. This booklet illustrates them for the community to discuss, respond to, and collaboratively shape. None of the three options are “the” plan for Ambleside. They are an engagement tool for your input, which will subsequently help lead to the LAP for Council to consider adopting into West Vancouver’s Official Community Plan (OCP).

The three options respond to existing OCP policies, including direction to: create capacity for 1,000-1,200 estimated new housing units (2.1.13); emphasize Ambleside as the heart of West Vancouver with commercial uses (shops, services, restaurants and offices), cultural spaces, civic facilities, and visitor accommodation (2.3.1); and prioritize mixed-use and apartment forms in core areas, with ground-oriented multi-family forms to transition to adjacent neighbourhoods (2.1.14).

These options are also informed by Ambleside’s local planning history. With over 30 studies completed in the last 75 years, many issues and ideas for the future have been explored.^[1] Six key themes emerged from this review:

1. The **character** of Ambleside and the appropriate scale and height of buildings.
2. The **housing mix** to accommodate current and future residents.
3. The **commercial hub** and the shops, services and employment the centre provides.
4. The **natural setting** and the way the slope, creeks and waterfront shape Ambleside.
5. The **public realm** and how people gather, spend time, and move around.
6. The **focus** of Ambleside, where it begins and ends, and where change makes most sense.

The three draft options respond to these six themes and the OCP policies in different ways. This allows you to see alternatives and puts a variety of ideas “on the table” for discussion. The options illustrate different ways of thinking about the future of Ambleside that are not mutually exclusive. Your response to these options—what you like, dislike, or think could be improved—will shape that future by distilling or refining the best elements of each option into the LAP.

^[1] These are summarized in a separate planning history document at: www.westvancouverite.ca/plan-ambleside



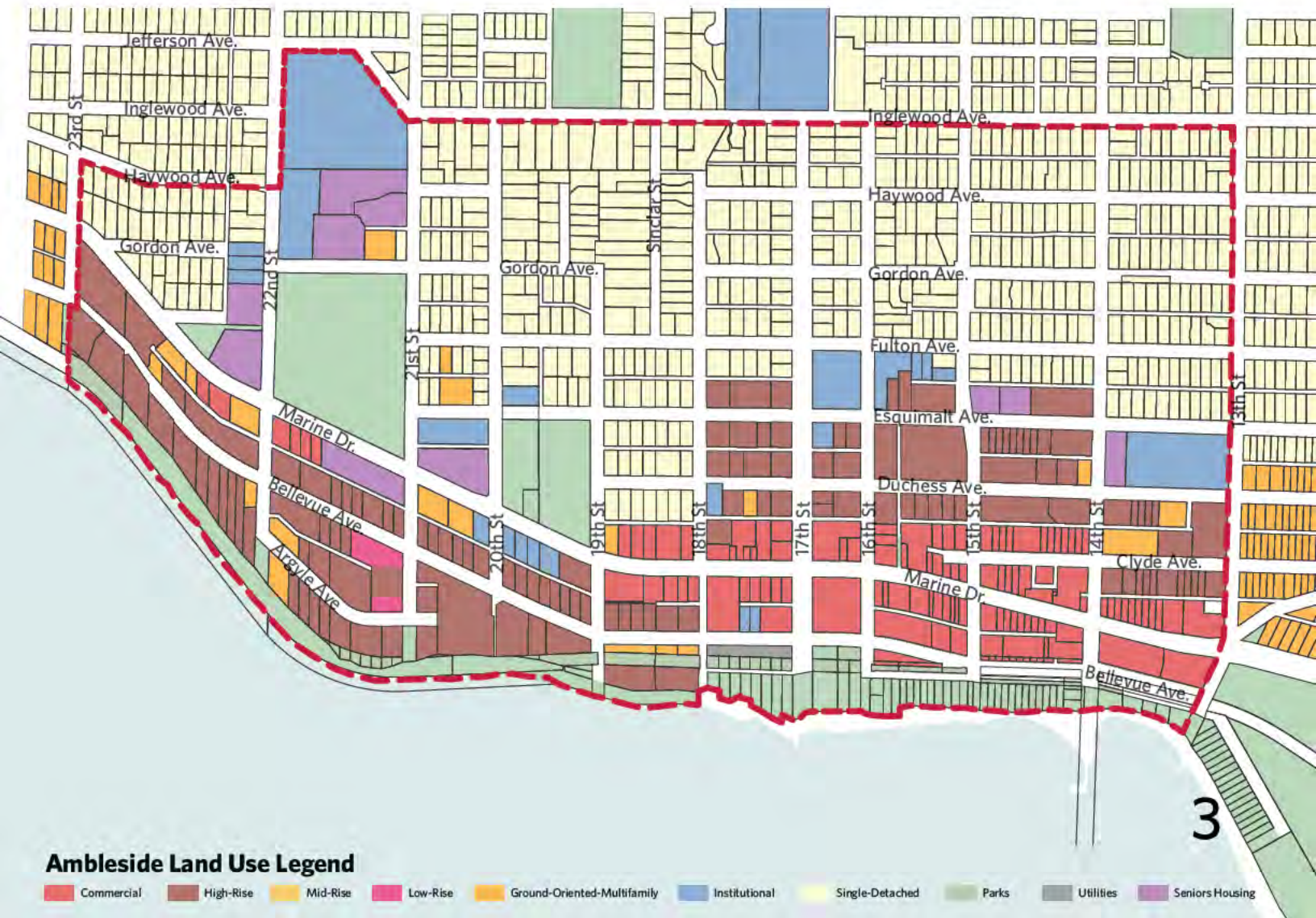
ambleside

The Study Area Today

Ambleside is located on the north shore of the Burrard Inlet, situated between—and complemented by—the smaller, single commercial block of Dundarave to the west, and the regionally-serving Park Royal shopping centre to the east. The area slopes up from the waterfront and rail line, crosses the main throughfare of Marine Drive, and moves northwards to the apartment area and single-detached neighbourhoods beyond. This natural, topographical “amphitheatre” around the commercial precinct includes McDonald, Lawson and Vinson creeks, which run through the backyards of single-detached houses before, in some cases, entering culverts through the apartment and commercial areas.

In addition to being a distinct neighbourhood and centre in and of itself, Ambleside plays a unique and primary role in the District as our “seat of government”, our largest social “hub”, and our commercial “main street”. It includes a range of signature parks, three schools within or adjoining the study area, and many public facilities (including the library, community and seniors centres). It remains a focus for residents, businesses, and visitors—and its continued success and long-term vitality is of importance to the entire West Vancouver community.

While the final LAP boundaries will be determined as an outcome of the planning and engagement process, the map below illustrates existing land uses within the study area. In total, about 71% of Ambleside’s land is occupied by residential uses, 22% by community and park uses, and 7% by commercial uses.



The Community Today

An important part of community planning is understanding the community today. These infographics summarize some of Ambleside's population characteristics compared to the District.

Percentage of Residents who live in Ambleside



Ambleside is West Vancouver's main population hub and is home to 7,500 residents (nearly one-fifth of District's total).

Percentage of Residents above 65 yrs old



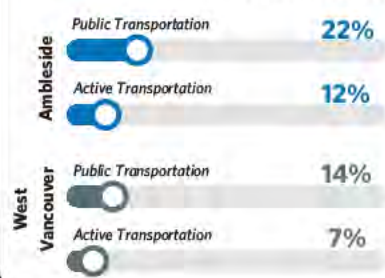
Ambleside has an aging population and is home to 45% of West Vancouver's low-income seniors.

Percentage of Residents who are Children + Teenagers (5-19 yrs old)



Ambleside has a low percentage of children, despite containing three schools within or adjacent to its boundary.

Percentage of Residents who Take Public Transit to Work



Ambleside's mixed-use environment offers opportunities to bus, cycle, or walk, and residents are approximately 50% more likely to commute to work using public transit.

Percentage of Renters



Ambleside contains 90% of West Vancouver's purpose-built rental units, and 74% were built over 40 years ago.

Percentage of Single Person Households



Ambleside's households average 1.8 persons, which is smaller than the District average of 2.5 persons.

Percentage of Low-Income Residents



Approximately half of households in Ambleside make less than \$30,000 and ~75% make less than \$50,000.

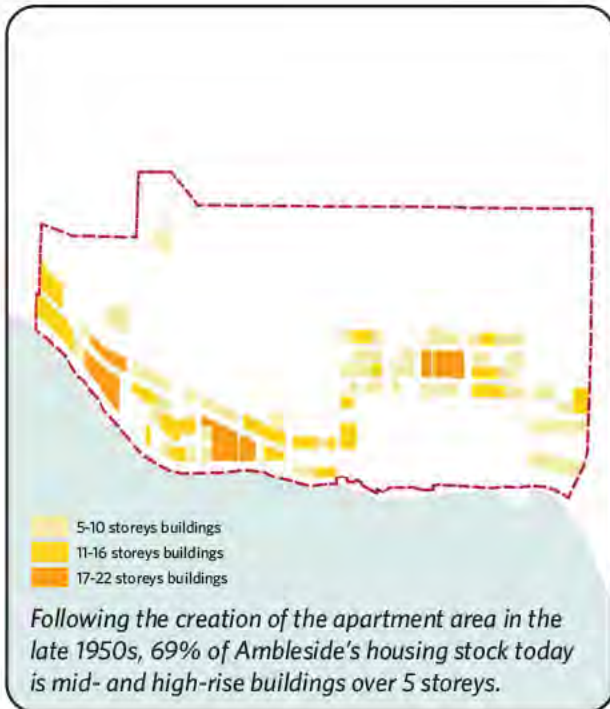
Percentage of Residents in Labour Force



Ambleside has 3,000 jobs (21% of West Vancouver's total jobs), but a lower labour force to work in local businesses.

From a History of Planning to Planning for the Future

Through the review of 75 years of planning, six consistent themes were identified. These themes frame the options and present planning and design considerations to be addressed by the LAP.

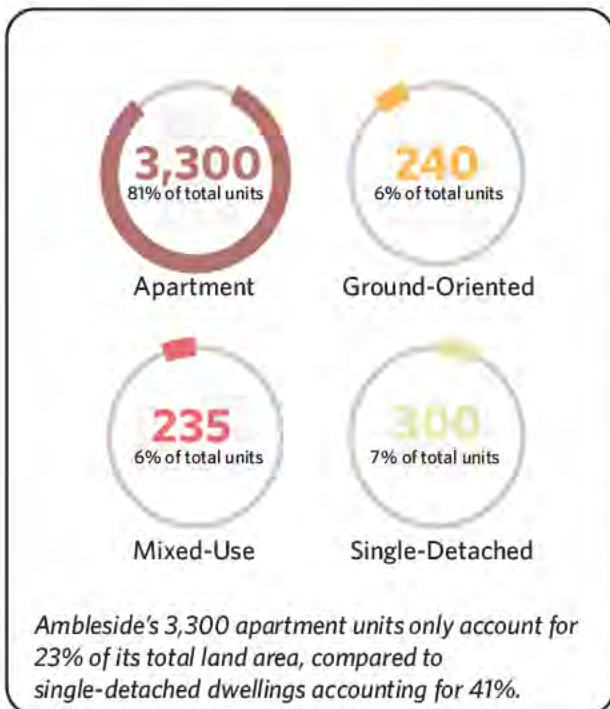


1. Height

Previous conversations about planning in Ambleside have often centered on height, notably regarding buildings over 4 storeys. Ambleside is generally a mix of low-rise commercial, mid- and high-rise apartments, and single-detached houses, which in places leads to abrupt height transitions or “zoning cliffs”. There is a desire to ensure the scale of new buildings is balanced with existing ones, housing needs, and revitalization objectives, so that Ambleside succeeds now and in the future.

The LAP should consider:

- Where could changes be made, and what building heights might be appropriate?
- How could building scale help define and identify different sub-areas?
- Should there be fewer sites changing to taller buildings, or smaller buildings over a larger area?
- Should height limits be fixed and uniform, or sculpted for variety?



2. Housing Mix

Ambleside's housing mix mainly includes aging apartment buildings and expensive single-detached homes, with limited mixed-use or ground-oriented “missing middle” options like townhouses. Ambleside's apartment area provides 90% of the District's rental stock, but these buildings will be vulnerable to redevelopment over time. Housing diversity is needed to provide options for families, workers, downsizers, and seniors.

The LAP should consider:

- How could we support seniors to “age in place” or younger families to move here?
- How and where could “missing middle” housing be introduced?
- Should the apartment area be expanded, or are there opportunities for new housing within it?
- In what ways could rental housing be protected, expanded or replaced?



3. Commercial Hub

Ambleside includes a concentration of small, independent businesses. Real estate, health and financial services, and restaurants are the three main sectors. Spread out over a long high street (around 3,000 feet) with a smaller commercial cluster in Hollyburn to the west, Ambleside doesn't have a single, compact core. Without a large local labour force, and with older commercial spaces in need of upgrades, planning needs to ensure the commercial area thrives for businesses, workers and customers.

The LAP should consider:

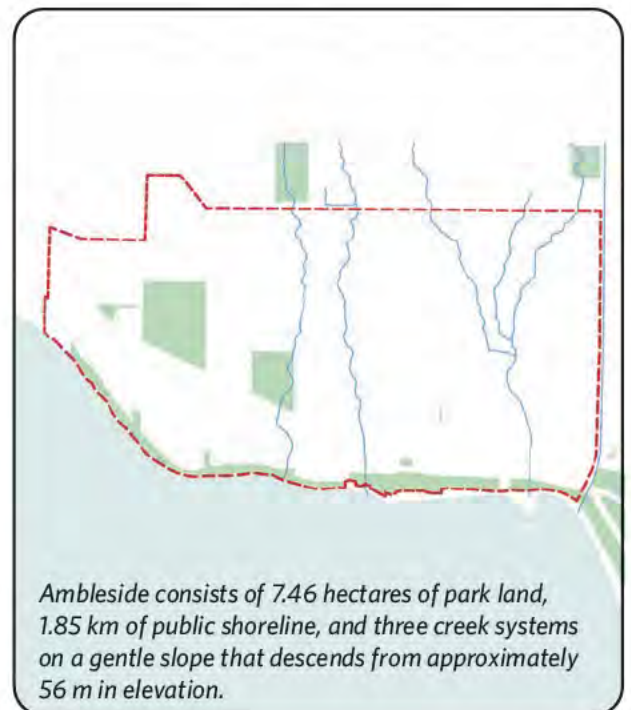
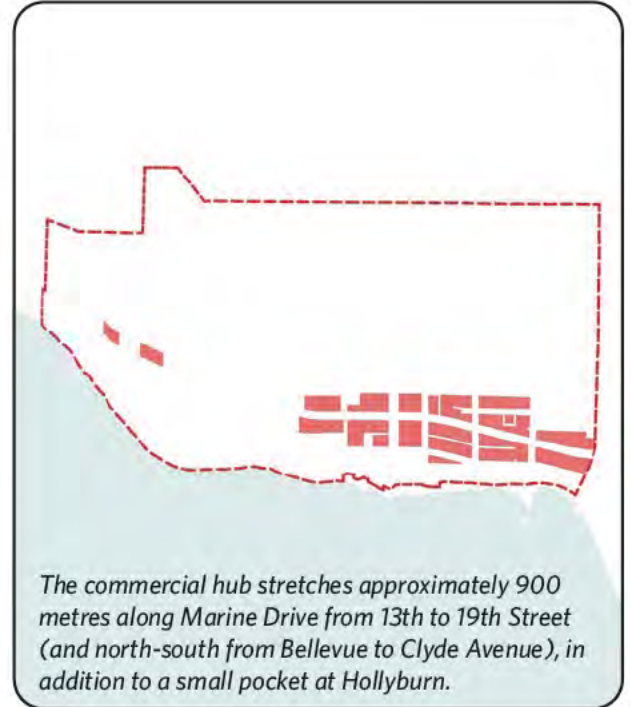
- What is the desired commercial mix to serve residents and encourage vibrant streets?
- Where could specific desired uses (e.g. hotel) be located?
- Should the length of the high street be shortened, or should different "character" areas be encouraged across it?
- Should new development be focused north-south, east-west, or both?

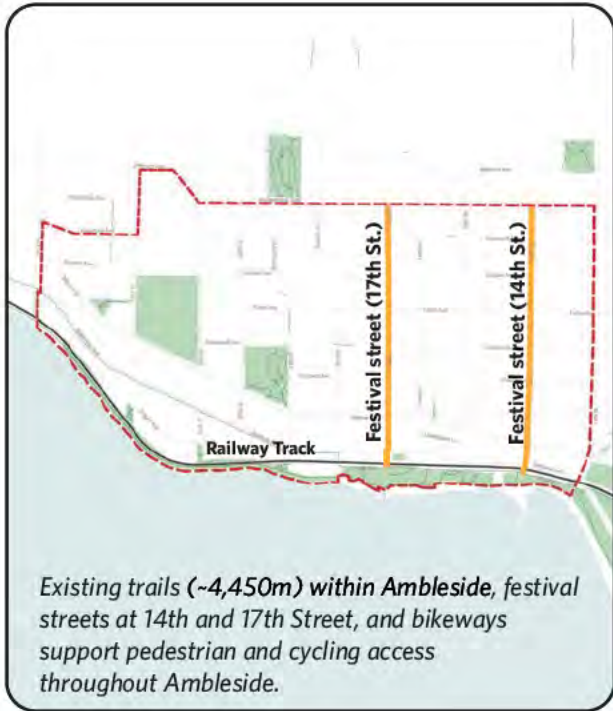
4. Natural Setting

Ambleside's waterfront location—with natural watersheds, green spaces, and parks—reinforces the area's connection to nature. The topography, with a 6.5% slope, creates an "amphitheatre" effect with challenges and opportunities for development. Access to nature and recreational spaces will need to be balanced with natural asset protection and climate change adaptation.

The LAP should consider:

- How might commercial and residential buildings better integrate with nature?
- How can access to Ambleside's natural setting support its protection in the future?
- How can our watersheds and the waterfront become more accessible to the public?
- How should the natural slope inform the scale of new development?



