

Engagement Transcript:

Draft Ambleside Centre Local Area Plan

May 2025

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**The feedback contained in this document was provided by respondents as part of the Ambleside Local Area Plan consultation process. Portions of these records have been redacted in accordance with section 22 of the Freedom of Information and Protection of Privacy Act in order to protect the personal information of the respondents who provided feedback.*

1. INTRODUCTION & OVERVIEW

The District of West Vancouver is preparing a Local Area Plan (LAP) for Ambleside, in accordance with Council's direction. On January 13, 2025, a Draft Plan for the Ambleside Commercial Areas – informed by engagement findings from Fall 2024 – was presented to Council for their consideration. Council directed staff to a) publish the Draft Plan for community input; b) engage with the Ambleside and Dundarave Business Improvement Association (ADBIA) and Ambleside Dundarave Residents Association (ADRA); c) refer the Draft Plan to the Planning Committee for its recommendations; and d) report back in the second quarter of 2025 with a proposed Local Area Plan (LAP) for the Commercial Areas for Council's consideration.

This report provides a full transcript of all input received on the Draft Plan. This document accompanies the Draft Ambleside Centre Local Area Plan Engagement Summary, which identifies themes derived from the transcriptions within this document.

2. OUTREACH & ENGAGEMENT

I. Planning Committee Referral

Staff met with the Planning Committee to seek input and recommendations on the Draft Plan. Minutes from this meeting are presented on subsequent pages.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PLANNING COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
WEDNESDAY, FEBRUARY 26, 2025**

Committee Members: Committee Members: R. Hollingsworth (Chair), R. Brown, L. Burger, D. Hawreluk, D. Milliken, S. Nicholls, M. Vaughan, H. Wood, C. Yao; and Councillor Thompson attended the meeting in the Raven Room, Municipal Hall.

Staff: J. Bailey, Director, Planning, Development & Environment Services (Staff Representative); D. Hawkins, Senior Manager, Community Planning & Sustainability; M. McGuire, Senior Manager, Current Planning & Urban Design; L. Gillan, Senior Planner, Economic Development; C. Miller, Senior Planner, Urban Design; and J. Kuzmich, Planning Technician (Committee Clerk), attended the meeting in the Raven Room, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 4 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the February 26, 2025 Planning Committee meeting agenda be approved as circulated.

CARRIED

Members Nicholls, Vaughan, and Wood absent at the vote

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the January 22, 2025 Planning Committee meeting minutes be adopted as circulated.

CARRIED

Members Nicholls, Vaughan, and Wood absent at the vote

M. Vaughan joined the meeting at 4:03 p.m.

REPORTS / ITEMS

4. Ambleside Commercial Areas Local Area Plan (LAP): Draft Plan

Staff presented the draft Ambleside Commercial Areas Local Area Plan (LAP) comprised of 11 sections. The Committee provided comments after each section of the draft plan was presented.

H. Wood joined the meeting at 4:07 p.m.

1) Strengthen Hollyburn and Support the Civic Site

Committee members spoke in favour of higher densities at the Hollyburn corner and noted an opportunity to connect the development and design of these sites to areas eastwards towards the West Vancouver Memorial Library.

Members discussed the merits of pre-zoning the subject sites as part of the LAP process to take the onus from the applicant in order to streamline municipal processes and encourage development. Members queried on the loss of Community Amenity Contributions (CAC) under this scenario, and staff responded that an Amenity Unit Calculation may be introduced within a zone to offset the absence of CAC negotiations.

Members noted incentives (e.g. density bonus) for initial development proposals after adoption of the Ambleside Commercial Areas LAP to advance redevelopment of area

2) Confirm the Public Realm System

Members noted an existing lack of connection between Marine Drive and the waterfront and signaled support for the direction of this section of the draft including the potential to incorporate more daylight creeks.

Steve Nicholls joined the meeting at 4:28 p.m.

3) Create Great Retail Street Experiences

Members spoke in support of the commercial hierarchy outlined in the draft plan.

Committee members suggested the John Lawson parking lot, if re-purposed, be redeveloped (rather than used as future park use) along with the "Waterfront Precinct" to develop a successful connection between the waterfront and Marine Drive as well as to utilize a unique site where development can occur on the north and south blocks of Bellevue Avenue. Members also suggested the development of a plaza along with proposed outdoor commercial activity to bring people from the waterfront to the commercial centre of Ambleside.

Committee members noted the need for a hotel in West Vancouver and briefly discussed the use of incentives (i.e. increased density) to achieve this.

4) Integrate Multimodal Transportation Strategies

Members spoke in overall support of the direction of this section to increase public parking supply. Members acknowledged that current underground parking (e.g. at Grosvenor) is underutilized. Members suggested prioritising underground public parking in early development proposals to help set a precedent for future development.

Members also discussed the potential role of empty private parking lots in Ambleside to accommodate paid public parking or offer spaces to rent.

Members signaled non-support to expand park space to the existing portion of John Lawson parking lot on District land (between 16th Street and 17th Street, south of Bellevue Avenue) noting adequate park land at the waterfront and safety concerns from the adjacent rail line.

Members discussed options for cycling paths through Ambleside and suggested that bicycles and cars do not need to be mutually exclusive. Members agreed that Argyle Avenue provided the safest path for cyclists noting that Marine Drive could not support safe cycling with buses and cars, and Bellevue Avenue cannot safely accommodate cyclists due to the need for cars to reverse in and out of parking stalls.

Members noted that Bellevue Avenue and north-south connectors should also serve as key pedestrian routes to encourage commercial activity.

5) Enable Low-Rise Development

Members debated whether low-rise development as proposed is financially viable in Ambleside. Members suggested that 3 storeys are too low and proposed 4 to 5 storeys in order to enable low-rise development to be realized in Ambleside.

Members stressed that stronger incentives were needed to encourage rental opportunities such as a 40% density bonus (compared to the proposed 10%).

6) Support a Complete Community

Members discussed the constraints of redevelopment in Ambleside citing the existing configuration of many small, individually owned parcels. Members suggested increasing densities beyond what is proposed in the Draft Plan to incentivize the market to buy, sell or assemble land to enable redevelopment. With a shift towards electric vehicles and EV charging, members felt that incentivizing redevelopment of Ambleside's existing gas station sites would benefit the commercial area.

Committee members spoke in favour of higher density at strategic sites for redevelopment, identifying the Masonic Hall and CIBC on Bellevue Avenue as such sites. Members proposed a range of heights (from 12-20 storeys) and densities (up to 5.0 floor area ratio (FAR)). Members also indicated sites to the north of Marine Drive are less sensitive and should be identified for more density and height.

7) Provide Opportunities to Focus on Commercial Vibrancy

Committee members spoke in support of seeking public ownership of the Sweeney site, noting constraints to its redevelopment (site configuration, lot size, zoning) as well as potential civic uses of the site (park, café, art centre).

8) Establish Four Signature Placemaking Opportunities

Committee members stressed the potential of the four placemaking sites to bring revitalization to Ambleside, deliver community needs and work holistically together to achieve the desired cohesive vision of the Ambleside LAP.

Members commented on wanting to see a more cohesive street wall along Marine Drive in terms of height and spoke in support of a generalized two-storey street wall to retain the character of Ambleside and avoid creating a corridor along Marine Drive.

Members queried on the potential impacts of redevelopment on Marine Drive and noted that Bellevue Avenue has the potential to handle additional density.

Members commented against restricting the location of a grocery store in the Ambleside Commercial Area in favour of incentivizing initial development proposals.

Committee members debated the prescriptive design guidelines (notably for the "Waterfront and Village Square Precincts") noting that it takes creativity from the developer but gives more certainty to the public as they provide input on the draft plan. Members recommended that the images accompanying the design guidelines note that they are for "illustrative purposes only".

Committee members spoke in support of:

- Public realm objectives of redevelopment at the "Western Gateway" (Hollyburn Plaza site);
- The taller and narrower design guidelines at the "Waterfront Precinct" and "Village Square Precinct" sites where development is set back from Marine Drive; and
- Ensuring a full-service grocery store remains at existing Fresh St. Market site.

9) Shape Development to Create Variety

Members signaled support of this section of the draft LAP.

10) Articulate Buildings to Frame Great Streets

Committee members discussed the current potential of Ambleside to accommodate pedestrians safely due to the network of lanes and spoke in favour of the direction to widen sidewalks where possible, noting that larger sidewalks might require a three-storey street wall in some instances. Members also spoke to the potential of Ambleside lanes to incorporate murals and public art.

11) Manage this Plan to Deliver Desired Outcomes

Members spoke in strong support of the guidelines outlined in this section noting that they should be highlighted at the beginning of the draft plan in order to provide an encompassing image of the goals of the LAP.

Members spoke to the importance of the LAP process to improve Ambleside, including regarding safety concerns, citing the recent earthquake and the shortage of seismic-resistant buildings in the Ambleside area.

It was Moved and Seconded:

THAT the Planning Committee supports the Ambleside Commercial Areas Draft Plan with the following general comments;

- General support for considering higher heights and densities in specific areas and with reference to specific comments noted within the minutes (consideration to ensure that heights and densities are sufficient to result in redevelopment and realization of plan objectives);
- Support for pre-zoning sites to align with LAP directions for land use, height, FAR, etc. to remove that barrier for redevelopment and realizing the vision for the Commercial Areas sites; and
- Support for ensuring flexibility to incentivise redevelopment (e.g. diversity of ground level commercial land uses, parking reductions, flexibility with design guidelines to achieve the best planning/design outcome, rental housing delivery, public realm improvements/delivery, amenity funding, etc.);

AND THAT the Planning Committee supports the preparation of a proposed Local Area Plan for Ambleside's Commercial Areas for Council's consideration, with the following comments regarding Draft Plan sections:

1. Strengthen Hollyburn and Support the Civic Site: General strong support for redevelopment and revitalization of this area. Need to ensure densities and heights are set to allow for redevelopment to proceed in the near to medium term. Support for considering higher densities and heights.
2. Confirm the Public Realm System: Support for approach to daylight creeks and should consider how to strengthen/introduce connections to them. Good precedent images exist, should be used and can be very helpful for communication/visioning for these types of ideas. Strong support for the significant/critical goal of strengthening connections from Ambleside Park to the commercial area.
3. Create Great Retail Street Experiences: Support for focus on central Ambleside commercial area to "get it right" and deliver revitalization in the existing commercial area with active commercial uses at street level and the proposed hierarchy of streets/corridors. Where possible consider the existing John Lawson parking lot site for an opportunity for redevelopment on both sides of Bellevue Avenue to create a complete commercial waterfront precinct. Important to consider pedestrian infrastructure and plaza opportunities along Bellevue Avenue to be interspersed with new development to ensure success of Waterfront precinct.
4. Integrate Multimodal Transportation Strategies:
 - a) Support the general approach to increase available parking for commercial and recreational users and could introduce more flexibility for balancing public parking demands (i.e. potential identified sites).

- b) Could reconsider direction to introducing additional park space where existing 17th Street parking lot exists now as the site would have pedestrian comfort, accessibility issues with adjacency to existing rail Right-of-Way. Feel that there is enough park land to serve local needs.
 - c) Support for improving the bike route on Argyle Avenue that could co-exist with vehicle parking as long as focus for the primary pedestrian route is Bellevue Avenue and the waterfront pathway.
5. Enable Low-Rise Redevelopment: Would support moderately higher heights and densities for this area. 10% bonus for rental should be increased as it would likely not be enough to incentivize rental housing.
 6. Support a Complete Community: Support for considering higher heights for sites north of Marine Drive. Support for increasing density and height to incentivise redevelopment of existing gas station sites in the near term. Support for higher height and density on former Masonic Hall site and the existing CIBC site.
 7. Provide Opportunities to Focus Commercial Vibrancy: Support directions including considering future opportunities for public use on existing Sweeney site.
 8. Establish Four Signature Placemaking Opportunities:
 - a) The Western Gateway – Support for direction.
 - b) The Waterfront Precinct – Support for direction of revised massing that focuses height and massing on Bellevue Avenue to not overwhelm Marine Drive commercial street. Could consider how to create flexibility in policy direction to allow for the optimal development proposal to come forward.
 - c) The Village Square Precinct – Support for direction of revised massing that introduces increased building separation with reduced massing and taller forms. Consideration for a three-storey street wall or a symmetrical north/south street wall.
 - d) The Eastern Gateway: Support for proposed direction.
 9. Shape the Development to Create Variety: Support for direction.
 10. Articulate Buildings to Frame Great Streets: Support for direction. Should consider opportunities to widen sidewalks where possible.
 11. Manage this Plan to Deliver Desired Outcomes: Strongly support these directions that should be emphasized/brought up front and made clear to avoid public misunderstanding.

CARRIED

5. PUBLIC QUESTIONS

There were no questions.

Members debated the merits of creating a subcommittee to review development applications and provide comments of design considerations and suggested the Planning Committee review further at the next meeting.

6. NEXT MEETING

Staff confirmed that the next Planning Committee meeting is scheduled for March 12, 2025 at 4 p.m. and held in-person in the Raven Room.