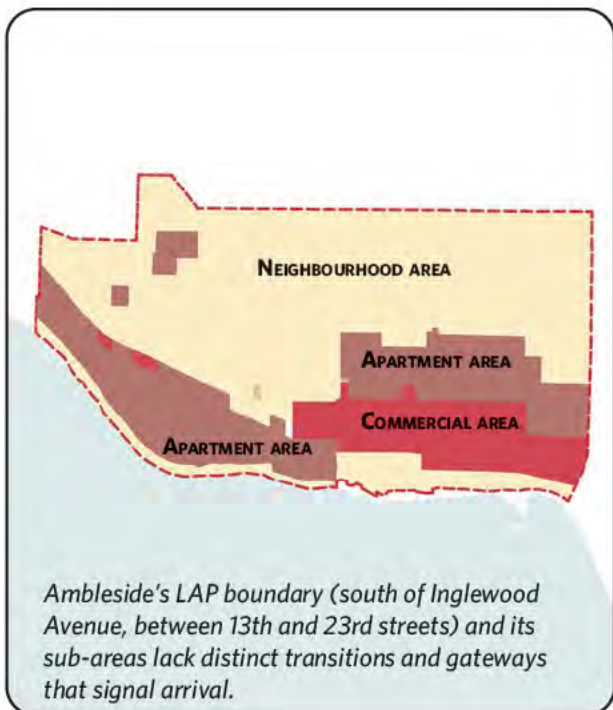


5. Public Realm

Ambleside’s public realm is enjoyed by many, featuring trails, waterfront recreational spaces, and some north-south connections to the commercial core. There have been a range of community perspectives on how the public realm could be improved. These include an interest in nicer laneways, more social gathering spaces, and better connections between the waterfront and commercial precinct.

The LAP should consider:

- How should we balance moving to and through Ambleside, with spending time there?
- Where might we introduce new social gathering spaces?
- Should different commercial streets (Bellevue, Marine, and Clyde) have a different character or function?
- How can we better connect trails and improve the pedestrian network?



6. Focus

Ambleside includes three different areas—commercial, apartment, and neighbourhood—with each having its own smaller sub-areas. Previous planning work has explored different boundaries or components of Ambleside, and the LAP study area is quite large. There is a desire for a more holistic view, better integration within and between areas, a clearer “centre” or focal points, and a stronger sense of arrival.

The LAP should consider:

- Where might change be considered, and should this be targeted or spread throughout the study area?
- How could we create a “sense of arrival” to Ambleside, as well as a strong identity within?
- Should the large LAP study area be reduced—and if so where?
- How can each sub-area collectively support a stronger and more cohesive Ambleside?

Introducing the Three Options

The following pages present the options. These are draft, high-level, and structured to show that there are a variety of ways to respond to the key themes that could subsequently be refined and combined into the LAP. Each option reflects a different overarching planning and design approach by arranging the following building types in different locations: 3-4 storey residential ground-oriented townhouses; 4-6 storey residential low-rise apartments; 6-8 storey residential mid-rise apartments; and 6-9 storey mid-rise mixed-use (must include a commercial use) or choice-of-use (may include a commercial use).

Option 1 - Frame and Accent

This option presents a compact approach, where development would be focused in a concentrated core.

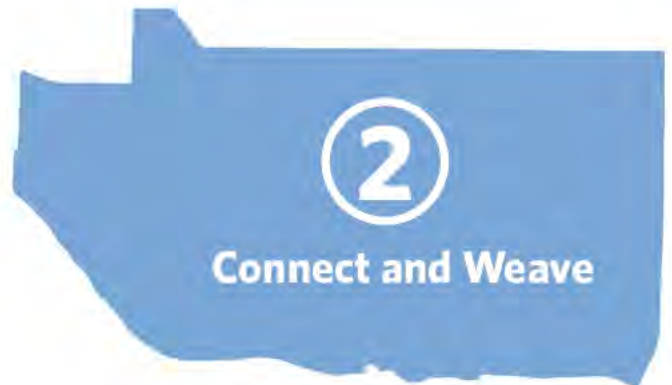
Option 2 - Connect and Weave

This option presents a systems approach, where development would respond to natural creek and slope systems.

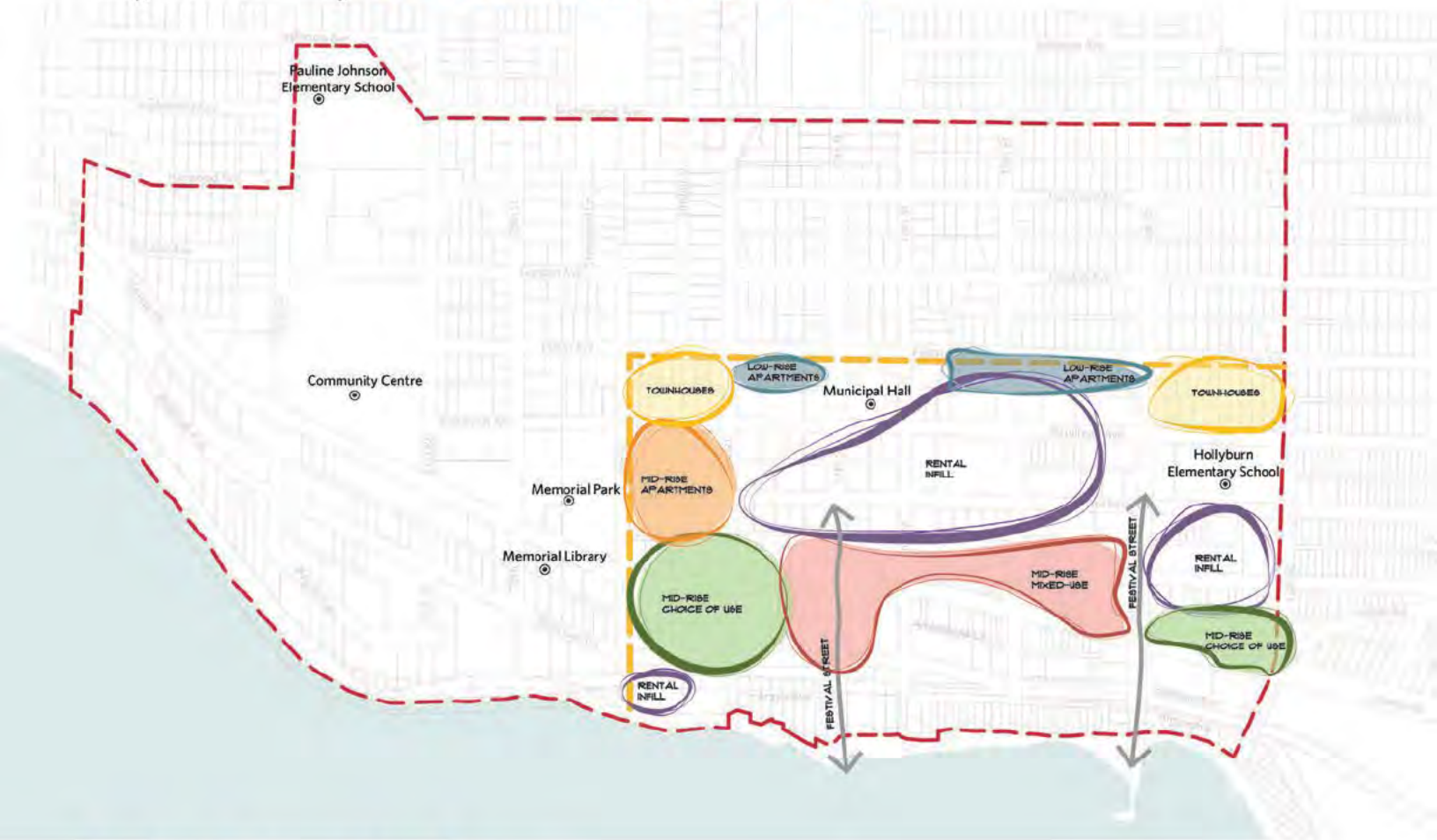
Option 3 - Blend and Punctuate

This option presents a transitions approach, where development would soften and vary existing changes in building heights.

Each option is first introduced as an annotated **land use concept** plan, so you can understand its main ideas; then **illustrated three-dimensionally** so you can see what it might look like in context; and then **evaluated against the six key themes** so you can measure how it responds to Ambleside's planning topics.



Option 1 | Frame and Accent



Option 1: Land Use Concept



Focus future development

The LAP boundary would focus on a compact “rectangle” between 13th, 19th, and Fulton, directing growth to a more defined and vibrant area.



Frame the Waterfront

Mid-rise mixed-use along 14th and 17th “festival streets” and Clyde would wrap around the low-rise, waterfront centre to the south.



Increase Flexibility

Choice-of-use on the 1300- and 1800-block “flanks” of Marine would support compatible “main street” uses next to the commercial core, like hotel, office, rental and seniors housing.



Support Rental

Twenty rental sites within the apartment area east of 19th would be allowed additional density in mid-rise forms to enable the increase of rental stock over time.



Complete the “Rectangle”

Townhouse, low- and mid-rise would transition outwards from existing commercial and apartment areas to Fulton and 19th.

Option 1: Overview

existing buildings
 potential buildings
 (#) number of storeys in existing buildings



Overview looking north

This option would frame and accent the centre by directing change to the rectangle south of Fulton and east of 19th. In the following images, the white buildings are existing with building heights annotated in storeys, and those shown in brown are potential buildings enabled through this option.



Looking west over Duchess near 13th

Mid-rise mixed-use on the north side of Marine and both frontages of the 1400 and 1500 blocks of Clyde would place housing close to shops and services, and adjacent to existing buildings of a similar scale. Ground-oriented housing and low-rise apartments would transition from existing high-rises to single-detached houses across Fulton.

Option 1: Detailed Views

existing buildings
 potential buildings
 # number of storeys in existing buildings



Looking northwest from the waterfront

For the commercial core, existing low-rise would remain south of Marine between 14th and 16th, framed by the existing Grosvenor building at the 14th festival street and new mid-rise mixed used buildings along the 17th festival street.



Looking southwest from near 16th and Fulton

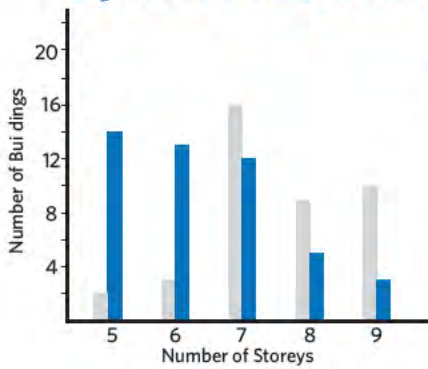
Mid-rise along the 1700 and 1800 blocks of Marine would connect the existing high-rise areas around Esquimalt and Bellevue, and transition between existing high-rises and Memorial Park.



Transect through Memorial Park looking east

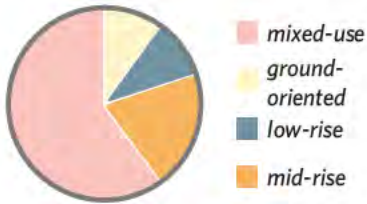
Ground-oriented and apartment housing would blend with the context and would be at a lower height than existing buildings and trees.

Option 1 : Evaluated against the six key themes



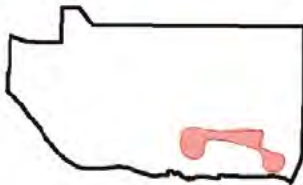
Height

The chart shows the number of potential additional 5-9 storey buildings (in blue) compared to Ambleside's existing number of 5-9 storey buildings (in grey); this option would prioritize 5-7 storey buildings.



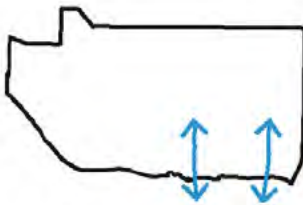
Housing Mix

Apartments in mixed-use buildings in the core would be predominant, with an estimated housing mix of 10% ground-oriented, 10% low-rise apartment, 20% mid-rise apartment, and 60% apartments in mixed-use buildings.



Commercial Hub

This option would shorten the high street, with a focus on Marine Drive between 14th and 17th, generally distinguishing between a mid-rise Clyde to the north and a low-rise Bellevue to the south.



Natural Setting

Building on Ambleside's festival streets (which lead to the 14th and 17th street piers) this option would help bring the waterfront experience into the commercial core.



Public Realm

This option would direct public realm improvements (such as wider sidewalks, patio dining, and informal gathering spaces) to a defined and reduced waterfront-oriented centre.

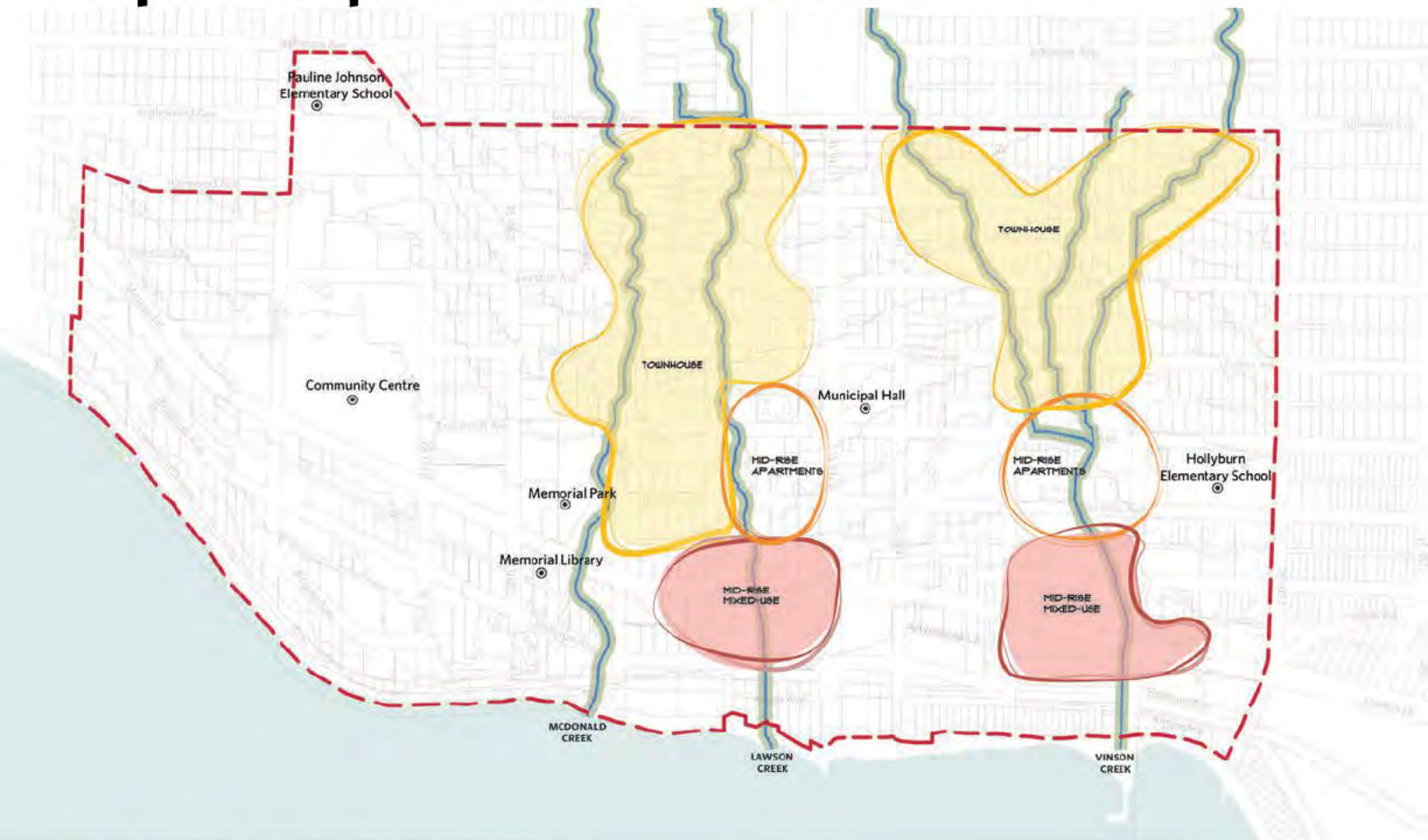


Focus

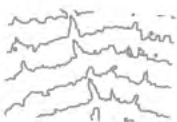
This option would provide a defined and smaller focus, meaning existing policies and regulations would be unchanged for study area lands west of 19th and north of Fulton.



Option 2 | Connect and Weave



Option 2: Land Use Concept



Respond to the Slope

Building scale would reflect topography with mid-rise transitioning to townhouses moving up the slope.



Follow the Creeks

Townhouses along McDonald, Lawson and Vinson creeks would incrementally open up public access to these natural systems.



Naturalize the Apartment Area

Additional density in mid-rise forms would support the daylighting of Lawson and Vinson creeks as existing buildings are gradually replaced.



"Bookend" the Shopping Area

Mid-rise mixed-use around 14th and 18th would establish a sense of arrival in the commercial core, with public spaces along Lawson and Vinson creeks.



Make "Blueways" into Greenways

Tying the land use changes together, new north-south connections would enhance natural protection and create new creekside trails.

Option 2: Overview

existing buildings
 potential buildings
 # number of storeys in existing buildings



Overview looking north

This option would follow natural systems by directing change to the areas along McDonald, Lawson and Vinson creeks from the waterfront north to Inglewood Avenue. In the following images, the white buildings are existing with building heights annotated in storeys, and those shown in brown are potential buildings enabled through this option.



Looking south over 16th near Inglewood

Ground-oriented and apartment housing would create opportunities to daylight watercourses where buried and to introduce public trails connecting the surrounding neighbourhoods to Marine and the waterfront.

Option 2: Detailed View

existing buildings
 potential buildings
 # number of storeys in existing buildings



Looking southwest where Vinson Creek parallels 14th near Clyde

For the commercial core, mid-rise mixed-use buildings between Bellevue and Clyde would emphasize daylit creek crossings, frame new public spaces, and mark the arrival to Ambleside's shopping area at the 1400 and 1800 blocks of Marine. These "gateways" are strengthened by the existing buildings in these locations, including the Grosvenor building along Vinson creek.