7. ADJOURNMENT

It was Moved and Seconded:

THAT the February 26, 2025 Planning Committee meeting be adjourned.

CARRIED

The meeting was adjourned at 6:38 p.m.

Certified Correct:

Chair


Committee Clerk

II. Stakeholder Workshop Notes

Minutes and follow-up written feedback from the stakeholder meeting with the Ambleside and Dundarave Business Improvement Association (ADBIA) and Ambleside Dundarave Residents Association (ADRA) are presented on subsequent pages.

ADBIA and ADRA Stakeholder Workshop February 10, 2025

Ambleside Local Area Plan Commercial Areas Stakeholder Workshop, February 10, 2025

- Ambleside Dundarave Residents Association (ADRA)
- Ambleside and Dundarave Business Improvement Association (ADBIA)

The Ambleside Commercial Areas Draft Plan (December 2024) includes 11 sections, with maps, diagrams, illustrations and text outlining the draft content of a future LAP. The feedback below, provided by ADRA and ADBIA, is grouped based on the relevant Draft Plan section.

1. [Strengthen Hollyburn and Support the Civic Site](#)

- Agreement with land use change, increases to height and density as shown, and enhancing synergies with the civic site, but disagreement on the timing, with the following comments:
 - Timing – this should be a separate piece to the Local Area Plan, and should be looked at more holistically given the review of the civic site
 - Concept – concern is not about the land use, height, and density as shown, and it could be that more height/density is appropriate based on what happens with the civic site, but prefer to understand more about future changes to the civic site
 - Supporting the civic site – while we don't know the exact timing of changes to the civic site, the Official Community Plan could allow Council the flexibility to consider future rezonings for this area, while also supporting a holistic review of this commercial corner

2. [Confirm the Public Realm System](#)

- General agreement, with the following additional comments:
 - Connections to the waterfront – agree that these can be improved, with 14th and 15th being good examples to build on (cafes, restaurants, that bring higher foot traffic), whereas 17th (south side of the Fresh Street site with an existing “blank” wall) is currently much less likely to draw people from the water to the commercial area
 - Focused commercial area – some comments that the commercial area (as shown in the Draft Plan and consistent with the area's zoning and previous plans) should be focused between 13th and 18th, and others saying it should extend to 19th / Memorial Park along Marine

3. [Create Great Retail Street Experiences](#)

- General agreement, with the following additional comments:
 - Waterfront (shown as blue on the map) - agree with no services at street level, and limited to the uses described in the map legend, this is the waterfront retail area and should be focused on “active” and lively storefronts, building on the higher foot traffic in these blocks
 - Active (shown as red on the map) – agree generally with the map and legend, but this is our main route for trucks and transportation (not always the greatest area for outdoor patios) and there should be some flexibility to allow a limited amount of office at street level
 - Flexible (shown as yellow on the map) – agree, this makes sense, allows for the services the community needs but keeps a focused village area for walkable and lively retail

4. [Integrate Multimodal Transportation Strategies](#)

- Some agreement, with the following feedback and suggestions:
 - Parking:
 - Support for increasing parking supply within the village, where possible, through site redevelopment

- Concerns about converting parking at John Lawson Park into green space, parking is important in this location, and any Council decision to re-purpose it to some form of parks space should be positioned only as a consideration (not a firm commitment)
- Some comments that there are other uses, such as retail space, that could be a good use of the current parking space as this area evolves, other feedback that when the existing Fresh Street site redevelops, then improving the parking space will still benefit any cafes / new public space on that site
- Waterfront Park:
 - An Ambleside Local Area Plan can keep open the idea of Council considering - in the future, with community input - the idea of expanding Waterfront Park by converting parking to green space, but right now, parking is seen as a bigger benefit to the community at this location
 - Strong support for purchasing the remaining privately-owned waterfront lot and completing Waterfront Park
- Spirit Trail and bicycle options:
 - Some strongly preferred the idea of keeping bikes on Argyle / the Spirit Trail, and others strongly preferred Bellevue as a bicycle option
 - Within this range of perspectives, LAP policies should:
 - Communicate no net loss of parking in mobility considerations for public streets, and
 - Consider transportation and parks planning outside of the Local Area Plan (i.e. use the LAP to guide redevelopment of buildings, and not use it to commit to one parks or cycling option over another)

5. Enable Low-Rise Development

- Agreement, with the following additional comments:
 - Low-rise development, as shown in the Draft Plan, is supported on these sites, including relaxing off-street parking for small and constrained sites, waiving amenity contributions to make redevelopment in low-rise forms more viable, and considering modest density bonuses for rental
 - The biggest challenge is with the 1400-block of Marine Drive (south side) as this plan won't create a "window of opportunity" for redevelopment here – something bolder is likely needed here to enable redevelopment (e.g. could consider the block as a whole, potentially eliminate Ambleside Lane, and develop as a comprehensive scheme) but this would be a longer-term idea beyond the timeframe of the LAP, and there is support for the low-rise guidance currently in the Draft Plan

6. Support a Complete Community

- General agreement, with the following feedback and suggestions:
 - Revitalization – concern about “analysis paralysis”, the community needs a plan that will lead to change, support housing for seniors and young people, and we know that we won't get the kinds of businesses and services we want just based on the existing population
 - Affordable housing – right to be offering the proposed opportunities for below-market and market rental
 - Office – agree with keeping flexibility on providing second floor office as proposed in Draft Plan policies, this can be challenging to create / lease, and can have impacts on providing residential space

8.c. [The Village Square Precinct](#)

- Agreement with the idea of “taller and skinnier” buildings, rather than shorter and wider buildings, with the following additional comments:
 - Height – support for the Draft Plan concept illustrated, with taller building elements (up to 14 storeys on the western portion, up to 8 storeys on the eastern portion) and north-south orientation, minimizing impacts
 - Building form – the overall massing and “rhythm” of buildings works here in terms of reflecting the existing framework (for example, existing residential buildings to the east)
 - Commercial – support for 2 storeys of along Marine Drive, with pedestrian mews connecting Marine Drive with the Clyde Avenue plaza
 - Village Square is a key catalyst site with real opportunity to support revitalization of the Ambleside commercial area

8.d. [The Eastern Gateway](#)

- Agreement, with the following additional comments:
 - Arrival plaza – strongly support keeping the arrival plaza, as illustrated, with support for removing the requirement for rental housing and second floor office space to lower the overall building height to 4-5 storeys (as shown in the Draft Plan)

9. [Shape Development To Create Variety](#)

- Agreement with the approach taken to encouraging building variety

10. [Articulate Buildings to Frame Great Streets](#)

- Agreement, with the following additional comments:
 - Commercial floor height – needs to support the types of new businesses that residents want to see within new buildings that are more likely to see businesses thrive in (e.g. generous enough to support commercial kitchens and venting required for new restaurants) while balancing overall building height (e.g. 14 ft. floor-to-ceiling height for all commercial spaces, but not 20 ft.)

11. [Manage this Plan to Deliver Desired Outcomes](#)

- Agreement, with the following additional comments:
 - Hotel – the plan needs to be able to encourage delivery of a hotel, this will require some flexibility, and could involve allowing residential storeys above the hotel space (providing residents with access to concierge service, etc. within the hotel could be a model that works well in West Vancouver)
 - Commercial – adding more commercial floor area provides a fiscal benefit to residents by lowering the tax burden for residents
 - Residential – consider allowing lock-off suites in apartments within Ambleside to provide a “mortgage helper” and some flexibility in how the apartment space is used
 - Parking – support seeing parking provided as part of the public benefit through the plan, while recognizing on smaller low-rise sites or for rental units there will be a need to reduce parking requirements, but there are concerns with reducing parking requirements for strata residential as owners’ parking needs may evolve

ADRA Additional Input Received March 11, 2025:

ADRA - ADDITIONAL COMMENTS - LAP AMBLESIDE COMMERCIAL ZONE WORKSHOP,
FEBRUARY 10, 2025

Submitted March 11, 2025

General Comments (further to ADRA comments of March 26, 2023):

- Stress importance of public engagement and transparent processes, which have been very good to date.
- ADRA cannot support specific heights or densities but looks to supporting change that will enhance the village like quality of life, currently enjoyed by residents.
- Would like to see the use of 3D modelling to provide an overall sense of proposed changes. City of Kelowna used this process to move plans forward for redevelopment of the downtown area. Illustrations on the 11 points should be included in an overall picture of revitalization.
- Height to be shown in measurement as opposed to storeys. We have referenced 3-4 storeys but would like an actual measurement to work with, ie 37.5 feet or ?
- Not in favour of Pre-Zoning. Important to have transparency and community engagement.
- Changes should consider and enhance the Village like quality of Ambleside (and Dundarave) ie consider Marine Drive between Ambleside and Dundarave as low rise (3-4 storeys)
- Low rise along Marine and Bellevue take advantage of the natural, sloping topography.
- Support enhancement of adding elements that support businesses ie, patios, street trees, lighting, wider sidewalks. Sun light is a big factor, encouraging people to linger, stroll and explore the village.
- North /south access from the waterfront into Ambleside Village.

1. Strengthen Hollyburn and Support the Civic Site

ADRA would like to see this taken out of current discussions. It should be considered Separately from the Ambleside Commercial Zone. Consideration needs to include the plans to redevelop the recreation centre lands as density has been proposed above the new buildings. Include St. Stephens Church property. Will it result in competition to the Ambleside and Dundarave commercial areas? Why do we need a third "village"?

It is a concept that is not understood by the neighbourhood and controversial. There needs to be full discussion on proposed rezoning of Stratford Court at 2202 Marine Drive, 2168 and 2170 Marine Drive, all relatively new buildings assuming no redevelopment in the next 20-30 years.

Potential redevelopment in this area would include the gas station site at 2196 Marine Drive and existing commercial sites at 2222 and 2232 Marine Drive. The suggested height for Marine Drive currently at 3-4 storeys (measurement to be determined).

2. Confirm the Public Realm System

ADRA supports the commercial area, ie the Village of Ambleside, located between 13th And 19th Streets. Note there is access directly from the Seawalk up 19th to Marine Drive. There are a number of businesses already operating in this block. Memorial Park Is a natural ending the to Village area.

3. Create Great Retail Street Experiences

4. Integrate Multimodal transportation Strategies

Parking

Recognize that there are two special sites in Ambleside Village. Fresh Street and Clyde Avenue sites offer opportunities for additional parking.

ADRA holds high concern over conversion of parking at John Lawson Park into green Space. A decision for the community and Council.

Waterfront

Stress importance of community engagement

Spirit Trail and Bicycle Options

Need to explain "no net loss of parking in mobility considerations for public streets.

5. Enable Low-Rise Development

The LAP to consider low-rise development on these sites. Council to consider the option of Waiving amenity contributions, including modest density bonuses for rental. Questions Around community amenity contributions, usually charged for upzoning. There should be A clear formula

1400 block of Marine Drive (south side). Concern with massing if developed as one block. Recognize the the "quirkiness" of the current retail. The Ambleside Lane allows for Pedestrian movement and could be enhanced as opposed to eliminated.

6. Support A Complete Community

Affordable Housing - ADRA would like to see a proper policy on Affordable Housing, including a cost benefit analysis. Identify municipal and provincial funding responsibilities.

Hotel - agree, be flexible on allowing Council and the Community to consider.

1571 Bellevue (at 16th) - not in agreement with suggesting 7 storeys for future development
But support community engagement to determine.

7. Provide Opportunities to Focus Commercial Vibrancy

Any density transfers would need to be made by Council in consultation with the community.
It is not part of ADRA's mandate. Include commercial area up to 19th.

8a. The Western Gateway (Hollyburn Plaza)

ADRA supports the west end of Ambleside Village at 19th and Marine Drive as marked by Memorial Park on the north west corner and the high rise directly across the street. Note there The sidewalk from Bellevue to Marine on the south east side of 19th is nicely landscaped, Enhancing the pedestrian access to Marine Drive and the businesses in this block.

Conceptual illustrations for the 1700 block should be extended to include the 1800 block of Marine Drive. The 1800 block is currently in the Apartment Zone.

8b. The Waterfront Precinct (Fresh Street Site)

Good direction recognizing a large site and major impact into the Ambleside Village.
Recognize need to add density while reducing massing, enhancing pedestrian experience, Green space and the potential for parking opportunities.

8c. The Village Square Precinct

8d. The Eastern Gateway

9. Shape Development To Create Variety

10. Articulate Buildings to Frame Great Streets

11. Manage this Plan to Deliver Desired Outcomes

Hotel - Consider the concept of a hotel in Ambleside given recent hotel additions on Capilano Road in North Vancouver. Not a required outcome of this process but a considered option.

III. First Nations Input

Written input shared through “Squamish Connect” from Skw̓xwú7mesh Úxwumixw (Squamish Nation) is presented on subsequent pages.