Looking south where Lawson Creek parallels 18th near Esquimalt

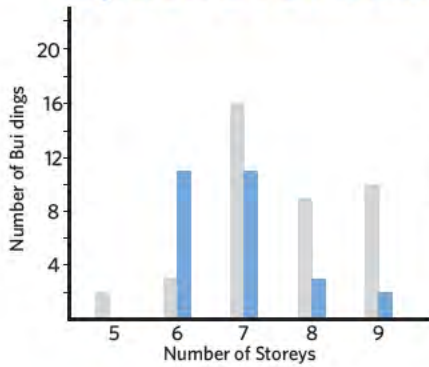
Ground-oriented and apartment housing would lead to mid-rise mixed-use buildings along Marine. This western "gateway" along Lawson creek already includes the Hollyburn Plaza and The Wentworth buildings. Ground-oriented housing supports the transition from the existing high-rises to Memorial Park.



Transect through Lawson Creek looking east

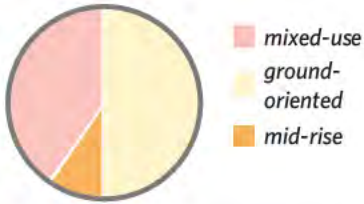
Ground-oriented and apartment housing would blend with the context and would be at a lower height than existing buildings and trees.

Option 2 : Evaluated against the six key themes



Height

The chart shows the number of potential additional 5-9 storey buildings (in blue) compared to Ambleside's existing number of 5-9 storey buildings (in grey); with this option's focus on ground-oriented townhouses, most new buildings would be under five storeys (not illustrated in the chart).



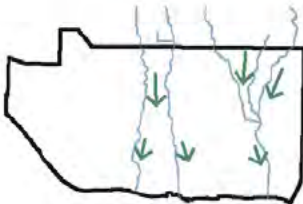
Housing Mix

Opportunities for ground-oriented housing would be prioritized, with an estimated housing mix of 50% ground-oriented, 10% mid-rise apartment, and 40% apartments in mixed-use buildings.



Commercial Hub

This option would "bookend" the main business area around 14th and 18th, providing a clearer sense of arrival or "gateway experience" from both the east and the west.



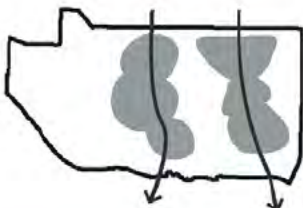
Natural Setting

Following the natural waterways and slope, this option would create incremental opportunities for areas of each creek to be naturalized, daylit and environmentally-managed.



Public Realm

New north-south creekside trails would expand and connect into Ambleside's existing parks and trail systems, providing an increased pedestrian and recreational network.

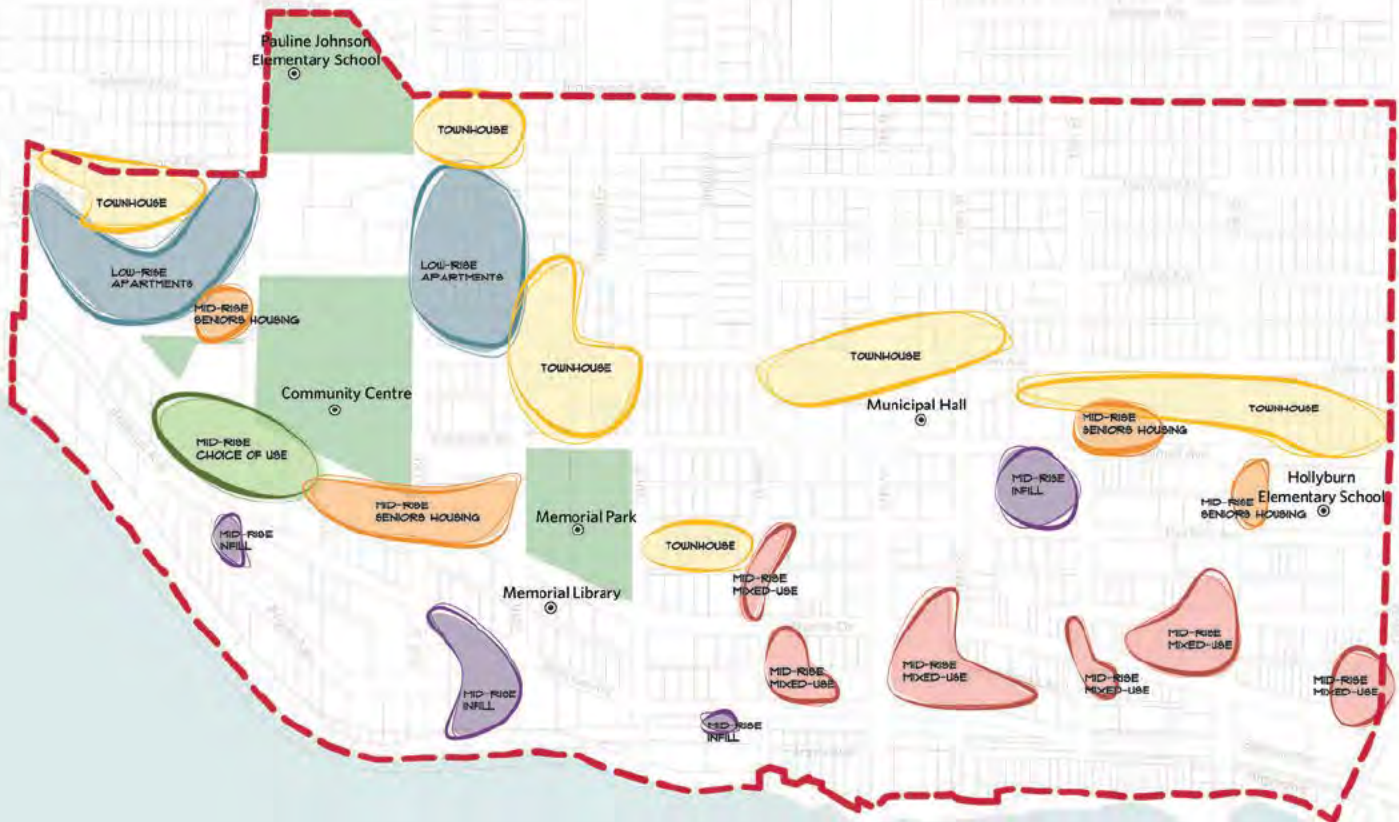


Focus

Responding to the creeks and the slope, the focus would be along north-south bands shaped by McDonald, Lawson, and Vinson creeks between Inglewood and the waterfront.



Option 3 | Blend and Punctuate



Option 3: Land Use Concept



Modulate the Main Street

Existing low-rise between 13th and 19th would be “punctuated” by limited mid-rise sites to create more distinct “pulses” of retail activity.



Infill the apartment area

Apartment infill within the existing high-rise area would be allowed on existing duplex-zoned sites and existing rental sites with underutilized site area.



Support our Aging Community

Existing age-restricted sites would be supported with additional density to enable the gradual increase of seniors-oriented housing.



Highlight Hollyburn

Mid-rise choice-of-use next to the existing apartment area would expand shops and services around this community and institutional hub.



Blend the Edges

Ground-oriented and low-rise housing diversity would be increased around parks, schools, and public spaces, with softer transitions from existing commercial and apartment sites.

Option 3: Overview

existing buildings
 potential buildings
 # number of storeys in existing buildings



Overview looking north

This option would smooth abrupt shifts in existing building heights by directing changes to those transition areas. In the following images, the white buildings are existing with building heights annotated in storeys, and those shown in brown are potential buildings enabled through this option.



Looking southwest near 14th Street and Gordon

Ground-oriented housing would transition between existing high-rises to single-detached houses, and this option would support the renewal and expansion of existing seniors housing by enabling mid-rise apartments on those sites.

Option 3: Detailed View

existing buildings
 potential buildings
 # number of storeys in existing buildings



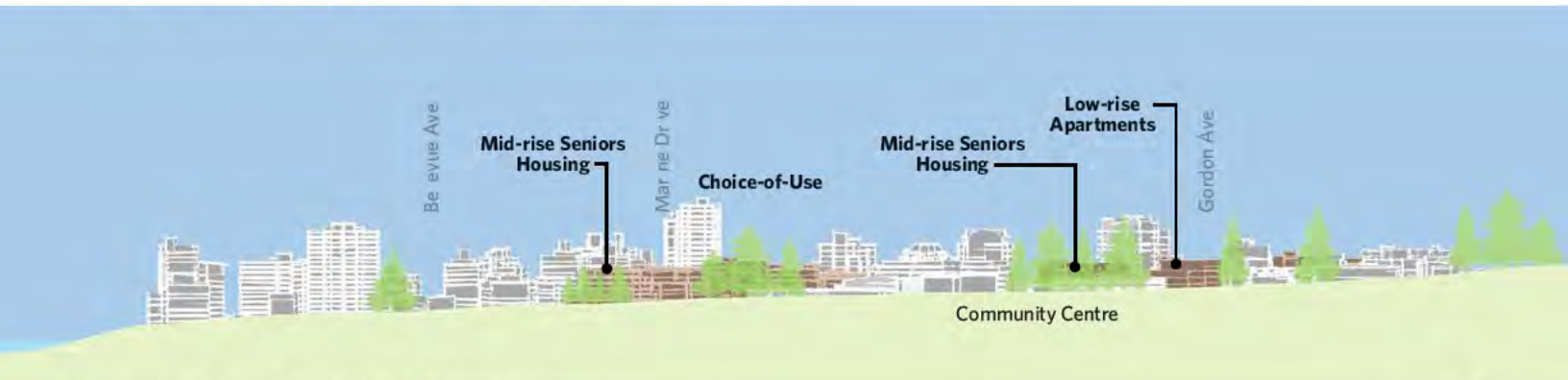
Looking east over Marine Drive near 23rd Street

Ground-oriented and apartment housing would transition between existing high-rises and single-detached homes. Mid-rise choice-of-use across Marine from the Community Centre and Westerleigh PARC buildings would allow flexibility along those blocks. This reflects the existing range of uses and could expand and support shops and services in the Hollyburn area.



Looking south over 21st Street near Haywood Avenue

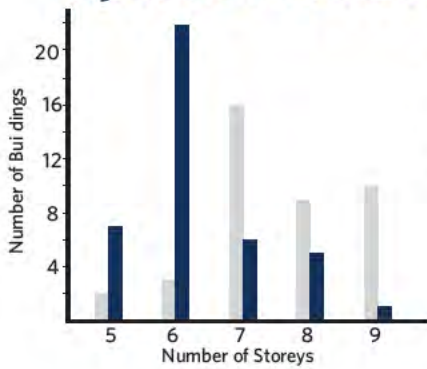
Ground-oriented and apartment housing would frame the 2100-block community and institutional uses, including the Community and Seniors Activity Centres.



Transect through 21st looking west

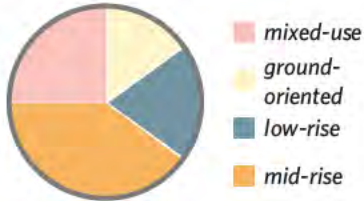
Ground-oriented and apartment housing would blend with the context and would be at a lower height than existing buildings and trees.

Option 3 : Evaluated against the six key themes



Height

The chart shows the number of potential additional 5-9 storey buildings (in blue) compared to Ambleside's existing number of 5-9 storey buildings (in grey); this option would prioritize 6 storey buildings.



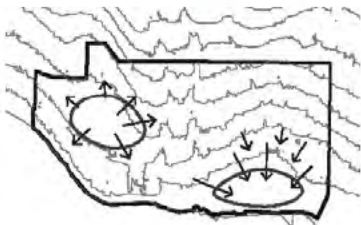
Housing Mix

This option would distribute new housing opportunities, with an estimated housing mix of 15% ground-oriented, 20% low-rise apartment, 40% mid-rise apartment, and 45% apartments in mixed-use buildings.



Commercial Hub

This option would retain the full extent of commercial sites along Marine Drive, with intentional "pulses" both within the 13th to 19th high street and at the Hollyburn hub to the west.



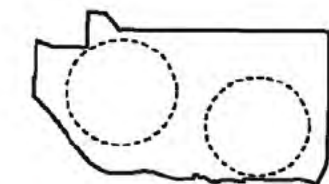
Natural Setting

Two responses to terrain would reflect the two topographies across the study area: one for Ambleside's natural "amphitheatre" to the east, and another for the flatter "plateau" to the west.



Public Realm

With a more distributed approach, this option would create wider opportunities for public realm improvements (such as better sidewalks and interfaces with parks and public amenities).



Focus

By punctuating within and blending outwards, this option would have a broader LAP focus, generally organized around the two neighbourhoods of Ambleside and Hollyburn.

Examples from Elsewhere

The three options show a variety of planning and design ideas – some that build on things Ambleside already includes, and some that are newer. The following photos show examples of how different ideas in the options have been achieved in other communities.



Mid-rise mixed-use can be oriented north-south to better connect the public realm with the waterfront and step building heights with the slope (Lower Lonsdale) | Source: District of West Vancouver



New townhouses and apartments can help define park spaces while contributing financially to these improvements and other community amenities (Moodyville) | Source: PFS Studio



Daylit creeks can provide recreational and environmental benefits, as well as a high-quality neighbourhood setting for new housing (Northgate) | Source: City of Seattle



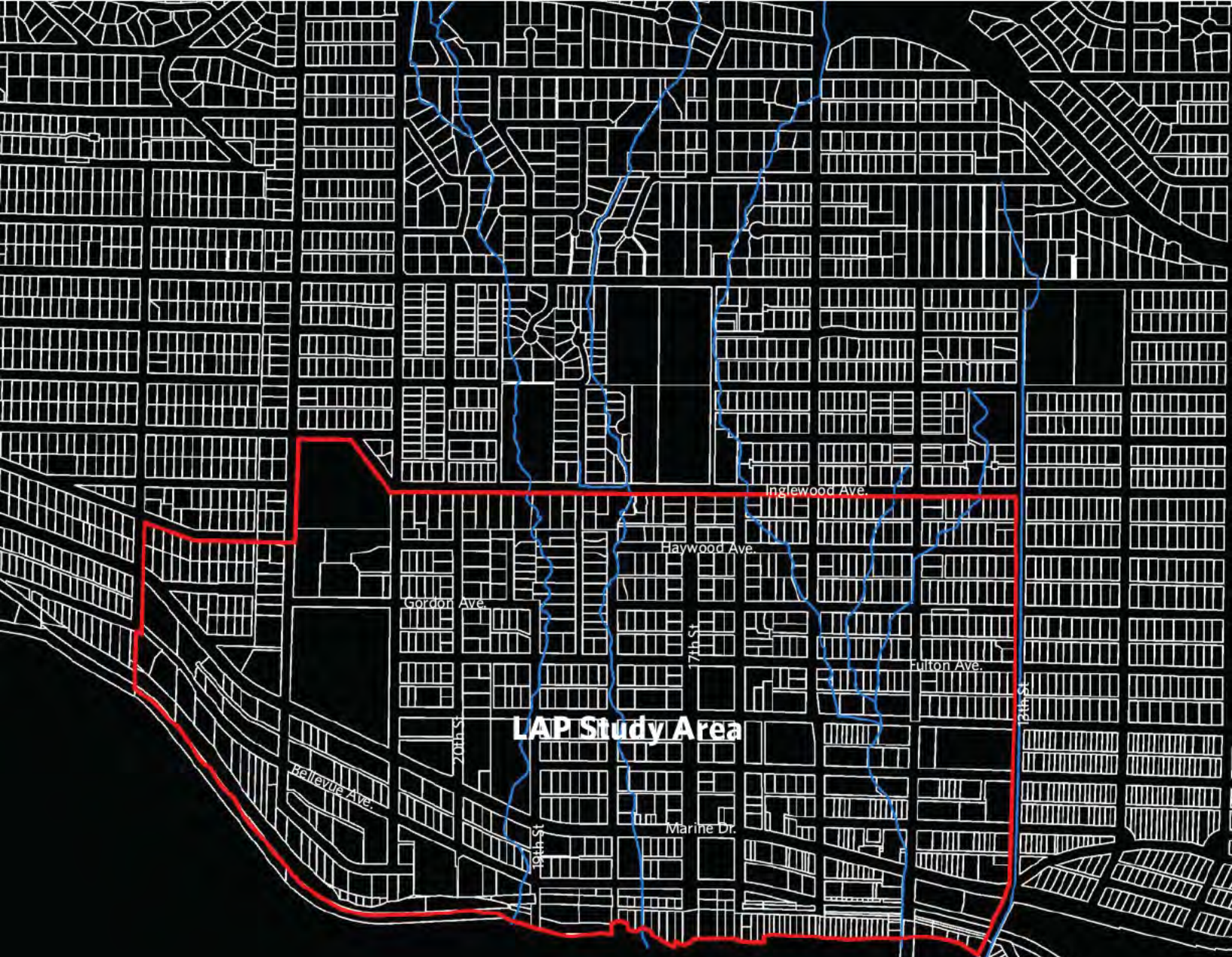
Different forms such as mid-rise, low-rise, and townhouse, built in varied architectural styles and materials, can be successfully combined (Port Moody) | Source: Connect Landscape



Selectively introducing additional height both within and between buildings can add visual interest and create a more sculpted skyline (Santa Monica) | Source: Equity Apartments



Specific uses with distinctive architecture, such as a mid-rise hotel, can become focal points and landmarks for both visitors and locals (Napa) | Source: Napa Valley Register



What's Next?

The options in this booklet are an engagement tool and we want to hear from you. There are around 900 individual lots within the study area—this is an important project for West Vancouver's future, the ideas we've presented aren't definitive, and you can help shape and improve them as we work towards the LAP.

To find out more, including background information and how to get involved, please:

- Visit the project web page at www.westvancouverite.ca/plan-ambleside
- You can sign-up for project updates and find out about engagement events
- You can share your feedback with staff at 604-921-3459 | planambleside@westvancouver.ca

Prepared by the District of West Vancouver,
Planning Department, January 2023.

From: s. 22(1)
Sent: Wednesday, April 26, 2023 6:33 PM
To: correspondence
Subject: Ambleside LAP.

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Councillors,

There is no question that all of the Vancouver area is being encouraged to create greater density for housing. Obviously West Vancouver is to play its part in this process.

As a resident s.22(1) we have been seeing an erosion of open space to s. 22(1). The apartments on Taylor Way to the south of Marine Drive and those planned to the North of Marine Drive are recent examples. Two of the 3 rental blocks still seem to lack tenants as we see no lights on in them at night.

The Squamish band is seriously looking to redevelop and develop housing on its lands. Much of this land is in or adjacent to our Municipality.