Squamish Nation Written Input March 15, 2025:

Thanks Courtney. In addition to comments provided before, please find below additional comments from the team on the LAP:

1. Economic opportunities/employment/low-barrier business opportunities/procurement from Squamish owned businesses in projects planned under this initiative.
2. Safe, equitable and affordable housing for Squamish members.
3. Health/medical facilities access being available for SN members.
4. Transportation to avail facilities, social infrastructure and amenities.
5. Interconnectedness to reserves through roads and transport.
6. SN artists for representation. SN signages and boards for cultural representation on individual projects.
7. Employment/training opportunities for members.
8. More assisted living homes and elders' centres.
9. Accessibility to educational facilities and programs.
10. Safe housing for community members. Accessibility to support staff if required.
11. Mobility/disable friendly buildings.
12. Please reference our climate legacy strategy at https://www.squamish.net/wp-content/uploads/2024/10/ClimateLegacyStrategy_Final_Sep16_DIGITAL_Booklet.pdf for information on our climate priorities.
13. Regulations should ensure buildings are designed to net zero carbon emissions (considering clean power/heat, building envelope, renewables, and embodied carbon) and the highest sustainability standards (including considerations for water conservation, storm water management, waste management, transportation, environmental conservation, and food security).
14. Touching base with SN and uploading referrals for each constructional project planned under this initiative.
15. Use of Squamish Snichem as inclusivity on signs and boards.

16. Cultural training for staff.
17. Better emergency services.
18. Better communication protocol with SN when works are planned around reserves.
19. More Snichem naming of places, roads and buildings.
20. SN requires the environmental monitoring and reports prepared by a QEP, during construction and for the duration of the works and maintenance period, up to five years.
21. SN requires the usage of environmentally safe materials for the development of in-water structures beyond coastal flood protection works, such as piers, ramps, docks and floats.
22. Because of deep rooted cultural history new developments that involve ground disturbance should be uploaded for Squamish Nation's review. Therefore, we expect all individual projects to be submitted separately for a thorough review through Squamish Connect.
23. Squamish Nation owned forestry companies to have first right of refusal for tree removals.
24. Cedars and Western Yew to be used in the non-drought areas amongst deciduous trees.

I want to re-iterate that we understand this LAP does not include jurisdiction over Squamish Nation held lands and reserves.

Please submit individual construction projects separately on Connect for analysis by arch team.

Thanks,

Munmun

IV. Written and Phone Correspondence

Input on the Draft Plan was collected through email (received through the Ambleside LAP inbox directly to staff, or Council and staff by email) and phone correspondence. Email correspondence received directly to staff or through the District's correspondence email is presented on subsequent pages.

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Ambleside Plan
Date: Wednesday, January 15, 2025 9:25:07 AM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Riley, I have no comments on all of the details/plans for the various parts of Ambleside. If even a few of them see the light of day in the near future. I would be happy. What is never addressed in the plan, is the age-old question of the costs of doing business. Rents are unaffordable for small business — you just have to look at all of the closed retail spaces to see that it's getting worse. Small businesses had enough trouble surviving COVID, yet one more time face increasing rents once their lease is up for re-negotiation. Construction/development costs have gone through the roof and interest rates, while slightly reduced, are still challenging.

So, while I would love us to liven up our neighbourhood in the many ways you have sketched out, I don't see it happening for a very long time. North Van had the advantage of starting their work far sooner. I can't help but be impressed with what was done with the Lower Lonsdale area. It's a thriving, happening place. But maybe our quiet, run-down, park side approach provides a nice contrast to our next-door neighbour.

Regards, [REDACTED]
[REDACTED] [REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Draft
Date: Wednesday, January 15, 2025 10:42:00 AM

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I love the draft. I would like to see the owners that own the lots at Hollyburn site. Could they start having built the properties? The "Gordon" site with the 6 floor rent condo is not starting? [REDACTED] (I am [REDACTED] and a have a house in West Vancouver and we would like to buy a condo. I have looked in Pierwell. They want to get \$3,000sqft for a 1,300 condo so \$3,900,000!!!. I can buy a condo in Palm Springs for C\$400sqft.? I see a lot Condo being built in North Vancouver. Want it is the problem in West Vancouver. [REDACTED]

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: feedback on Ambleside Commercial Areas Draft Plan
Date: Wednesday, January 15, 2025 6:41:35 PM
Attachments: [image001.png](#)

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Hello –

Thank you for keeping me informed of this Plan as it develops.

I reviewed the Draft Plan, and from what I can visualize based on the plan, it looks like you have taken great care to preserve the village character of Ambleside while expanding and preparing for future growth.

There was only one point where I felt an immediate not-so-positive reaction. This was a change you are considering in Section 4 – Integrate Multimodal Transportation Strategies. This is item 3 on the illustration, where it looks like you are contemplating expanding Waterfront Park into the John Lawson Park parking area.

My immediate reaction was that I would not want to see this.

I am a resident who sometimes in the very early mornings will drive out to the Ambleside [REDACTED] [REDACTED]. I will park in the John Lawson parking area, then do an early morning walk to Dundarave Pier and back. There are quite a number of people who do this in the early hours (6-7am) and into the morning. And quite a few do this in the evening as well. The number varies over the seasons. And there are other times that I will visit the park during the day when it is not that busy, and see other park goers who like the quiet hours.

The ability to drive into the park during these less busy hours is all part of the experience. You actually feel the change in your mood and the ambience even as you're driving in. Then you get your gear out of your car, and off you go to enjoy the park. Afterwards, you come back, get back into your car, and the feeling of the park stays with you in your car as you drive home.

This applies to all kinds of park goers during the less busy times when John Lawson parking lot is not full. People get out of their cars, use the space to organize their gear (or their kids!), and then they amble through the track crossing and into the park proper. That prepping beside their cars, or packing and unpacking, or organizing of children who are excited to be in the park – that is part of the park experience.

If you change this area into more Waterfront Park, and people have to park elsewhere, that experience will be gone. People will lose that lovely transition from their regular day to being in the park, and then the longer transition of leaving the park and going home. They will lose that lovely anticipation as they prep their gear or their kids, and also that gentle easing out of the park as they

get back to their cars.

Having a small parking lot within the park creates a type of park-going experience that is worth keeping. I note that I never start on the Dundarave side in these quieter hours, because the walk from wherever I am parked to the pier and back is not quite the same mood, unlike at John Lawson.

I also wonder what kind of park space it would be north of the railroad tracks and right beside Bellevue and the commercial areas. There is quite a bit of noise from the traffic and village activity. It is quite different from the feeling of the park on the other side of the railroad tracks. So you could create a park area, but I think it could feel a bit disconnected with the park south of the tracks. You would need to do something that is a different in mood from the park south of the tracks. I personally do not at this time have any thoughts on that.

Thank you for considering my feedback.

[Redacted signature block]

Warm regards,

[Redacted name]

[Redacted address block]

[Redacted contact information]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Draft Plan
Date: Thursday, January 16, 2025 9:03:39 AM

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Thank you for your hard work. The plan looks very interesting. I am hoping to see a more interesting and engaging retail area.

The Grosvenor development has convinced me that a massive tall building close to the sidewalk makes the retail area below dreary, particularly on the north side. Thank you for planning lower rise buildings at street level.

[REDACTED]

West Vancouver

From: [REDACTED]
To: [Ambleside Local Area Plan](#); [Ambleside Local Area Plan](#)
Subject: Feedback on Commercial Plan for Ambleside
Date: Monday, January 27, 2025 9:59:22 AM

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I have carefully reviewed the plan for the Ambleside area and I am pleased to see that the focus is now only up to Duchess and not further into the residential area.

Overall, I think the plan is developing . The two I continue to have very strong objections to are on page 11 and 12 with the revised drafts. The “taller, narrower forms” are a great concern and I feel will be too tall (it looks to be 14-15 stories in the Fresh Street location, and much the same for the two buildings at the corner of 14th and Marine. 10-14 and 6-8. I believe we should not go higher than the current Grosvenor Ambleside on any buildings on Marine Drive, Bellevue or Clyde. Where current rental towers exist at height, infill lots could continue at the same height as existing buildings on the lot. However these new revised drafts for Marine Drive still have too much height which is going to impact many home owners (not me) and also create that tunnel effect along Marine we are hoping can be completely avoided.

On page 2 you have 22nd sitting at 6-8 stories, where there is already higher buildings in place. This is where the focus of high rises would make sense. But leave the entry way between Park Royal to 17th at the 8 story height maximum.

We should also allow for good outdoor parking – we have an aged population, and there is no proposal for transportation modifications that makes sense yet, and they will take years to be put into place, which means vehicles are going to be required. Women and seniors do not want to go to underground parking where safety is a concern.

The rail road tracks should be envisioned as a new opportunity for the right type of transport other than the current rail which does not service the community.

Thanks for your work on this.

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Re: Feedback on Commercial Plan for Ambleside
Date: Monday, January 27, 2025 5:48:13 PM
Attachments: [image001.png](#)

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Thank you Riley. I am indeed on the email update list. Meanwhile I would love to see an 8 story restriction height on Marine , Bellevue and Clyde from 13th-18th officially in the record. It will be all too easy to apply for exceptions if we allow this to happen at all. We want a joyful welcoming entry to our community, and density can be achieved any number of ways as previously submitted through coachhouses, laneway houses, and in law buildings in Ambleside which will spread the density throughout the community without creating a Metrotown, Coquitlam, Brentwood skyline. We can still be a beautiful community while achieving the goals set by...(we still don't know why those targets exist).

From: [REDACTED] s. 22(1)
Sent: Thursday, January 16, 2025 4:20 PM
To: correspondence
Cc: Mark Sager, Mayor; Peter Lambur; Christine Cassidy; Linda Watt; Nora Gambioli; Sharon Thompson; Scott Snider
Subject: Ambleside Draft LAP: Request That Environment Has a "Seat at the Table"

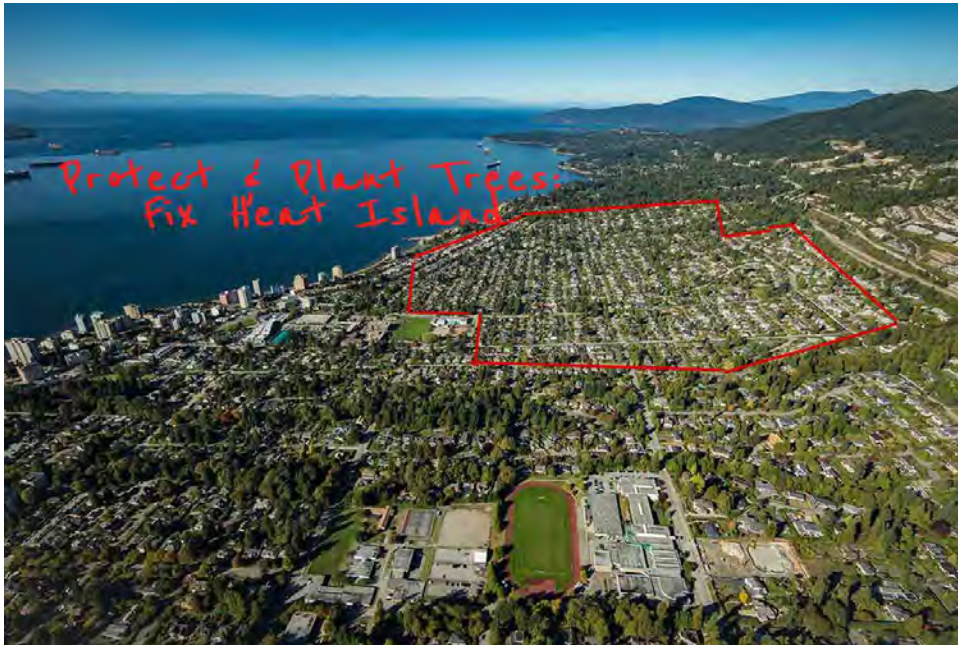
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Dear Mayor and Council,

It's appreciated that there must be a lot of work and expertise to come up with complex planning documents in our complex times. I have no doubt that the planning department and their resources are hardworking, eloquent and expert at planning cityscapes and they prepared a plan per usual for normal times.

However, these are not normal times. We are facing critical and uncontrollable environmental challenges from atmospheric rivers to heat islands. In my view, any Ambleside LAP requires environmental science, law and engineering experts that are also experts in Ambleside/WV. This was not mentioned or discussed at the council meeting. I am writing to request that the Environment, specific to Ambleside, have a "seat at the table" at the upcoming meetings to protect our beautiful, natural Ambleside environment, for the following reasons:

1. Since Ambleside is at the foot of a mountain down which fish bearing creeks flow into the ocean, we are subject to the laws of nature and strict provincial and federal laws. Environmental realities must be on the planning table, not just because we are restricted by environmental laws to protect habitat, but e.g. according to news reports, the tragedy of Lions Bay during the Oct 2024 atmospheric may have possibly been the result of improperly planned human development disturbance of land near Battani Creek.
2. Soil disturbance and drilling effecting tree roots has been raised as a significant concern on our hilly terrain of tree roots holding it all together, particularly riparian trees. Cautions have not been heeded to date that I am aware of.
3. So many trees have been cut down legally and illegally not just for development, but for views, etc. that (as reported in the UFMP) Ambleside is now a concerning heat island with a 19% tree canopy and a vulnerable population of almost half seniors over 60.