The Indigenous developments in the Vancouver area that are in advanced planning stages are being planned for triple the density of the City. This gives insight into the future of the infrastructure and other needs that must be planned in the Taylor Way and South Park Royal area.

The attraction of West Vancouver has been its interesting ability to mix development with its quite rural feel. I have been a resident, first setting here on s. 22(1)

The general feel of the West End of Vancouver with high density high rise is a very different vibe.

At the moment we are encouraging over a million immigrants to Canada every year. Most are towards the low end of the skill level. Few are from Europe or other countries where productivity and living standards are high. This is primarily because Canada is no longer attractive to those who have the types of skills Canada needs. Canada has fallen to lowest of the G7 countries in terms of productivity as far to little has been directed or encouraged in Capital Investment. The trend is strong and continues.

So in planning West Vancouver for the next 30 to 50 years the prevailing trends must be taken into account. Ultimately the question is not providing locations and types of housing units, which seems to be the present focus, but to vision the needs of who will be wishing to be accommodated in the longer range future.

Artificial intelligence will be eliminating so many jobs of the past and present, within a very few years and all within the early timeframe of the effect of your planning process. Constant growth for its own sake, will be changing and will have a major influence on planning. Once future growth plans are adopted and there are changes to our OCP there will follow a realignment of property values and prices. This entrenchment takes future options essentially off the table.

So please consider the future of this wonderful community. Depending on demographic studies we may well be a stable or contracting community within a few short years. This is not totally new to West Vancouver. Why, for example does a bridge to the City built in around 1938 still remain serving our essential needs.

Thank you for considering the true vision of West Vancouver's future.

s. 22(1)

West Vancouver.

s. 22(1)

Sent from s. 22(1)

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From: [REDACTED] s. 22(1)
Sent: Friday, May 12, 2023 9:05 AM
To: Ambleside Local Area Plan
Cc: correspondence
Subject: Ambleside LAP

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Why is outdated information being used for making current decisions!

According to your Local Area Plan you would like input on:

1. The **character of Ambleside** and the appropriate scale and height of buildings.
2. The **housing mix to accommodate current** and future residents.
3. The **commercial hub** and the shops, services and employment the centre provides.
4. The **natural setting** and the way the slope, creeks and waterfront shape Ambleside.
5. The **public realm** and how people gather, spend time, and move around.
6. The **focus of Ambleside**, where it begins and ends, and where change makes most sense

I struggle with this report as it shows the small percentage of residents who live in Ambleside is based upon 2016 data. For a current plan that can substantially affect the neighbourhood one would expect current data.

As you know the census is taken every 5 years - the 2021 census is available. The 2021 Canadian census was a detailed enumeration of the Canadian population with a reference date of May 11, 2021. It follows the 2016 Canadian census, recorded the population for Canada as 35,151,728. **Since that time, as we have read and experienced, significant changes as a result of the pandemic, in property values, rental increases, cost of living, immigration and environmental shoreline concerns.** Why can we not complete a current census of our neighbourhood? As part of the planning process, a current locally developed census would better reflect the changes over the past seven years. It doesn't seem to make sense to use data from 2016 to facilitate the decision making needed for 2023.

Your response would be appreciated as there may be others wondering about this disconnect.

Best Regards,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver, BC

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From: [REDACTED] s. 22(1)
Sent: Friday, May 12, 2023 9:32 AM
To: Ambleside Local Area Plan
Cc: correspondence
Subject: Ambleside LAP

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To whom it may concern, healthy sustainable communities are diverse communities.
West Vancouver needs housing for the middle working class now not in 10 years.
Regards [REDACTED] s. 22(1)

Sent from my iPhone

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From: [REDACTED] s. 22(1)
Sent: Friday, May 12, 2023 10:22 AM
To: Ambleside Local Area Plan
Cc: correspondence
Subject: Ambleside LAP

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Planning staff,

Reflecting West Vancouver’s citizens respect and enjoyment of Nature :

Support and Restore the natural systems to keep a healthy and safe environment:

By :

1. Facilitate Stormwater retention on site, by prescribing a % of water permeable site area in the Building bylaw
2. Prescribe in the Zoning bylaws a maximum Building Site Coverage of 40%.
3. Increase set back requirements from Creeks for New buildings.
4. Limit Building height to a maximum of 4 stories within 150 ft of the centreline of a creek bed.

These measures will also help in mitigating the destructive effects of unusual heavy rainfall due to climate change.

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From: s. 22(1)
Sent: Sunday, May 14, 2023 5:49 AM
To: Ambleside Local Area Plan
Cc: correspondence
Subject: Ambleside LAP

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Hello There,

I moved to s.22(1) from Lions Bay s.22(1).

While living in Lion's Bay, I became well acquainted with West Vancouver. In fact, I got to know WV intimately s. 22(1) and patronizing the close knit amenities and sea walk. I could walk to the library, grocery stores, Kay Meek, sea walk, cafes and banking. For me, this area was a complete community which supported a healthy lifestyle.

To this day, I wish I could move back to the area, find work and affordable accommodation. s. 22(1)

For the health of West Vancouver, I wish for affordable housing for young families that can remain long term. I wish for boarding houses for single unrelated people to live together (any age). I wish for a street car or rail to move people, not cars.

West Vancouver is a special place where arts, nature, sport and community are appreciated. Let's plan to retain and promote these elements.

I look forward to moving back!

Best Regards,
s. 22(1)

Sent from my iPhone

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From: Ambleside Local Area Plan
Sent: Monday, May 15, 2023 5:23 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: Ambleside LAP

Hi s. 22(1)

Thank you so much for reaching out to share your feedback on the draft options for the Ambleside Local Area Plan (LAP).

Your comments are very helpful. I will be sure to include your ideas – such as preference for free public transportation options for seniors – as part of the public record for community input.

If you have any further questions or ideas to share, please do not hesitate to reach out by email.

Sincerely,

Riley McLeod
Assistant Planner | District of West Vancouver
604-921-3459 | westvancouver.ca

From: s. 22(1)
Sent: Friday, May 12, 2023 8:33 AM
To: Ambleside Local Area Plan <ambleside@westvancouver.ca>
Cc: correspondence <correspondence@westvancouver.ca>
Subject: Ambleside LAP

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I requested a free bus for seniors Monday to Thursday but was told this would only be granted by Translink.

Would appreciate it if we could get it.

Thanks

s. 22(1)

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From: [REDACTED] s. 22(1)
Sent: Wednesday, May 17, 2023 6:03 PM
To: Ambleside Local Area Plan
Cc: correspondence
Subject: Ambleside Local Area Plan

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Planning Team and West Vancouver Council Members,

I am a [REDACTED] s. 22(1) working for [REDACTED] s. 22(1), serving the citizens of West Vancouver and the North Shore.

I applaud council and the planning team on their work to move forward with the local area plan for Ambleside West Vancouver which would be the perfect place for both myself and [REDACTED] s. 22(1) to live.

Born and raised in British Columbia, I have been providing [REDACTED] s.22(1) services to the citizens of West Vancouver since 1990 and have rented in both [REDACTED] s. 22(1) region of West Vancouver. My children have attended elementary and high school, and have recently graduated [REDACTED] s.22(1). We all hope to continue to live and work in West Vancouver but have found rising property prices such that it may make it difficult for us to stay. [REDACTED] s. 22(1) are now attending university with one [REDACTED] s.22(1) and one currently [REDACTED] s.22(1). Additionally over the [REDACTED] s.22(1) years I have had to move [REDACTED] s. 22(1), primarily due to "landlord use of property" (even if they never moving in to the unit) and am dreading the day when my rent controlled [REDACTED] s. 22(1) is once again sold by the out-of-country owner. We seem to be good at selling homes to speculators but not so good at housing our local population. Also not so good at auditing and collecting empty homes taxes from all of the homes in my area of the B.P.'s. This money could be put to good use in reducing building costs for local community housing.

My children have been active community participants as [REDACTED] s.22(1) [REDACTED] for West Vancouver families. I am an active participant in all [REDACTED] s.22(1) events, and was also selected to participate in the [REDACTED] s. 22(1) several years back which resulted in an abundance of housing unit plans for North Vancouver City with some offered to workforce through the AHOP program. Unfortunately nothing seems to have been included or proposed in West Vancouver other than the Gordon Avenue project wherein I contributed a feedback letter of support to council through Positive Voices, [REDACTED] s. 22(1). Although I supported the project Microcondo units do not work for families.

My family hopes to be able to live together in Ambleside, West Vancouver in one of the new low rise townhome developments slated for the North Shore. Being a [REDACTED] s. 22(1) family, we are hoping some of the low rise options will provide for a 3 level townhome with lockoff studio (grandparent suite) on the ground floor in order to provide grandma support to the young adults as they have children, and then granny care as I age in place with family supports. We are also hoping that these developments will be supportive of local workforce housing in order to decrease congestion and travel requirements and will have a structured supportive funding program with the province of BC in order to make them available for affordable homeownership to essential and community service workers. The workforce should have the opportunity to benefit from tax free equity growth by owning rather than renting (even more-so than out of country owners).

I have already participated in the Ambleside LAP community meeting and provided feedback with preferences that favour OPTION 2 and 3 focusing on community hubs, maximizing hikes and boardwalks along streams, centralizing community activities around the community centre and waterfront, and suggestions for provision for neighbourhood gathering places (general store, restaurant, Coffee shop in each community hub to bring community member together. (Similar to the Cornerstone, Pemberton Heights, N.V.- for sing-a-long, or celebration and games nights). Additionally, since the existing high rises will not be torn down any time soon, you may choose to take advantage of these areas of blocked view corridors to add midrise housing within the same vertical rise moving up the hill (No additional view corridor sacrifice necessary).

I would like to provide you with plans for two storey townhome units which would be very desirable additions to the community plan as most community members seem to favour low rise and it is my understanding that it is faster to build low rise than high rise. The only addition that I would suggest for these plans is kitchen islands, some storage, and a rooftop deck to be able to make most use of building footprint as well as provide for outdoor barbecue and social gathering space for the homeowner. Although many people discussed “character” of buildings, I would like to see affordable as being the main goal, with supports that would retain workforce, build communities, and provide for affordable owner occupied units by local workforce; it may require consideration of a Whistler style land covenant preventing speculators from purchasing and renting out these properties and further destabilizing the community. Additionally, perhaps character enhancement façade’s could be a modular add on option for the future, as funds are available. We have to start thinking creatively in order to provide for affordability which seems to be the biggest struggle as most people that live in West Vancouver do not work in West Vancouver, and most people that work in West Vancouver are not able to live in West Vancouver which is completely debasing the concept of “community”. We have to start providing housing which decreases congestion on our streets and avenues, and favours walkability/bike ability. Housing our workforce would help to accomplish building inclusive communities wherein those that serve others would now be seen as “community members” rather than just service providers. By integrating these folks who are already dedicating their lives through service to the community, they will become welcomed as dedicated lifelong community members with everlasting commitment. Hoping you will find the true meaning of what it means to be a community through the development of the Local Area Plan.

P.S. I hope everyone that wasn’t able to attend the Positive Voices sponsored Ambleside LAP event last week, will watch the video panel presentation as it was such a worthwhile, supportive community event.

Thank you,

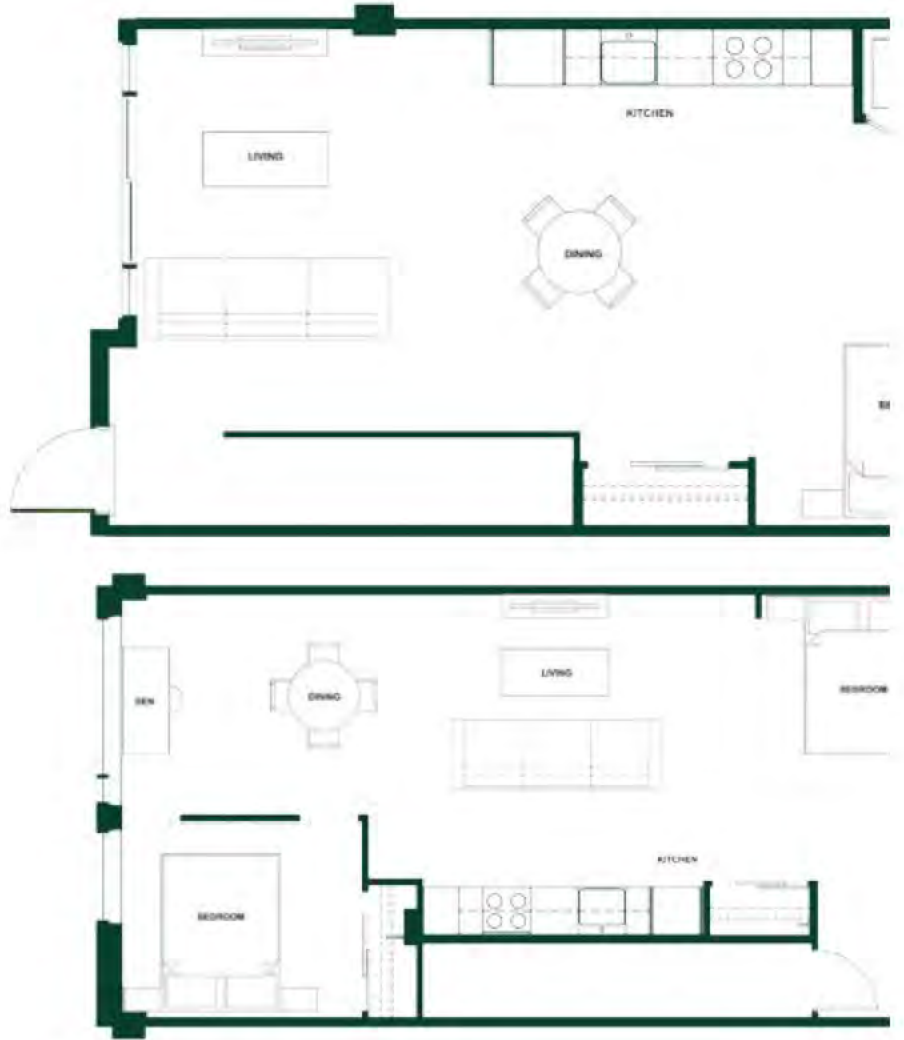
s. 22(1)

West Vancouver, B.C.

s. 22(1)

3 Bedroom
2 Bathroom

Interior 1,455 sq ft
Balcony 119 sq ft
Total 1,574 sq ft



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From: [REDACTED] s. 22(1)
Sent: Thursday, May 18, 2023 2:54 PM
To: correspondence
Subject: Riparian Area Protection Act Protects 15m either of Lawson and MacDonald Creeks - Contrary to p.13 & 16 Ambleside LAP Booklet & Tree/Brush Permit Process Generally

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

Thank you for your time. I have interacted with WV staff (typically pleasant, helpful and I trust well-intended) over many decades fighting for our legal and ethical protections of our WV Creeks. We need our elected Mayor and Council to require enforcement of the environmental protection laws in effect as enacted by the officials. Specifically,

1. The Riparian Area Protection Act which protects Lawson and MacDonald Creeks 15m either side says:

”The purpose of the regulation is to protect the many and varied features, functions and conditions that are vital for maintaining stream health and productivity, including: Sources of large organic debris, such as fallen trees and tree roots, Areas for stream channel migration, Vegetative cover to help moderate water temperature [the opposite of daylighting], Provision of food, nutrients and organic matter to the stream, Stream bank stabilization, Buffers for streams from excessive silt and surface run-off pollution” (emphasis added)

Creeks need the shade that trees provide, not daylighting. This is accepted science, for example: “Riparian shade on watercourses has been shown to lower river temperatures as a climate change adaptation measure. **Shade from trees can reduce temperatures in small rivers on average by 2–4°C (compared to unshaded streams), but demonstration sites in the Ribble catchment revealed shaded sites can be over 6°C cooler on hot days...** Over time it is predicted that river temperatures will rise due to the impacts of climate change which could have a catastrophic impact on watercourses and the organisms that inhabit them.” (UK gov research) (emphasis added)

Directly opposing the above provincial regulation is Option #2 and parts of Option #1 as described on p.13 and 16 of the Ambleside LAP booklet in which Staff appears to be presenting the drafted proposal (although verbally the response is different than in the printed material) that: WV Mayor and Council not fulfill our legal and ethical responsibilities under the *Riparian Areas Protection Act*, resulting in healthy trees and brush being cut in the 15m of environmentally protected land either side of Lawson and MacDonald Creeks, between 17th and 18th, merely for additional and unnecessary “new north-south connections’...“ townhouses along e McDonald, Lawson and Vinson creeks would incrementally open up public access” “additional density... in mid-rise forms would support the daylighting of Lawson...creek as existing buildings are gradually replaced”..

Daylighting is the opposite of what environmental science and the above RAPR states is needed to protect MacDonald and Lawson Creeks: Online research indicates daylighting is a new term where communities without creeks expose below ground water sources that are not “live” creeks, visual nature-connection purposes. This does not apply to Lawson and MacDonald creeks which are clearly above ground and very much alive.

To implement the current draft options on p. 13 and 16, would remove the necessary cooling shade of the trees/brush along the creeks for the biology of the creeks to survive (and for the health of we humans), and the habitats of our wildlife, 90% of whom live in the trees /riparian areas Lawson and MacDonald

Creeks, some of whom are at risk of extinction (for example, Great Blue Herons who fish in Lawson Creek are being driven away by cutting, construction and humans.

Besides the RAPR restrictions in place severely restricting cutting except in exceptional circumstances, relative to the environmental crisis we face, and consistent community feedback prioritizing our trees and the environment, the notions on p. 13 for trails and public spaces in environmentally protected areas are (I trust made in good faith, but still) whimsical wants. This is especially so considering **we already have two north-south connections below Fulton between 17th and 18th being the 18th MacDonald Trail leading to Memorial Park and the 17th street sidewalk. It is wrong that the substantial environmental costs of implanting the draft suggestions on option # 2 and parts of Option #1 were not even mentioned for community consideration in giving their input.**

2. Based on my experience (other people may have different experiences), and documented examples I can provide, regarding the 15m of environmentally protected land either side of MacDonald and Lawson Creek, while staff always seem well-intended something has gone seriously awry because:
 - a. Staff have adopted the unofficial notion that the 15m of environmentally protected land either side of the creeks can be thought of as a sidewalk/curbed boulevards and therefore owners can cut away under the heading of keeping their property neat and tidy looking. This is not correct. 15m either side of the Creeks are not boulevards, they are environmentally protected areas of trees and brush.
 - b. Staff have never heard of the RAPR, only the WV Tree Bylaw. The problem is that the WV Tree bylaw does not account for the 15m of environmentally protected areas under provincial law. (I have an outstanding question to staff on why that is)
 - c. the unofficial decision making protocol is for one or two staff members to make ad hoc subjective decisions on applications to cut healthy tree or brush in the environmentally protected 15m areas. They do not apply the RAPR. I did send correspondence to staff on a recent example, but I have not received a response. I have been dutifully documenting and sending photos (which can be provided) of RAPR violations to staff since 2015. It has no effect.