- 4.
5. In my view, any meetings regarding the Ambleside LAP that include cutting down more trees, disturbing more soil, drill into more land, and e.g. fanciful ideas like contaminating a fish bearing creek to make it into a “water feature” has to first and foremost pass environmental science, law and engineering considerations that address the realities of our location from experts on our location.

I agree with Staff that in working on the *Ambleside* LAP draft plan for its final version, the District has to this time hear from Ambleside stakeholders. To date, the vast majority of the respondents do not live in Ambleside or even WV, and they are the ones that drove the pretty consistent 60% approval of Ambleside LAP. How would one know that?

We know 60% of the engagement on the Ambleside LAP was made up of external, non-Ambleside stakeholders. We also know that almost exactly the same percentage support the plan at roughly 60%. This would be e.g. Metro region, non-stakeholder respondents who have nothing to lose and everything to gain by chiming in with everything from personal shopping preferences to development plans to make money. It’s possible that some non-Ambleside stakeholders took the time to speak on behalf of Ambleside stakeholders to say they did not support more density and shopping in Ambleside, but pretty unlikely.

This leaves the 40% of Ambleside stakeholders for whom it makes sense that they would be 40% opposed having everything to lose if there were even higher density bringing a lower quality of life.

Even 40% is high. The 40% is based on the assumption that the workshops were largely if not entirely Ambleside stakeholders. However, in reality as Staff point out, the workshop attendees were simply asked if they live in Ambleside. Half of the attendees at the workshop I attended were not from Ambleside or even WV. If only roughly half of the 430 workshop attendees were Ambleside stakeholders that leaves only (215) out of the (1100) responses from Ambleside resident stakeholders.

Moreover, those in favour of the plan did not have the questions framed to include the environmental costs. For example, the question was not: would you like to see us expose fish bearing Lawson Creek to significant human disturbance as a water feature in a public square which will kill the fish and the biology of the creek in violation of environmental laws and ethics; or build a fountain in an non-environmentally protected area?

This leaves only about 20% engagement or (215) actual Ambleside stakeholders, and a strong indication that the vast majority of those (215), if not all, opposed the plan.

Staff defended this imbalance engagement process by citing the fact that Ambleside is visited and used as a central town centre by many in WV and Metro Region visitors. So, those non-Ambleside stakeholders claimed they had a right to have a say in the Ambleside LAP and clearly dominated it.

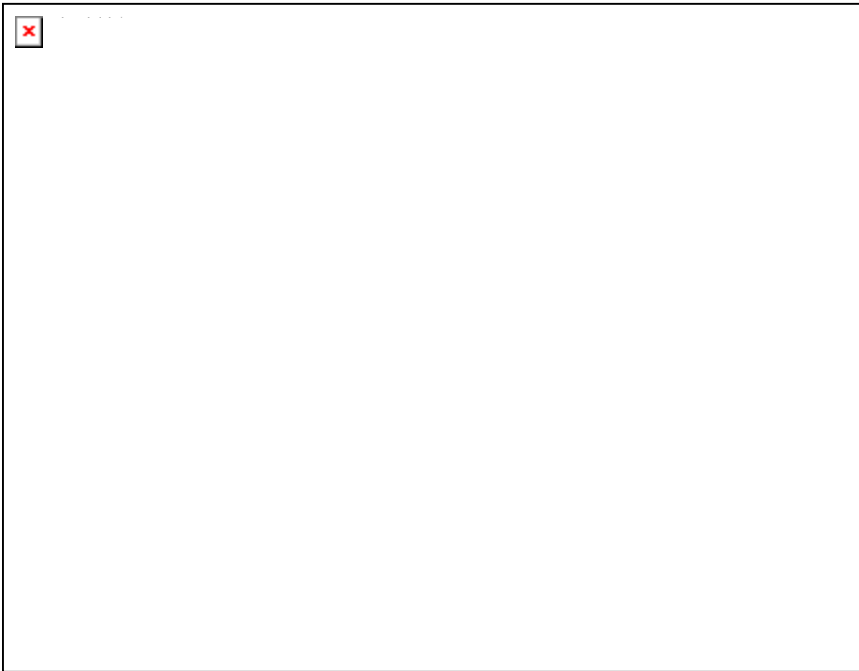
Staff also pointed out that the *successful* Horseshoe Bay LAP was based, if not entirely, on Horseshoe Bay stakeholders' engagement only - where lots of people visit just like Ambleside. This appears to be why Staff encouraged that this review of the draft plan to include Ambleside stakeholders to make up for the earlier engagement process.

However, while it's appreciated there is an opportunity for "public" input we are again in a position where the "public" is not Ambleside stakeholders. The WV website accepts input from anyone, including developers and people hoping Ambleside will be more densified for cheap rental locations, etc. Again, it is not an Ambleside resident taxpayer, stakeholder forum.

I am requesting that the unique and critical issues of the Environment and Ambleside Stakeholders at least have a "seat at the table" at the upcoming planning meetings to finalize the draft LAP for presentation to Mayor and Council. ABDIA is made up of 50% external WV businesspeople and ADRA is heavily weighted to Dunderave, and they have already had their voices heard and included in the 60%.

Just as Horseshoe Bay residents would not want Ambleside residents chiming in on issues detrimental to them about e.g. the ferry terminals when we only have a passing understanding of the issues, the Ambleside LAP needs experts on Ambleside, and especially experts on our natural Ambleside realities and its natural environment.

For example, should the plan proceed based on 60% of people who do not live in Ambleside, and as described in the plan, fish bearing Lawson Creek is turned into a water feature, the below from the US Environmental Protection Agency shows the result. There will be "aquatic garbage" in the creek which also flow out into the ocean destroying vital habitat, not to mention the hard work by many volunteers that have gone into protecting the creeks for decades.



The Environment and Ambleside Stakeholders should be the ones making up the engagement refining the draft plan. ABDIA and ADRA have already had a significant voice in sharing their desires and expertise in the formulation of the draft.

At the very least the Environment and Ambleside stakeholders need a seat at the table of these meetings. I am not an environmental expert, so I humbly request that if an environmental expert that knows Ambleside and its local natural environment and challenges cannot attend these meetings on short notice (whenever those meetings might be) then at least I or someone else be permitted to attend to take notes, review the issues with an objective environmental expert, and report that back for input on the plan *before* it proceeds to a formal plan and is presented to Mayor and Council.