I am asking to please: 1) vote down the draft options on P. 13 and 16 in the Ambleside LAP both for present/imminent development (at least one property is currently for sale adjacent to the protected riparian area citing the draft options of the Ambleside LAP) and the future. While the Ambleside LAP is presented as a future vision, but property(ies) currently on the market are taking into account the p.13 and 16 of the LAP booklet development opportunities. 2) require enforcement of our legal and ethical responsibilities under the RAPR. Also, if Staff is consulting with a "QEP" in their decision making, please ensure there is a process in place (or re-instate the Good Neighbour Bylaw in this regard) for residents to question/provide a counter QEP opinion *before* the chain saws fire up and trees/brush is cut so that there is an opportunity for counter-input. Staff would most likely welcome such a policy as well since they have to deal with the unexpected distress of the community; institute and implement hefty fines for wrongful tree removal *and* require replanting of the same tree/brush that was removed;

As I write, chain saws are finishing the cutting down of 2-3 very large healthy (I'm told) beautiful red cedars s. 22(1) beside Lawson Creek (I trust addresses are being redacted) that have stood for many decades in the 15m environmentally protected riparian area. They were cut down, as usual, with no warning and before anyone could give opposing QEP. I'm told to do an FOI if I want to know why a permit was ever issued by staff when there is no tree or brush cutting allowed in the 15m of environmentally protected land under the RAPR. I have many questions into staff, yet again, this being the third cutting of multiple healthy trees in the riparian areas of Lawson Creek just in s. 22(1)

We are in an environmental crisis. Yes there are housing needs that become a crisis when people desire to crowd to the same already densified areas.

There are plenty of places to accommodate 1,000 new units that are not in the environmentally protected areas that would do irreparable damage and contrary to our ethical and legal RAPR responsibilities.

We have a special responsibility to protect our creeks in WV from presumably well-intended people suggesting trails and public spaces in the environmentally protected areas of Lawson and MacDonald Creeks as a misguided beautifying feature, and staff trying to accommodate all input from everywhere. In the end, please enforce the well thought out, environmentally based laws we have in place for the sake of our environment, wildlife especially along Lawson and MacDonald Creeks, and we humans.

Sincerely,

s. 22(1)

My name is s. 22(1)

My address is s. 22(1), West Vancouver s. 22(1)



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From: s. 22(1)
Sent: Thursday, May 25, 2023 2:16 PM
To: correspondence
Subject: Additional Information: Riparian Area Protection Act Protects 15m either of Lawson and MacDonald Creeks - Contrary to p.13 & 16 Ambleside LAP Booklet & Tree/Brush Permit Process Generally

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

Thank you again for your time. I hope the below additional information to my May 18, 2023 is helpful to you. By happenstance, I have now had a productive conversation with Mr. Villeneuve in Land Development, and several different Bylaw Officers related to RAPR violations.

I am asking, now more specifically, please:

1. that all applications regarding the 15m of environmentally protected land of the Creeks go only to the Environmental Protection Office. The work of Land Development (and I don't think Mr. Villeneuve disagrees/ doesn't take a position) is irrelevant and contrary/harmful to the RAPR and WV Creek Protection Bylaw.
2. amend the Boulevard Bylaw to acknowledge the primacy of the Riparian Area Protection Act/WV Watercourse Protection Act with regards to the 15m of environmentally protected riparian areas.
3. require buyers who choose to buy adjacent to environmentally protected lands to attest that they are aware of the environmental protection laws and will not violate them, including that they are aware not to do anything to create a hazard (ex. putting in a wall of new windows against/near trees, building add-on building up against trees, etc.) which would cause a QEP to declare the trees to be a hazard.
4. amend the WV Watercourse Protection Bylaw, that is supposed to enforce the 15m riparian areas, to include: the essential aspects of the BC RAPR (i.e. no cutting of healthy trees and brush except for a clearly determined hazard tree or pest infestation by a QEP and allowing for external QEP opinions by ex. neighbours); and the BC Wildlife Protection Act and WV Nesting Bird Bylaw.
5. provide education to Bylaw to enforce the Riparian Area Protection Act/a bolstered WV Watercourse Protection Act, not the inapplicable Boulevard Act, in their day to day duties.

Based on my s. 22(1) experience with WV Creeks, what is happening is a "death by a thousand cuts" to our environmentally protected WV Creeks because: Bylaw Enforcement (who I trust act in good faith in what they understand to be their demanding role) is operating on the legally and ethically *incorrect* assumption that the environmentally protected riparian areas that require necessary shade to live and trees for nesting, etc, are to be treated as the same as/nothing more than sidewalk/boulevards; and therefore, owners doing ad hoc and evermore cutting into brush and tree branches that provide that necessary shade etc is treated as a non-issue, and in fact encouraged.

As a follow up to the example in my May 18, 2023 letter of the cutting of the 2-3 large, healthy (I'm told) red cedar trees at s.22(1) (I trust address redacted) in the riparian area, *permitted to be cut down during nesting season*: having viewed the trees s.22(1), without exaggeration, I have seen some wildlife now fighting for a spot in the trees across the creek at s. 22(1) that has been flagged as a draft development/orientation site in the Draft LAP. We can know that with every tree and its branches cut down and brush cut down the in the riparian areas, creeks' temperatures are rising little by little.

I have also completed the survey, and provided comments for the more umbrella issue of Urban Forest Management which among other things, shockingly does not refer to the legal and ethical environmental protections of the RAPR. The photos provided by someone (who I don't know but share their experience) in their May 17, 2023 letter to Mayor

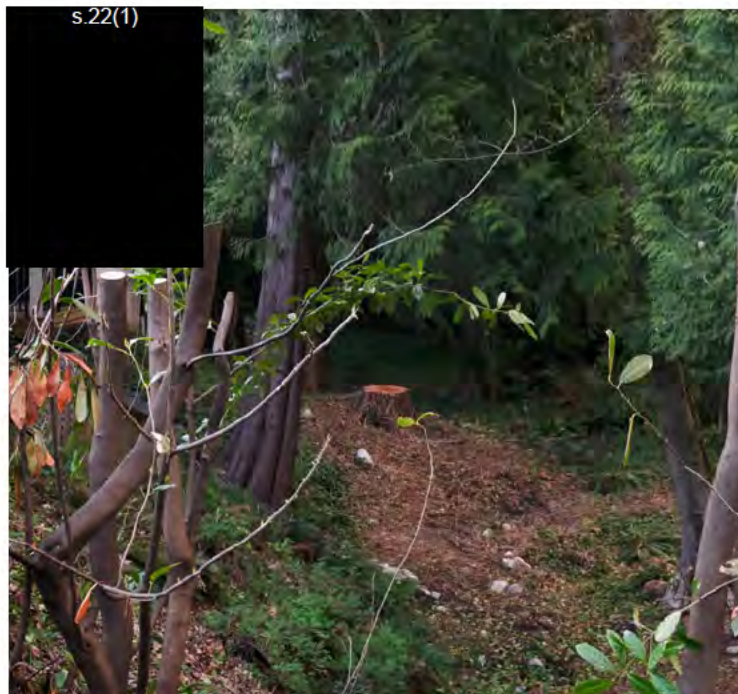
and Council complaining about a lack of Bylaw Enforcement re: tree cutting, resembles the 2-3 red cedar trees cut down at s. 22(1) in the example in my letter. I felt it imprudent, based on distressing experience, to provide photos of those particular trees south of s. 22(1) in the riparian area. Below are photos of s. 22(1) in the riparian area of Lawson Creek.

In this environmental crisis, with WV citizens consistently prioritizing the protection of our environment and environmental laws stating the same, I believe the above steps, and probably others like them that I am not aware of, will provide critical clarity.

Thank you and Sincerely,

s. 22(1)

s. 22(1), West Vancouver BC



From: [REDACTED] s. 22(1)
Sent: Sunday, May 28, 2023 3:35 AM
To: Ambleside Local Area Plan
Cc: correspondence
Subject: Ambleside LAP

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Suggest you also address the Missing Middle for Seniors in your plan.

Why does the younger generation of planners always want to just plan apartments for seniors. This is one of the main reason seniors are reluctant to give up their single family homes (which would free up more homes for families)....there is no suitable alternatives for down sizing.

Single small slab homes with yards is what is desirable, similar to Norgate in North Vancouver...or to make better density use of a single lot, a strata complex consisting of a one level duplex in front & one in back of a single house lot... each slab home with a carport & their own yard...similar to what was built many years ago in the Glenmore area of West Vancouver.

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From: [REDACTED] s. 22(1)
Sent: Tuesday, May 30, 2023 3:51 PM
To: correspondence
Cc: Nora Gambioli; Peter Lambur; Linda Watt
Subject: Need a strong vision for Ambleside Local Area plan

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Dear Mayor and Council District of West Vancouver

Re Ambleside local area plan- please consider- we can meet our growth targets with the following

Beautiful characterful area- legacy opportunity to preserve and develop in a way that builds on character and community.

- Gentle density growth-in single family blocks with laneway homes, duplexes, cottage clusters
- Bigger density growth possible in Cypress Village development, Marine Drive multi use development and some apartments re development, hybrid blocks with multifamily already
- Opportunity to show leadership in visioning for our beachside community

Preserve current single family blocks for gentle density, walking ability for both young and old and stunning character appearance that gives West Vancouver its charm and liveability.

Do we want to be Carmel...or Cambie Street?





Sincerely

s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, June 1, 2023 2:06 PM
To: correspondence
Cc: Ambleside Local Area Plan
Subject: Ambleside Local Area Plan

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Good day;

Submission regarding the Ambleside Local Area Plan

While I fully appreciate the need to provide more housing in West Vancouver, especially for the “missing middle”, I do not support the plan recently issued by the Planning Department. In my opinion, all of the options put forward would adversely impact the neighbourhood feel and human scale that currently exists. Ambleside has the potential of being a unique historic neighbourhood similar to Carmel or Pasadena Historic District, while still accommodating increased density.

I support the submission of the Ambleside Dunderave Ratepayers Association and encourage Council to listen to the recommendations. I fully support the following:

- Supportive of duplexes and townhouses, but not stacked townhouses.
- Supportive of gentle infill. e.g. coach houses
- Retain neighbourhood character.
- Recognize historic neighbourhoods. i.e. Hollyburn, Ambleside
- Retain current rental stock.
- Avoid monolithic approach to densification.

Allowing land use options such as cluster cottages, lane way housing and secondary suites along with other steps would provide a wide range of housing for all incomes without destroying the neighbourhood.

I believe the following will also contribute to West Vancouver meeting its stated goals of providing an additional 1,000 to 1,500 units

- Consider the area west of the Park Royal Towers to 13th for increasing density. This is a natural “entrance” to Ambleside and would provide a logical transition from the high rise towers to lower density housing. I don’t believe it makes sense to consider a residential plan for Ambleside that starts at 13th
- Discuss and plan for more mixed use projects along Marine Drive from 13th to 19th. Most of these building could accommodate higher density, as shown by the Grosvenor development.
- Consider allowing “cluster cottages” in which 8 to 12 smaller homes could be built, all sharing a common court yard and other amenities. Properties along Mathers from 15th to 11th would be ideally suited, as would many properties in the Altamont area.
- Work with the Squamish nation to develop appropriate housing in the parcel of land between Park Royal and the train tracks.

I would suggest it may be prudent to not rush into any decisions until the impact of recent policy initiatives of the provincial government are fully understood. For instance, the policy of allowing every property to be able to build up to 4 units may have a significant impact on achieving the stated goals of 1,000 units.

Submitted by

s. 22(1)

West Vancouver, BC

s. 22(1)

Sent from my iPad

From: Dave Stewart [REDACTED] s. 22(1)
Sent: Friday, June 2, 2023 2:47 AM
To: davestewart53@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Proposed new local area planning for Ambleside = +

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Dave Stewart
2395 Queens ave
West Vancouver
V7v2y7

02 Jun 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Proposed new local area planning for Ambleside

My name is Dave Stewart and I am a resident of West Vancouver.

I do don't support the proposed developments for Ambleside due to the over loading of existing road networks and services

Please **do not redact** my name or my home address or my email address.

Thank you.

Dave Stewart
davestewart53@gmail.com

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From: M Slater <melroy1058@gmail.com>
Sent: Monday, June 12, 2023 4:13 PM
To: correspondence; Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Ambleside Local Area Plan feedback.

CAUTION: This email originated from outside the organization from email address melroy1058@gmail.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor & Council;

After attending the May 3 Ambleside Local Area Plan (LAP) zoom workshop and reviewing the Options booklet, I have a number of concerns and suggestions. I have recapped the main points in bullet form with a more in-depth description below.

- Options are restricted by the number of housing units the district is attempting to accommodate.
- Lack of a vision – options do not reflect small, seaside village character or quality of life factors that are so important to residents.
- Building heights must be described in feet/meters.
- Would like to see a low-density option.
- Would like the commercial area to retain existing zoning in terms of building heights.
- Provide an assessment of how growth will affect residents' quality of life.
- After staff have incorporated feedback and prepared a draft LAP, present it to the community along with a questionnaire. Ask: Do you like the proposed LAP? Does the proposed LAP reflect your vision for Ambleside? Does the proposed LAP require: no adjustment, minor adjustments or a lot more work?

Housing Targets vs. Vision

The OCP talks about LAPs with area-specific **visions** determined through a collaborative planning process, as well as suitable built-form, heights and densities. But priority has been placed on accommodating 1,000-1,200 new units at the expense of even mentioning a vision. This is out of touch with residents' priorities, which value protecting and enhancing quality of life and neighbourhood character.

The Ambleside Town Centre Survey asked residents about their vision for Ambleside. This survey, along with the ADBIA's Imagine Ambleside report, should be the starting point for the LAP. Both of these documents point to a vision of a small seaside village with a variety of local shops and services. However, there is nothing in the Option Plans that articulates this or identifies what we are trying to preserve or what are we trying to create in terms of a livable community that reflects Ambleside's special character.

Key theme #1 (in the Ambleside LAP Options Booklet) is: *The **character** of Ambleside and the appropriate scale and height of buildings.* When the three options are evaluated against this theme, character is never mentioned again, only height. Does height equal character? What height is compatible with small, seaside village character? The obvious answer is low-rise, so why isn't there an option with predominantly low-rise buildings?

Options are too similar

The three options are variations of the same theme. Different options would have been one that shows a moderate increase in density (~100-300 units); a greater increase in density (~400-700 units) and a large increase in density. However, the options presented are restricted by the number of housing units the district is attempting to accommodate.

Please be clear: are we required to accommodate 1,000-1,200 new units in the Ambleside LAP or not? Are we obligated to accommodate this number of units because it is written in the OCP? I, along with many other residents, strongly objected to the inclusion of these specific numbers in this high-level document during the OCP engagement process.

If we are *not* obligated, there should be an option that illustrates a low-density alternative. It could include expanding the boundaries and/or reducing the number of units. I believe the prevailing sentiment will be a desire for mainly low-rise development that is sensitive to village character.

Terminology/Descriptions

Building height must be described in terms of maximum feet/meters as well as storeys. Calling an 8 or 9-storey (potentially 100+ foot) building a mid-rise is gross misrepresentation.

I would like to see these descriptions, found in the Options booklet, changed as follows:

FROM:

- 3-4 storey residential ground-oriented townhouses;
- 3-6 storey residential low-rise apartments;
- 6-8 storey residential mid-rise apartments;
- 6-9 storey mid-rise mixed-use (must include commercial use) or choice-of-use (may include commercial use).

TO:

- 1-2 storey (maximum 25 feet) ground-oriented townhouses;
- 2-3 storey (maximum 37.5 feet) mixed use or choice of use (may include commercial);
- 3-4 storey (maximum 45 feet) residential low-rise;
- 5-6 storey (maximum 65 feet) residential mid-rise;
- 6-8 storey (maximum 85 feet) residential high-rise;
- 6-9 storey (maximum 95 feet) high-rise, mixed-use or choice of use (may include commercial).

Quality of Life

Provide an assessment of how growth will affect residents' quality of life and neighbourhood character. Identify specific quality of life factors (such as privacy, views, access to daylight, noise, light intrusion, traffic congestion, water supply/quality, community centre/park capacity, etc.) and how they will be impacted, protected or improved. The Community and Environmental Defense Services (CEDS) has some great surveys on this topic that could easily be incorporated.

West Vancouver's Residents' Guide sets forth recommendations to those considering developing their property. These same questions should be used to evaluate how potential development proposed in the LAP will impact neighbourhood character and residents' quality of life.

The guide states:

Being a good neighbour means considering how your decisions will affect the livability and enjoyment of your neighbour's property. Ask yourself these questions early in the design process:

- *How will my new house fit in with the houses on my street?*
- *How will my design affect my neighbours?*
- *Will my home reduce the livability of my neighbour's home?*
- *Have I considered my neighbour's view?*
- *Where are my neighbour's windows and how does my window design affect their privacy?*
- *Will cutting down tree(s) on my property impact my neighbour's property?*

Other

Property that is up-zoned but not developed to maximum allowed density will be still be taxed based on maximum allowable density. How will this drive or incentivize change? Will this create pressure to build to maximum density? How will this impact small, independent shops?

Commercial area

A proven way to protect and encourage small, independent shops and services is to follow the zoning policy the City of Vancouver implemented for the Davie, Denman and Robson Street areas, which removes the right to add condos above street businesses. Keeping the business districts strictly commercial removes the temptation of easy profits from condo development. If West Vancouver is unable to eliminate mixed-use zoning, we could still imitate this approach by retaining existing zoning heights for Ambleside's commercial area.

Street character, access to sunlight, views and low-rise "human scale" buildings creates an environment that is attractive to people, that draws them and encourages them to linger. As one City Planner said: people love to be in the sun; add one shadow means your adding 100 shadows, it also sets a precedent.

Engagement process

Ambleside is a neighbourhood, first and foremost. Opinions of those who do not live in the area should not be given the same weight as those who live here. Feedback should be broken down to show responses from Ambleside residents, West Vancouver residents, and non-West Vancouver residents.

The Design Review Committee should not be providing feedback on a land use plan.

A questionnaire should have been provided to all participants asking: *What part of this engagement process worked well for you? What part of this engagement process did not work well for you? Did you have an opportunity to clearly express your opinions?* This should have been sent immediately after each engagement session.

Staff's summary of feedback should go to participants to review and substantiate before it goes to Council.

After staff have incorporated feedback and prepared a draft LAP, a questionnaire should go out to the community asking: *Do you like the proposed LAP? Does the draft LAP reflect your vision for Ambleside? Does the proposed LAP require (a) no adjustments, (b) minor adjustments, (c) a lot more work?*

It is regrettable that an independent consultant was not used to conduct engagement. Planning staff have said they are not committed to any of the options, but their agenda is clear: incorporate 1,000-1,200 housing units. So, choose any option provided it includes 1,000-1,200 new units.

It is understandable that Planning staff will have a professional bias. This makes them ill-suited to conduct engagement. There are numerous examples (such as the contentious inclusion of specific housing unit numbers in the OCP), that indicate staff are not willing or able to represent public sentiment if it is at odds with their professional opinion.

At least one staff member at the zoom workshop was clearly a proponent of high-density development. When I commented the mid-rises depicted along Vinson Creek looked like a wall of concrete and that I would prefer lower building heights, the staff member proceeded to identify issues with low-rise development that seemed to dismiss it as a viable option. This staff member also seemed unreceptive to suggestions for including measurements of building heights in feet/meters. It felt like they were defending the Options as presented.

Another staff member came across as much more neutral, but I think she missed or misinterpreted a good example of what one participant liked. Someone asked if stacked townhouses were the same as "the lovely townhomes at 14th and Duchess". Unfortunately, the staff member was not familiar with the townhomes in question. It seemed evident the participant really liked the 14th & Duchess townhouses and would like to see more like them. But I had the impression this was lost in discussion about what a stacked townhouse was and a sense that this was taken as a "like" of stacked townhouses, which would be twice the height of the 14th & Duchess example.

Conclusion

Many residents have repeatedly expressed frustration and discouragement with the district's public engagement processes. A neighbour recently noted *when planning staff are in control the results are guaranteed – they always get what they*

want. Another said they *fully expect staff are going to present a high-density proposal*. Unfortunately, I believe both these statements to be true. For far too long now district staff, Planning staff in particular, have been the proverbial tail wagging the dog. So far, Council has not demonstrated that they have any power over staff.

Answers to the following questions will be key to understanding how (or if) residents will influence the LAP:

1. What power does the community have to determine what the LAP looks like?
2. How much power does Council want to give the public?
3. What power does Council have to control the Planning department and ensure Planning is reflecting the view of the public in the plan and process?

It is my genuine desire that this Council will provide effective oversight of the process, demand complete transparency and ensure the LAP reflects a consensus vision that legitimately expresses what residents want for their neighbourhood.

Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact.

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 5, 2023 1:58 PM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Scott Snider; Linda Watt; Peter Lambur; Sharon Thompson
Subject: Environmental Riparian Requirement to Replace Trees with Trees, Not Shrubs and our WV Wildlife Species Officially At Risk

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Good Afternoon Mayor and Council,

Thank you, as always, for your time. Like other residents, I am so appreciative of Mayor and the various Councillors I know of, efforts and commitment to protect our beautiful WV environment. I am writing further to my June 19, 2023 email, "Canadian/BC Legal Requirement to Replace Trees with Trees, Not Shrubs" (and to some extent my May 18 and May 25, 2023 "Riparian Area Protection Act Protects 15m either of Lawson and MacDonald Creeks - Contrary to p.13 & 16 Ambleside LAP Booklet & Tree/Brush Permit Process Generally").

I am again providing some "on the ground" observations and related materials. From what I can see first hand, consistent with the WV policy or practice for "hazard trees" replacements sent to me by Staff, "hazard" trees are indeed being replaced with only shrubs in the environmentally protected Lawson Creek (and presumably other WV creeks) at least part/most of the time if not all the time. Of the three example properties in the environmentally protected riparian areas previously provided: one replaced about 5-6 large, protected trees with shrubs; another appears to have replaced 1-2 very large trees entirely with shrubs (they have not had a chance to grow so I don't know if there is a tree among them), and the third property has had no replanting at all to date since the trees were cut down about three months ago.

While the precise legal requirements to replace "hazard" trees with trees, without the option to replace the trees with shrubs, may be arguable given delegated authority from the province to the municipality, environmental science is clear in the below BC Government "[Hazard Tree Removal](#)" document from "[Best Tree Management Practices](#)" (further to the Canadian BC Agreement info in my June 19, 2023 email). Environmental science indicated in the below documents is clear: in environmentally protected riparian areas: **trees need to be replaced with trees, not shrubs – and replaced with not just one tree, but multiple trees.** Please see the below [BC Government Chart](#). Except for the skinniest of 6" diameter trees, which are essentially inapplicable to the large trees in our WV riparian areas, there is no "and/or shrub" options for all the reasons we know (shrubs cannot provide the required cooling shade of tree branches and most birds cannot nest in shrubs, etc.

TREE REPLACEMENT CRITERIA:

The criteria below apply to the replacement of trees authorized for removal under the *Act or Land Title Act* by BC Environment, Fish, Wildlife and Habitat Protection. Replacement should be accompanied by a tree survey and replacement planting plans completed by a certified environmental consultant and detailing numbers, sizes and species. Replacement will be based on site specific conditions.

- 0 mm - 151 mm (6") dbh 2 replacement trees (min height 1.5 m (for up to 50% of trees being replaced)
- 152 mm - 304 mm (12") dbh 3 replacement trees (min height 1.5 m
- 305 mm - 456 mm (18") dbh 4 replacement trees (min height 2.0 m
- 457 mm - 609 mm (24") dbh 6 replacement trees (min height > 2.1
- 610 mm - 914 mm (36") dbh 8 replacement trees (min height > 2.0

Trees > 914 mm dbh (36") will require individual approval and replacement only

Every effort must be made to retain 20% of trees > 304 mm dbh (12") as well as 3 m

You may already be fully aware of this, but in addition to these regulations:

- **Wildlife Act, 2004** The Wildlife Act prohibits the killing, harming, harassment, capture or taking of species at risk and the damage or destruction of a residence of a species at risk except as authorized by regulation, permit or agreement. The Act also protects all birds and their eggs; nests while they are occupied by a bird or egg; and the nests of eagles, peregrine falcons, gyrfalcons, ospreys, **and herons year-round.** (emphasis added); and,
- **Riparian Areas Regulation, 2004** (It was recently updated, though basically the same) Through local government legislation, **RAR protects riparian areas and their features, functions and conditions during residential, commercial, and industrial development and ancillary activities. there are the**

there is the legally protected Species at Risk Act, which lists our WV Pacific, Great Blue Heron (see links to Canadian Gov website) who used to regularly fish in Lawson Creek up to the last 4-5 years when significant tree and brush cutting in the protected

riparian areas, along with soap suds. I repeatedly reported the location of the suds, which no doubt impacted the fish and wildlife habitat, but Staff said (is this reviewable?) it was impossible to take action on it.

- **Species at Risk Act** The Species at Risk Act provides for the legal protection of designated wildlife species and the conservation of their biological diversity. Before planning any work, review the website <http://www.env.gov.bc.ca/atrisk/> for further information on the species at risk in your area. The Conservation Data Centre is a provincial resource that can help you to find out what species at risk may be in your area. Lack of species data does not confirm the absence of species at risk in that area.
 - **Canadian wildlife species at risk... Table 7. Wildlife species assessed and designated in a "risk category" (Extirpated, Endangered, Threatened or Special Concern) (841 wildlife species), with range of occurrence (by province, territory or ocean), and date of assessment. For Extirpated wildlife species, the historical range of occurrence and the approximate date of disappearance from Canada are shown. Endangered category (371)... Birds... ↔ Heron fannini subspecies, Great Blue Ardea herodias fannini... BC "Pacific Great Blue Heron" Great Blue Heron fannini subspecies**

Given the current the degraded state of the WV Creeks in Ambleside over the last 4-5 years, I want to provide the following photos I took about 10 years ago for those who may be surprised to know that the below was normal habitat in Lawson Creek, Blue Herons and trout, up until the last 4-5 years. Included is a photo of the creek itself and fish in it as well as a Merganser whose population has significantly dropped in Ambleside along with many other species ex. just one of many examples, there used to be many Harlequin Ducks in Ambleside who are also at risk and are no longer seen here since the brush habitat was all cut down along the shore about four years ago.

We need to replant and recover the creeks, not try and choose them as orientation points for development and cutting out trails etc, when we already have a trail and an underutilized Memorial Park along MacDonald Creek.

All of these photos are examples of Lawson Creek, below Fulton, up until about 2017:approximatley the last time I saw the At Risk Blue Heron fishing trout in the RAPR protected Lawson Creek. This was at a time when all the trees all along the creek in the riparian area kept the creek cool and protected. I had to brighten these photos.









Fish in Lawson Creek.jpg

2013-11-04 12:43:40 AM
6016 x 4016



The last 4-5 Years





In summary, further to my previous correspondence, and the list of requested changes in my May 25, 2023 correspondence, based on established environmental science laws and/or ethics, please:

6. Change the WV Environmental Protection Office bylaw policy or practice to require the replanting of trees, with trees, not shrubs, as outlined in the above BC Government chart above. This may well address, curtail Point 4.

Thank you as always for your time and support of the environment.

Sincerely,

s. 22(1)

s. 22(1), West Vancouver, s. 22(1)

From: Kenneth Vinal <rectorststephenswv@gmail.com>
Sent: Friday, July 21, 2023 4:29 PM
To: correspondence
Cc: Sharon Thompson; Nora Gambioli; Mark Sager
Subject: Comment on Ambleside LAP
Attachments: 2023.07.21_St.Stephens_Ltr_to_council.pdf

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Please find attached a letter to the Mayor and Council regarding the Ambleside LAP. I will attend the council meeting on Monday and plan to speak on behalf of St. Stephen's.

Ken Vinal

Rev'd Kenneth Vinal (he, him, his)
St. Stephen Anglican Church
West Vancouver, BC V7V 1W1
s. 22(1)

*Located on the traditional, ancestral, and unceded territories of the x^wməθk^wəyəm (Musqueam),
Sḵw̓x̓wú7mesh (Squamish), and Səlilwətaʔt (Tsleil-Waututh) nations*

ST. STEPHEN'S CHURCH

The Anglican Church of Canada



885 22nd Street
West Vancouver, B.C.

V7V 4C1

Telephone: 604.926.4381

Email:

st.stephenswv@shawlink.ca

www.ststephenschurch.ca

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

July 21, 2023

Re: Ambleside Local Area Plan (LAP) Engagement Summary, Proposed Framework, and Next Steps (File: 2520-17)

Dear Mayor and Council:

We at St. Stephen's Anglican Church (885 22nd St) are excited to see the Ambleside LAP continue to progress forward. Staff's work on this to-date has been undertaken with care and dedication to the community and we would like to thank and commend them on their efforts in developing this Proposed Framework. **While we appreciate all of the efforts made, when it comes to the redevelopment potential of our property, we have concerns with some possible limitations of "Framework Number 6 - Guide Community Use and Housing Objectives". We ask you to consider that there be additional room for density in cases where a development includes a community or public assembly use as well as new rental housing.**

As you are likely aware, our facility is nearing the end of its useful life and will require costly repairs in the very near future, including stained glass window maintenance/replacement, a new roof, and other major structural repairs which the Church cannot afford. As such, we are exploring the option of redeveloping the property with a brand new church facility along with the addition of market rental housing above to help secure the longevity of the Church, offset financial burdens, and provide a beautiful new space for the community to enjoy.

We appreciate the intent conveyed in item B of Framework Number 6, however, it unintentionally prioritizes the development of rental housing over community and public assembly uses based on highest and best use principles which then discourages the inclusion of uses like a church in future redevelopment. If we value these community uses, then there needs to be an intentional effort to preserve these meaningful spaces that help build community.

Our concern is that Framework Number 6 currently does not take into consideration the unique community space needs that a facility like a church requires. Churches require larger footprints of space at the ground level because of the need for spaces like a sanctuary, administration or office space, multi-purpose community gathering spaces and more parking than residential uses. This design represents a sizable portion of the ground floor area of a project and when all factored together adds additional construction costs for recreating our church than compared to a purely residential focused development. Ultimately, buildings with community and public assembly uses are designed and look differently than purely residential rental ones. Policy should then reflect when community and residential uses are combined.

We have conducted several feasibility studies and have found that at minimum, the density required to redevelop the property is 2.75 FAR when public assembly or community use is contemplated at the ground level in addition to the market rental housing above. This would also allow us to stay within the maximum height limit of up to six storeys. With rising construction costs, increases to interest rates, and the subsequent cost of borrowing, other similar facilities like St. Stephen's will likely have similar concerns. Anything less than 2.75 FAR will not generate enough market density for the necessary reinvestment into the Church space nor meet the threshold we need to establish new operational seed funding for the Church which is all enabled by having rental housing.

St. Stephen's Church has been an important part of this community since 1913, and we hope to continue to remain here for decades to come. We hope staff and council see the merits in this and suggest that the language from option B of Framework Number 6 be amended from:

Consider rezoning applications for up to 4-storeys and 1.6 FAR where residential-only, or up to 6 storeys and 2.5 FAR in total where community use, and/or public assembly, and/or inclusion of rental housing is provided.

To:

Consider rezoning applications for up to 4-storeys and 1.6 FAR where residential-only, or up to 6 storeys and 2.5 FAR in total where 100% rental housing is provided and 2.75 FAR in total where community use, and/or public assembly, and/or rental housing is provided.

We are confident you know the importance of maintaining uses that are an integral part of the community, such as our church, which has a long legacy and has impacted thousands of lives in our community. We hope you will consider this amendment prior to staff implementing the next steps of the LAP Framework.

Should you wish to discuss this further, please contact the undersigned.

Best,

s. 22(1)

Kenneth Vinal
Rector, St. Stephen's Anglican Church
rectorststephenswv@gmail.com

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, July 23, 2023 7:21 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: ATTN West Vancouver Council: Ambleside LAP Update Concerns

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Dear West Vancouver Council,

This email is in regards to the Ambleside LAP update that is being presented tomorrow to council on July 24th.

As a resident of West Vancouver for [REDACTED] s. 22(1) years, I live [REDACTED] s. 22(1) of the LAP. The only reason I became aware of this LAP is through a single social media post, and my own concern for Ambleside as a neighbouring community. To my surprise, I found that my area was intensively slated for rezoning of single family homes. I attended a Zoom meeting last minute and provided email feedback on the initial Ambleside LAP, giving particular concern to the naming of the LAP as "Ambleside" where considerable zoning changes are given to the western boundary, which is much more commonly considered to be Hollyburn/Dundarave. By naming it the "Ambleside LAP" it has garnered unfair and skewed community feedback as the majority of residents giving their feedback are from Ambleside proper, not Hollyburn/Dundarave. This is made very obvious in the updated council report, which has removed one third of the existing study envelope (northern Ambleside) in the revised LAP area, and has whittled down much development in Ambleside to simple street beautification. I am requesting the name be expanded to reference Hollyburn/Dundarave to more accurately reflect the area being adapted, so moving forward residents in my area will have reason to join in on the discussion, and improve a flawed engagement process. My concerns stem from the increasingly aggressive provincial government which has now put West Vancouver on a housing commitment watchlist, threatening to strip planning rights from us.

In addition to the naming of this LAP, I have a few major comments/concerns that I believe need to be incorporated before the adjusted LAP is endorsed:

1) Said removal of 1/3 of the study envelope in the revised LAP area is a confusing move. Given provincial implications and target units, I feel this is a major mistake to remove such a significant portion of the study area, potentially amplifying the burden on the areas remaining and forcing greater density on less neighborhoods. Please consider retaining these neighborhoods between 13th and 20th up to Inglewood. The removed area contains a number of areas where infill would be appropriate, less mature trees to be lost, a series of laneways where coach houses (and other configurations) could be better incorporated, and is well within the 800 meter zone that encompasses families with children that attend Ridgeview, West Van Secondary School and Cedarvale- a key demographic the missing middle would be targeting. These are the only neighbourhoods where multi-unit dwellings have been built- Vinson House and Hollyburn Mews. I myself used to live on [REDACTED] s. 22(1), and I had no issue walking down to the shops and waterfront.

2) I appreciate that staff will wait for provincial implications and will further consult with individual neighbourhoods affected by rezoning of single family homes. However, I highly suggest that this continued consultation will include neighbours directly adjacent to the boundary such as the north side of Haywood Avenue between 22nd and 23rd. Potential development in this area of 3-4 storey townhomes would have a remarkable impact on those residents living directly across the street (of note, postcards were not given to these

residents during the initial LAP, being just outside the boundary but still heavily affected by these plans). I am somewhat curious about the logic of "preference" for these areas, as every single residential neighbourhood within the boundary would have the "preference" to not have 4-storey townhomes surrounding their 1-2 storey homes, particularly in areas with ocean views.

3) Hollyburn Corner requires critical planning steps to ensure proper anchoring services (grocery, pharmacy, etc.) are prioritized as placing many residential units without support needs would lead to a lot of driving to Dundarave and Ambleside for basic commercial needs. The two lots on the southeast corner of the proposed development (to the east of OK Tire) are brand new single level commercial buildings- I'm not clear what part they will play in the design, but they have taken valuable space that could have been multi-storey development.

4) As Hollyburn Corner is to be developed, and 2195 Gordon and the northern kiwanis lots are developed, the role and capacity of the West Vancouver Community Centre needs to be discussed. It does not have endless capacity as the only true community centre in West Vancouver, pulling users from Ambleside, Dundarave, Hollyburn and many surrounding peripheries. It includes an enormous sprawling lawn on Marine that should have more public realm value or at least have trees planted for shade- as a resident of this area, I know that it is highly underutilized. Additionally, it has two large surface parking lots, in addition to underground parking. With increased density in this area, and the amount of people it already serves, it requires a future expansion plan or it will very likely be overcapacity, particularly in the fitness centre and pool area.

5) Given the stagnant nature of the Ambleside core and the continued deterioration of buildings and cohesion barriers (surface parking lots) and car lanes, there would be very little incentive to update any of those buildings if the majority were to remain with existing zoning as 12A specifies. There needs to be a higher flexibility of density range of mixed use buildings with 3-6 stories with stepbacks to allow for more residential units to be placed in the Ambleside core, putting people right next to shops and transit and beach amenities to reduce vehicle use and traffic.

6) What is actually changing from current zoning bylaws to provoke a revitalization of some of the most rundown buildings in Ambleside? Much of the current zoning is remaining and the few sites selected (gas stations) will need years of remediation before they can be developed. I don't see how this will lead to commercial holders of these properties redeveloping to gain an additional storey. Why can't a successful architectural profile such as Hollyburn Centre at 17th and Marine be replicated in a similar style where you have 3-4 stories on Marine with a stepback of 5-6 stories at the rear for additional residential units? I was under the impression one of the main principles of this plan was to have more residents directly in Ambleside to walk and utilize transit and contribute to the economic vitality of the Ambleside core. A greater degree of flexibility and control over the architectural profile would do just that, while avoiding over-built and under delivering projects like Grosvenor which has become a Jimmy Pattison seaside villa, with a number of absentee owned condos and a few restaurants.

7) Finally, listening to the community meeting from last week about the urban tree plan, I strongly urge you to please pass the urban tree plan before this LAP plan is finalized. Developers in residential areas will try their best to capitalize on neighbourhood rezoning, stripping every tree, shrub and blade of grass, and the current replacement requirement is sorely lacking. If you want an example of the terrible landscape requirements, look no further than the new development on 2215 Haywood Avenue. As change takes place, we need to strengthen vegetation requirements to avoid loss of all our mature trees, birds, bees and other wildlife.

Thank you for your time,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, September 7, 2023 7:01 PM
To: correspondence; Mark Sager; Nora Gambioli; Sharon Thompson; Christine Cassidy; Linda Watt; Peter Lambur; Scott Snider
Subject: 7. Ambleside Local Area Plan (LAP): Apartment Area Proposed Zoning and Official Community Plan Bylaw Amendments (File: 2520-17 / 1610-20-5264/5266)

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Dear Mayor and councillors,

The proposed admendments to the zoning bylaw, the community plan, &c., is premature.

The general character of the proposed amendments is in keeping with the much reviled "spot zoning" activities wherein the planner decides which properties merit what zoning upgrades or zoning prohibitions.

Furthermore, as many of us have witnessed in the City of Vancouver of recent years, up-zoning has contributed to the degradation of commercial and business districts as B. C. Assessment has raised its property assessment values for the airspace above existing buildings for hypothetical "density" potential. The planner has indicated, on several sites currently occupied by traditional church buildings, high density residential buildings in the newly proposed zoning bylaw and community plan. This will, if you approve his proposals, drive those community service providers out of the district through property tax increases. Other similar commercial buildings providing rental accommodation will likewise see their property tax assessment values greatly increased by B. C. Assessment on hypothetical upzoning tenures in the airspace on the landscaped portions of those rental property sites.

The planner is in a hurry, as all planners are who are in temporary tenures in the District. It is we, the permanent residents who suffer from their impatience to "get things done and into the mix".

Give long and hard consideration to the planner's proposal. He has not listed any benefits, nor has he considered any costs relating to his proposal. This is but one of many shortcomings in the document coming to you under the above captiioned heading on the agenda for the regular council meeting on Sept 11, 2023.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED], West Van., BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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From: Kenneth Vinal [REDACTED] s. 22(1)
Sent: Saturday, September 9, 2023 3:33 PM
To: correspondence
Cc: Mark Sager; Nora Gambioli; Peter Lambur; Sharon Thompson
Subject: Ambleside LAP

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Dear Mayor and Council:

I am writing to you today as the Rector of the St. Stephen's Church congregation. I understand that the St. Stephen's property is in the Ambleside Local Area, which is currently undergoing a planning process to support new growth and amenities. I am excited to see that the current draft plan coming forward to Council on Monday, September 11, allows for the church property to be redeveloped and, more importantly, enables the church to stay in the community.

St. Stephen's Church has been a long-standing part of the West Vancouver Community, and I appreciate the District Staff's hard work on this and their swift timeline.

I am a resident of West Vancouver, and I am proud to serve a parish that has been actively involved in our community for over 100 years. We support the oldest Scout group on the north shore, three recovery groups, and provide meeting space for many community organizations.

Redeveloping the church property will allow for a building with longevity and alleviate some pressures the church is facing. Our current facilities need several costly repairs, including a new roof, maintenance of our stained glass, seismic upgrades, and exterior repairs that we cannot afford. We want to redevelop our property in a way that will allow us to continue to serve the community for many years into the future.

To ensure these resources are available to others for decades to come, I support staff in their recommendation to move this plan forward to a public hearing in October, particularly the allowance of a density of 2.75 when rental housing and community use are provided for the St. Stephen's property.

I am confident you will make the right decision, given the importance of maintaining integral parts of our community.

Sincerely,
Rev'd Kenneth Vinal,
St. Stephen Anglican Church
2125 Gordon Ave West Vancouver

*Located on the traditional, ancestral, and unceded territories of the x^wməθk^wəjəm (Musqueam),
Skwxwú7mesh (Squamish), and Səlilwətaʔt (Tseil-Waututh) nations*

From: [REDACTED] s. 22(1)
Sent: Sunday, September 10, 2023 9:55 AM
To: correspondence
Cc: Mark Sager; Nora Gambioli; Sharon Thompson; Peter Lambur
Subject: Ambleside LAP
Attachments: LETTER TO DWV_008324.pdf

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Please see the attached PDF file of letter from a member of St Stephen's to the Council regarding the Ambleside proposed LAP.

Thank you,
[REDACTED] s. 22(1)
[REDACTED] West Vancouver

September 10
2023

Dear Mayor and Council,

I am writing to you today as a member of St Stephens Church congregation. I understand that the St. Stephens property is in the Ambleside Local Area which is currently undergoing a planning process to support new growth and amenities. I am excited to see that the current draft plan coming forward to Council on Monday, Sept 11th, allows for the church property to be redeveloped and, more importantly, allows the church to stay in the community.

St Stephens Church has been a long-standing part of the West Van Community and I appreciate Districts staff's hard work on this as well as their swift timeline.

Moving ^{this} along quickly will allow more individuals in the community to be positively impacted by the church like I have.

I [REDACTED] s.22(1) attended St Stephens when it was the other side of the street where the ice-area currently is. [REDACTED] s.22(1)

[REDACTED] s.22(1)

[REDACTED] s.22(1)

I was also [REDACTED] s.22(1)

[REDACTED] s.22(1)

As an adult I have been an active member of the church community taking part in [redacted] for many years

s. 22(1)

Currently I am a [redacted]

s. 22(1)

s. 22(1)

The church continues to be a hub for many outside community groups and still is a spiritual home for many West Vancouverites.

The redevelopment of the church property will allow for a buildup with longevity but will also alleviate some pressures the church is facing.

To ensure these resources are available to others for decades to come, I support staff in their recommendation to move this plan forward to a public hearing in October and particularly the allowance of a density of 2.15 when rental housing and community use are provided for the St Stephens property.

I am hoping you will make the right decision given the importance of maintaining integral parts of our community.

Very Sincerely,

s. 22(1)

[redacted signature]

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From: [REDACTED] s. 22(1)
Sent: Sunday, September 10, 2023 2:02 PM
To: correspondence; Mark Sager; Nora Gambioli; Peter Lambur; Sharon Thompson
Subject: Letter for Monday September 11 Council Meeting - Ambleside LAP
Attachments: [REDACTED] s. 22(1)_Letter_to_WVMayor_and_Council_September 10_2023.pdf

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s. 22(1)

West Vancouver, BC s. 22(1)

September 10, 2023

Dear West Vancouver Mayor and Council:

I am writing to you today regarding the exciting Ambleside Local Area Plan (LAP) which you will be considering at your Council meeting of September 11, 2023.

I am a resident of West Vancouver, and a member of St. Stephen's Anglican Church, and the St. Stephen's property is in the Ambleside Local Area. I write in full support of the Draft LAP.

St. Stephen's has been a part of the West Vancouver Community for over 110 years, and we are looking forward to an exciting future as a congregation, which we are hoping will include redevelopment of our church property to support larger community needs and our congregation going forward. The proposed Ambleside LAP you will be considering on September 11 allows for the church property to be redeveloped and, more importantly, allows the church to stay in the community.

I have been a resident of West Vancouver for [REDACTED] s. 22(1). Finding a faith community in West Vancouver (WV) has been critical to my settling in and getting to know the wonderful community of WV. As a result of being part of the congregation of WV, I have learned about and attended musical events by the WV Youth Band, and I have supported seniors living in the local community. The church building is a hub of community activity, hosting a daycare, programs for new parents, and support groups such as AA. I can't imagine a community like West Vancouver not having thriving faith communities in their midst.

The redevelopment of the church property will allow for a building with longevity, to serve as a worship space for our faith community, and also to provide space for wider community uses and new rental housing. The reality is that St. Stephen's is facing a difficult situation with our current aging church building which is in need of costly repairs, seismic updating and maintenance, and our congregation cannot afford this on our own. Redevelopment of the property would be a community-focused solution for the church.

To ensure these resources are available to others for decades to come, I support staff in their recommendation to move this plan forward to a public hearing in October and particularly the allowance of a density of 2.75 when rental housing and community use are provided for the St. Stephen's property.

Thank you very much for taking the time to read this. I am hoping you will vote in favour of moving the draft Ambleside LAP forward, and the important parts that it contains for St. Stephen's.

Yours Sincerely,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, September 10, 2023 4:05 PM
To: correspondence
Cc: Mark Sager; Nora Gambioli; Peter Lambur; [REDACTED] s. 22(1)
Subject: The Ambleside Plan and St. Stephen's Anglican Church

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Dear Mayor and Councillors

I am a senior member of St. Stephen's Anglican Church . I came to West Vancouver [REDACTED] s. 22(1) [REDACTED] s. 22(1) and I am happy to call West Vancouver home. I joined St. Stephen's Church [REDACTED] s. 22(1) [REDACTED] s. 22(1) and it was an important element in my becoming an active member of the local community. I am aware that the Church 's property is in the Ambleside Local Area, and I understand that Council will be discussing the draft plan at the September 11th meeting. The details of the plan are very important to the church, which has been a major component of the community for more than 100 years, and is currently looking at development opportunities so that it can continue and expand its role in the community .

The physical church is nearing the end of its life span and is in need of expensive repairs and upgrades which it cannot afford on its own and needs a development partner. The intention is to continue to be a spiritual centre and a community resource in West Vancouver. Its location is critical to the overall plans for our community, with the Recreation Centre across the road, and a major housing development planned by the District almost opposite. The church site is ideal for housing and a place for community services.

We are very much aware of the need for housing in our community to accommodate at the very least people who work here. I am aware that the difficulty in finding accommodation for staff has caused local restaurants to close. This has not helped our community. When I personally was undergoing medical treatment [REDACTED] s.22(1) my Nurse lived in [REDACTED] s. 22(1) and commuted.

Communities in this century with all its challenging needs need to think of higher densities than in the past, even in the very recent past. The Ambleside Local Area Plan provides for a density of 2.75 , but this should be considered as a low target . Higher density can provide for higher energy efficient buildings and more vibrant communities.

I hope Council will review the plans with a strong sense of vision of what works best for our future.

Yours truly

[REDACTED] s. 22(1)

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From: Andrishak, Gary [REDACTED] s. 22(1)
Sent: Monday, September 25, 2023 8:08 AM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Ambleside Local Area Plan
Attachments: Ambleside Local Area Plan Response - Sep 2023[91].docx; Attachment 1.pdf

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On behalf of the Westshore Place Strata Council, I attach a letter to the Mayor and Council with regard to the Ambleside Local Area Plan. Please see to its distribution. Thank you.

Gary Andrishak
President, Westshore Place Strata Council

650 16 Street, [REDACTED] s. 22(1)
West Vancouver V7V 3R9

[REDACTED]

s. 22(1)

September 25, 2023

Mayor and Council
District of West Vancouver

**RE: Council Report
Ambleside Local Area Plan (LAP)**

This letter is written on behalf of residents of Westshore Place, 650-16th Street, West Vancouver. Our street address places us directly within the boundaries of the Ambleside Local Area Plan (LAP). At our most recent Strata Council meeting it was suggested that we strike an Ambleside Local Area Plan (LAP) Response Committee, consisting of three sitting Councillors and two Westshore residents, one a realtor and the other an architect. The above-referenced Council Report was distributed to the five Committee members in preparation for a subsequent in-person meeting.

The Westshore Committee focused on the text within the "Apartment Area" segment of the report (page 24), and on the following report exhibits:

- Exhibit 3 Modernize Apartment Zone
 - o *"Increase maximum density from 1.75 FAR to 2.0 FAR"*

AGREED

- Exhibit 8 Enable Limited, Contextually Appropriate Infill within the Area
 - o *"d) Replace existing surface and above-grade parking on largest rental sites within infill rental up to 3.0 FAR in total."**

DISAGREED

*Item d) is in specific reference to the Wall Corporation's Ambleside Towers, located on the west side of 15th Street from Esquimalt to Duchess. Increasing the site's density to 3.0 FAR would translate to an additional 100,000 SF of development on the parking structure site between Wall's 21-storey rental condominium and Westshore Place, an amount of development far beyond a 'contextual appropriate fit' of our block.

Westshore Place Council sees no reason to grant to Wall a density fully 1.0 FAR larger than what we're assigned to on our adjacent parcel. Rather, we suggest the site referenced in Exhibit 8 d) should approach the same 2.0 FAR that is assigned our property. We feel strongly that if 'contextual fit' is the intended aim of the revised LAP, Wall should pursue an infill strategy similar to that of the recent Bellevue Tower infill apartments along the west side of 21st Street, between Bellevue and Argyle. These infill apartments are each three storeys in height and blend seamlessly within the surrounding community.

Two well-designed three-storey apartments on the Wall site, one fronting Esquimalt and one fronting Duchess, would find a ready market while achieving the sought after 'contextual fit'.

And we would suggest that these apartments can be achieved within the site with an increase of density at or near 2.0 FAR in total.



Belleview Tower Infill Condos, Argyle & 21 Street

Further, a distance of at least 26m (85 ft) between Westshore Place and any buildings on the Wall site should be established, given that fully half of our units front the lane and the Wall site beyond. This separation is minimal based on other buildings in the area (Attachment 1).

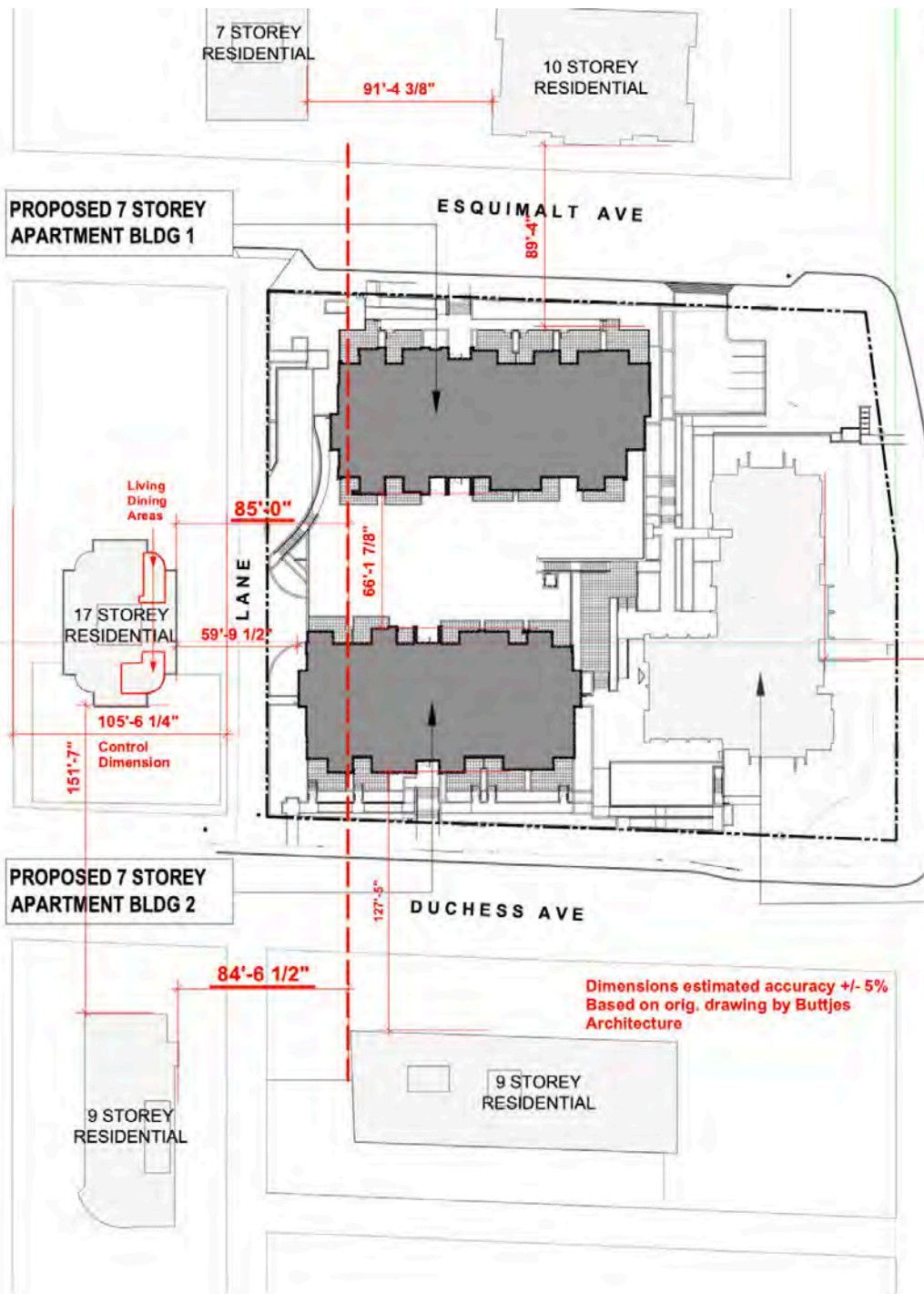
In closing, given that any development on the Wall site has a direct, and potentially adverse impact upon the quality of life of Westshore Residents, we suggest that common sense would dictate that the Wall Corporation meet with the Westshore Place Strata Council prior to “putting pencil to paper” regarding proposed development plans.

Regards,

Gary Andrishak
President, Westshore Strata Council
650 16 Street West Vancouver V7V 3R9

16TH STREET

15TH STREET



1	2021-07-12	REVISED A4	REVISED PLAN
2	2021-08-15	REVISED FOR OAC	
3	2021-08-16	REVISED FOR OAC	
4	2021-08-16	REVISED FOR OAC	



Buttjes Architecture Inc.

AMBLESIDE INFIL
DEVELOPMENT
RECONSTRUCTION 2021-2022

PROJECT NO. 1-100
SCALE 1/4" = 1'-0"
PLOT DATE 1-2021-07-28
DRAWN BY
CHECKED BY

From: David Sander <david@hollyburn.com>
Sent: Thursday, October 19, 2023 10:37 AM
To: correspondence
Subject: Letter in Support of Ambleside Plan
Attachments: Hollyburn Letter Regarding Ambleside Plan.pdf

CAUTION: This email originated from outside the organization from email address david@hollyburn.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

Please find attached a letter from Hollyburn Properties Ltd in support of the Ambleside Plan.

Sincerely,
David Sander

--



Building Rental Communities Since 1975.

David Sander MSc | *Director*

E: david@hollyburn.com | BLOKEDhollyburn[.]comBLOKED

T: 604.662.7346 ext 1103 | F: 604.662.7355

Vancouver > Calgary > Toronto > Ottawa

[Facebook](#) | [Twitter](#) | [LinkedIn](#) | Instagram



October 19, 2023

Sent to Correspondence@westvancouver.ca

Mayor M. Sager and Members of Council
Corporation of the District of West Vancouver
750 17th Street
West Vancouver, BC
V7V 3T3

Attention: Director of Legislative Services/Corporate Officer

Dear Mayor Sager and Members of Council

Subject: Content and Adoption of the Ambleside Plan.

Hollyburn Properties has owned rental and commercial buildings in West Vancouver's Ambleside Neighbourhood since 1974. Hollyburn also completed two new rental infill buildings in the Ambleside Apartment Area in 2021 that successfully added 42 new rental units to an existing rental tower and moved the property's density from 1.75 FSR to 2.5 FSR.

Over the 49 years Hollyburn Properties has been in Ambleside the neighbourhood has seen little change. As a whole, the District's population has grown just 18% over this period compared to 160% for Metro Vancouver. Still Ambleside remains an attractive, well-maintained local area. It is very popular for residential renters and owners, but less so for retailers.

Aside from the new rental at 2100 Bellevue, Hollyburn's three properties in Ambleside are each over 50 years old. Data from the DWV states that 96% of DWV's multiple family housing (strata included) was built 43-63 years ago. Maintaining older buildings is difficult, expensive, and bothersome for existing residents. Over the anticipated life of the Ambleside Plan many buildings will require significant upgrading and some will be demolished. As this renewal takes place, we believe the productivity of the land and nearby municipal infrastructure should be increased by redeveloping at higher than current densities.



There may be some exceptions to the rule, but a building density of 1.75 times the lot area is usually the maximum allowed in Ambleside. We have not done a comprehensive survey but the CNV has approved densities 4 times as high, and the DNV has approved densities at 3.5 FSR.

In urban centres off the North Shore we found no allowable density lower than 3.5 FSR. Allowing more density on a negotiated basis through the Ambleside Local Area Plan will allow the District to obtain rental and other public benefits. DNV is currently negotiating density increases in its town and village centers to increase the supply of market and non-market rental.

We believe it is important the land use plan does not distinguish between rental residential, non-market rental residential, and condo residential. This balance is a decision that is best left to the rezoning applicant, municipal staff, and the Mayor and Council to determine at the time of rezoning. Designating the type of residential use today can create unnecessary barriers to housing supply five, ten or 15 years from now. This is because key economic variables are always changing (construction costs, interest rates, rent rates, operating costs, land prices, and so on). It is impossible to get the ratios correct today for a project tomorrow. It is not as simple as the “just take some of the value out of the land” approach we have seen in other Metro municipalities. If it were that simple our regional housing crisis would not be trending the direction it is.

We have studied the current OCP developed in 2017 that is looking out to 2041 and affordability is an aspiration in Sections 2.1.15 to 2.1.21 (22 policy statements). These sections have not yet been pursued with policy, programs or projects with few exceptions in the past five years. For example, Hollyburn’s recent Bellevue project did not benefit from any of these potential DWV policies. In fact, the cost of the project was significantly increased by the DWV’s requirements that included off-site servicing, development cost charges and community amenity payments. For these 42 rental units we paid about \$2,050,000 in DWV fee’s.

Of the Ambleside local area plan options presented, we favour Option 1 since it focuses higher density in the Ambleside core where it will create a much more vibrant and successful urban center.

We also like Option 3, since there are properties in Ambleside and elsewhere in the District that are languishing. The larger lots sizes and Ambleside’s south facing slope are very attractive for low rise multiple dwelling housing — still affording views and sunlight access for those uphill.



HOLLYBURN
PROPERTIES LIMITED



Thank you for allowing us to share these thoughts with you as you contemplate the future of Ambleside. Well thought out new development is needed in Ambleside to serve the entire community for generations to come. Commercial rejuvenation requires customers and staff. Mixed use and higher density in and near the traditional core of West Vancouver will flourish with redevelopment underpinned by economically viable plans that serve the community's needs and aspirations.

Sincerely,

s. 22(1)

David Sander
Director

cc: Jim Bailey
David Hawkins

» HOLLYBURN.COM

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From: Michael G. Armstrong <mga@armlaw.com>
Sent: Thursday, October 19, 2023 1:29 PM
To: Mark Sager; correspondence
Subject: Concerns re Proposed Zoning No. 4662 and Amendment Bylaw No. 5264
Attachments: 2023 10 19 LT Mayor and Council re Proposed Zoning 4662, 2010 and Bylaw Amend. 5264.pdf

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Please see attached letter in opposition to the above-proposed zoning bylaw/zoning changes. Thank you.

Michael G. Armstrong

View Mont Estates Ltd
2080 – 777 Hornby Street
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October 19, 2023

Via email to correspondence@westvancouver.ca and
mark@westvancouver.ca

**Mayor Sager and members of Council
District of West Vancouver**

Dear Mayor and Council:

Subject: The View Mont Tower, 2180 Argyle Avenue, Ambleside LAP, and
Proposed Zoning No. 4662, 2010, Amendment Bylaw No. 5264, 023

We write to express our concerns about the above-noted Bylaw amendment proposal currently before Council. The proposal, if adopted, will result in a down-zoning of our property on Argyle Avenue and an additional 20 other properties in the Ambleside area, from the current zoning, which permits mixed strata and rental redevelopment, to new rental-only zoning.

We believe that the proposed downzoning of our properties will not have the desired effect of improving or preserving rental housing in West Vancouver and is also inconsistent with the goal of increasing non-rental housing through densification.

View Mont Estates Ltd ("View Mont") is a family-owned company. It was the original developer in the early 1970s of the View Mont Tower, a 12-story building with 50 rental homes on Argyle Avenue. View Mont continues to own and manage this property. The fifty homes have housed hundreds of households during their lifetime.

However, the View Mont Tower, like many of the other 20 properties identified in the proposed Bylaw amendment, is now over 50 years old. Our building is well-maintained but does not have the features and amenities one would currently expect, particularly for property in a prime location adjacent to the waterfront. As was typical in 1970, our ceiling heights are lower than the current standard and our renters still have access only to a common laundry facility. The kitchens and washrooms are small. Upgrading some building systems, while desirable, is impossible if the building is to remain continuously occupied.

Therefore, in recent years we began to consider the timeframe and the economics of redevelopment of our property. Although the current RM1 zoning permits strata development,

we have generally assumed that any redevelopment would not likely be 100% strata-owned units but would instead preserve modern rental units as part of a mixed strata/rental facility. Our plans for the future envision an attractive new development with all the new amenities that both tenants and owners desire and expect.

Council now has before it proposed Bylaw amendments that target 21 specific rental properties in the Ambleside area, including View Mont's property. No similar legislation is proposed for the many other properties that are strata-titled, commercial and/or institutional buildings now being slated for housing development. The rest of Ambleside, in fact, appears to have no limitation on the tenure of future development.

The stated goal of governments at all levels in Canada is to increase available housing overall and to preserve rental spaces. Preserving the ability of the owners of the 21 properties to economically redevelop their aging buildings with mixed strata and rental units would serve both of these policy objectives.

Restricting any redevelopment to rental housing, especially for properties in waterfront locations with high land values, will have the unintended consequence of making any redevelopment uneconomic from a business perspective. We fear that the result will be that redevelopment does not take place or is severely delayed, that the current rental stock at many of the 21 identified properties will continue to age, and that the additional density that strata-owned housing would offer will not materialize.

In summary, our building is soon reaching the end of its economic life and we cannot be expected to help West Vancouver revitalize and make Ambleside more vibrant if the proposed constraints are implemented. Prohibiting tenure choice and suppressing the density of development will not make our building or the current aging rental stock easy to replace.

Policies like density bonusing for rental replacement and providing for both strata and rental tenures in a single development will both enable a wider range of households to live in safer, up-to-date accommodation in Ambleside.

We appreciate Mayor and Council understanding our concern about this pending Bylaw change. We ask that you seriously consider whether the proposed amendments impede rather than advance the goals of increased density and rental preservation. We hope and expect that after appropriate consideration the proposed change will not be approved.

Yours truly,

View Mont Estates Ltd.

s. 22(1)

Michael G. Armstrong, Director

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From: [REDACTED] s. 22(1)
Sent: Monday, October 23, 2023 11:08 AM
To: correspondence; Mark Sager; Nora Gambioli; Sharon Thompson; Christine Cassidy; Linda Watt; Peter Lambur; Scott Snider
Subject: Re: Ambleside Local Area Plan (LAP): Apartment Area Proposed Zoning and OCP Bylaw Amendments – Agenda Item #4 – Regular Council Meeting, Oct. 23, 2023

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Dear Mayor and Councillors, the following presents this resident's views on the D. Hawkins's proposed zoning and OCP bylaw amendments to presented to Council this evening.

Take-away: Aggressive re-zoning intended to drive existing land uses away to be replaced by higher density.

Land-use contracts on 1300-blk Clyde and Duchess to force the strata-unit owners to sell under pressure to be exerted by BC Assessment increased land tax assessment values resulting from hypothetical unbuilt residential units in the air-space over the land parcels currently occupied by up to 4 storey strata-units on these two sites. Increased tax assessment values have had a highly negative impact on mixed commercial-residential zoned sites in the City of Vancouver as reported by the Vancouver Sun. This is an example of the uncompensated negative externalities that local government re-zoning actions have on current residents.

Fire Hall No. 1 has recently undergone a multi-million dollar renovation and seismic up-grade. The planner is proposing that the fire hall site be rezoned to high-density residential rental housing units. The planner states in section 4.0 Financial Implications that there are no negative financial implications. Rezoning the fire hall site at 16th and Fulton to high-density residential housing use will require the demolition of the Fire Hall No. 1 at significant cost to the District property owners (long-term capital assets) and will require the District to find another suitable site for the replacement Fire Hall No. 1 when the fire hall site is alienated by sale/purchase by a private property speculator seeking to construct high-density multi-family housing on the site. The planner does not address this financial implication nor suggest an alternative site for a replacement of Fire Hall No. 1. Does he think that the District can do without a fire hall in the Ambleside area? Does he expect the District of West Vancouver to rely on the City of North Vancouver Fire Department and the District of North Vancouver Fire Department to come to West Van's rescue in the event of an apartment fire in the Ambleside Apartment Zone? If so, think again.

1800-block Marine Drive is a mix of residential and commercial land uses, but the planner is proposing to turn this retail section of Marine Drive into exclusively residential use only. He envisions another "Guinness" will spring up on the lots on the north and south sides of the 1800-blk. Marine Drive. Is he prepared for the fight that this will entail? Once more, think again.

Surprising things seem to happen in the planning department. The Cenotaph at Memorial Park, right across from the West Vancouver Memorial Library, is going to be replaced by a multi-family apartment building in the planner's proposed revisions to the OCP and Zoning bylaws. This will be news to most residents of West Vancouver, but it is being slipped in as part of the package presented by the planner. Will Council speak up and save the Cenotaph from the tender mercies of the real estate speculator?

Rezoning a property from fee-simple to fee-simple rental only is tantamount to a soft expropriation of the land, if the rezoning is not undertaken at the behest of the current property owners of record. The re-zoning should not proceed without an in-depth consultation of the affected property owners. I know that the planner will respond that Council does not need to consult with the affected owners because the planner has consulted

with 640 individuals (unidentified) who may or may not have a connexion to the lots in question or even to West Vancouver, but that does not preclude Council from taking the extra step against the planner's druthers. Planners invariably believe that they have a mission to convert all land to higher density or restrictive use under the political direction of the provincial government in Victoria. But that need not concern us when it comes to determining how we proceed with land use changes of the type that the planner is advancing. Where a soft expropriation is anticipated from an unilateral rezoning change, it behooves Council to go the extra distance and consult specifically with the affected property owners of record before proceeding to rezone the land.

West Vancouver is purported to have a population of 42,000 individuals, yet the planner asserts that his consultation with 640 individuals is to be considered adequate consultation for the purposes of the Local Government Act. Let's put that number in context – divide 640 by 42,000 to obtain the ratio 0.0152:1 or 1.52% of West Vancouver's usual residents. In a proposed plan this aggressive and with the minimal number of objections that I have space to raise in this communication, I think that Council has to be wary of proceeding precipitously at this juncture on the planner's proposed zoning and OCP changes.

The planner asserts that the financial implications of the proposed land use changes will all be positive, that there will be no negative externalities, and no negative financial implications arising from his proposed rezoning and OCP bylaw amendments. His assertion is clearly wrong. He has not taken the time nor effort to comply with the Council procedure to determine the full extent of the financial implications of the changes he proposes. Council must require the Municipal Manager to take measures that will fully inform Council of the financial implications of proposed land use changes, rezoning bylaw amendments, and OCP amendments that could result in higher taxation to fund capital and operating expenditures, reduce general revenues, or entail increased expenses for the District that raise property taxes or could be foreseen to raise property taxes to maintain service levels, arising from the planner's proposed changes to zoning and/or OCP.

This review is not a comprehensive nor a complete review of the proposed zoning and OCP amendments and their anticipated effect on the District and its residents. Council should obtain a second opinion from a qualified arms-length review before proceeding with the proposed zoning and OCP amendments.

Regards,

s. 22(1)

s. 22(1)

, West Vancouver, BC

s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, October 23, 2023 11:00 PM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Scott Snider; Linda Watt; Peter Lambur; Sharon Thompson
Subject: Provincial Ministry Approval Required for Environmentally Protected Area Developments

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Dear Mayor and Council

As indicated in my correspondence of Oct 18, 2023 according to correspondence to me from the Ministry of Water, Land, and Resource Stewardship, and the January 2022 Provincial Ombudsperson reports:

*“As West Vancouver is regulated under the RAPR, there is a requirement for any proposed development within the 30m riparian assessment area (RAA), to have a RAPR assessment completed by a Qualified Environmental Professional (QEP) and submitted to the province for review and approval before any development occurring. As this development is proposed within the 30m RAA a QEP **must** complete and submit a RAPR assessment to the Province through the Riparian Areas Protection Notification System (RARNS). Once it comes through, the RAPR Biologists review the assessments and will reject it if it does not meet RAPR standards. If it is rejected the QEP needs to rectify the issues and re-submit the assessment until it meets RAPR standards and can be approved.”*
(emphasis in original)

This review and approval by the Ministry would also apply to the Ambleside LAP because developing the riparian areas by cutting down riparian trees/vegetation (which would scorch the creeks and kill the fish) by “daylighting” them would of course be exactly contrary to the *Riparian Area Protection Act*.

This review and approval by the Ministry also means that independent riparian biologists will be making assessments solely in the best interests of the environmentally protected riparian areas, instead of solely the interests of (often external) Developers’ Consultants/QEPs/Staff represented. This is apparently a well known problem.

As the Ombudsperson put it in January 2022:

“Regulatory changes have removed the ability of QEPs to provide opinions on development that are contrary to the [RAPR] Regulation, and the ministry’s new ability to reject assessment reports, discussed below, is instrumental in addressing QEP [Qualified Environmental Professional] non-compliance.²⁸ ...

*We described in *Striking a Balance* how local governments were notified as soon as the ministry received an assessment report – meaning local governments could proceed with the development approval process regardless of the content of the report.*

The ministry now has regulatory authority to reject QEP assessment reports [as found in the Haywood application] if it considers in its review that the assessment or assessment report does not comply with the requirements (Recommendation 12). This is a key mechanism for addressing QEP non-compliance.²⁹

QEPs no longer have the ability to ignore review corrections, but must implement them and resubmit their report for further review by the ministry. In addition, local government notification may be postponed until the

ministry's review is complete.³⁰ As a result of this process, local governments can more confidently proceed with approving development knowing that the ministry has considered the report's quality and accuracy. ...

*While the ministry is responsible for monitoring regulatory compliance, responsibility for enforcing compliance lies with local governments and the DFO. It is therefore crucial to the efficacy of the ministry's compliance efforts that the compliance information it collects is systemically organized to inform enforcement action" (**emphasis added**)*

Could you please ensure that Staff is aware of these regulatory requirements? I would also like to request that any presentations or proposals presented by District staff inform the tax paying public whether they have sought and obtained the required Ministry approvals. This will save time in checking on the status through provincial requests for information.

s. 22(1)

WV