Sincerely, [REDACTED] s. 22(1)

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

From: [Redacted] s. 22(1)
Sent: Wednesday, January 22, 2025 3:57 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Sharon Thompson; Scott Snider
Subject: Addendum: Jan 16, 2025 Correspondence:: Ambleside Environment Deserves a "Seat at the Table" Diagram

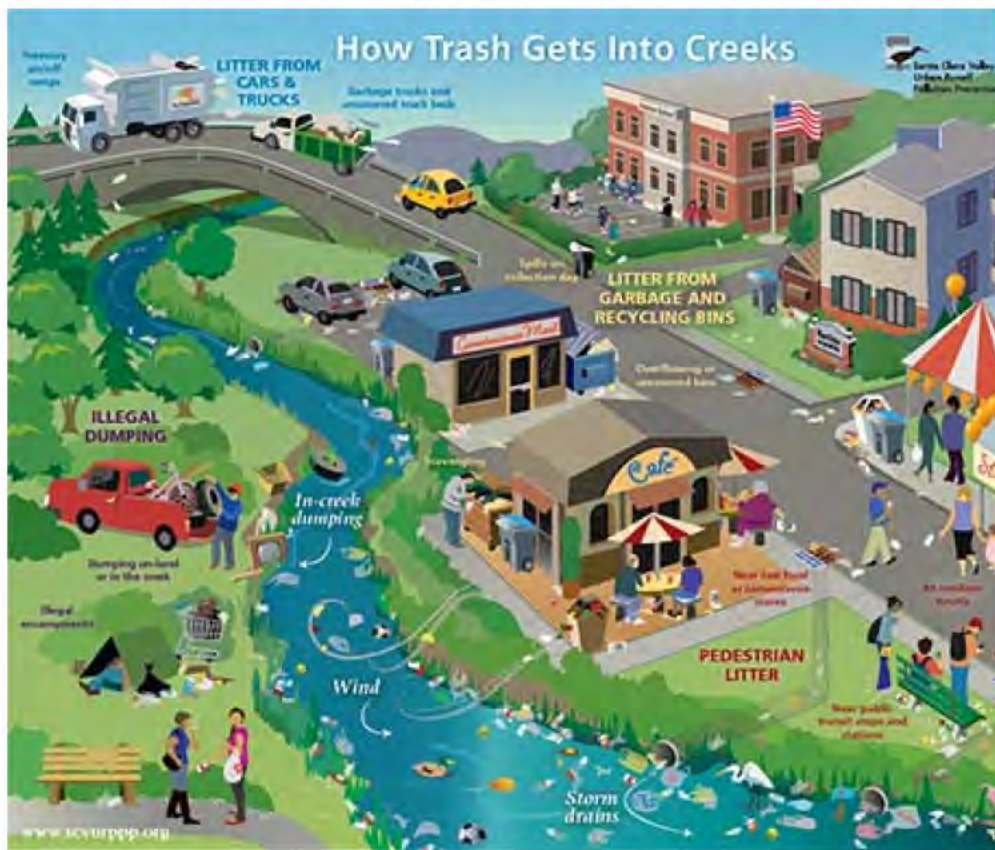
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Good Afternoon Mayor and Council,

I realize that an image included in my Jan 16, 2024 correspondence was not available for technical reasons.

My apologies for the confusion. I provide it here now. It was to follow the text:

...
 "For example, should the plan proceed based on 60% of people who do not live in Ambleside [and without the Ambleside environment having a "seat at the table"] as described in the [Ambleside LAP draft plan], and fish bearing Lawson Creek is turned into a water feature, the below from the US Environmental Protection Agency shows the result. There will be "aquatic garbage" in the creek which also flow out into the ocean destroying vital habitat, not to mention the hard work by many volunteers that have gone into protecting the creeks for decades." ...



As an update, I have received no reply, despite additional inquires to the Planning Dept, to my request that Ambleside Environment "Have a Seat at the Table" at the upcoming meetings, whenever they may be held.

Sincerely,
 [Redacted] s. 22(1)
 [Redacted] s. 22(1) West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, January 27, 2025 10:11 PM
To: David Hawkins; correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Sharon Thompson; Linda Watt; Nora Gambioli; Scott Snider; Peter Lambur; Jim Bailey; Scott Findlay
Subject: RE: Ambleside Draft LAP: Request That Environment Has a "Seat at the Table"

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Good Morning Mr. Hawkins,

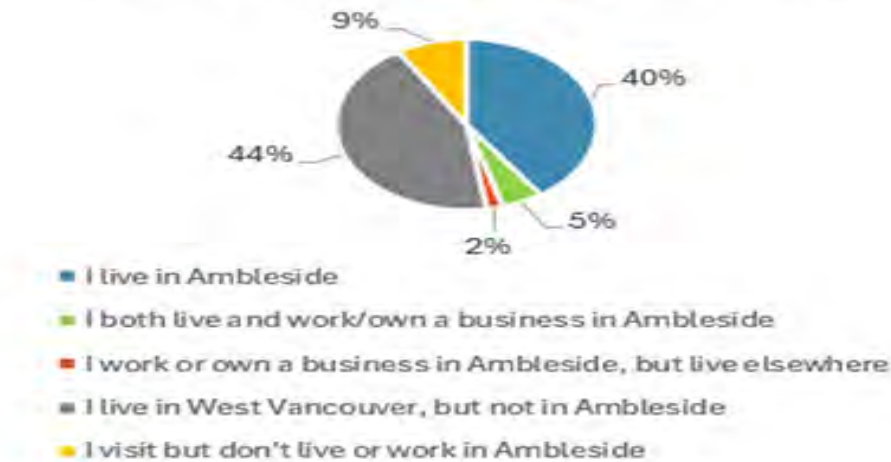
Thank you for your email, however, and with the deepest respect because you are obviously very knowledgeable, your email is mistaken on the data and I believe you may not have been made aware of some critically important information regarding the environment. I really don't like to be disagreeable, but I must speak up.

Process

By your own published data and statements, only 45% (blue and light green) of the survey respondents were Ambleside stakeholders, not 70% or 90%. That is 40% who live in Ambleside and 5% who live and work in Ambleside. That was also my experience, as stated, in participating in the process. The other approximately 60% are provably non-Ambleside, non-Stakeholders living in West Vancouver and Metro region. This is based on your statements to council at 7:10 of the Jan 13, 2025 council meeting and in the published materials below. Clearly there was a demanding non-Ambleside stakeholder group that dominated the process. As for the workshops, one workshop table [REDACTED] s.22(1) outnumbered by about 10 to 1 by non-Ambleside residents who all wanted higher density. I still say the rational conclusion is that the roughly 60% in support of the draft plan were the (provably) non-Ambleside Stakeholders who had everything to gain and obviously showed up in large numbers to demand it (development money, shopping preferences), and the remaining are the vast majority of Ambleside stakeholders who oppose it because they have everything to lose in densifying our already high density heat island. Is it even correct to call this an "Ambleside LAP"? In my view it wrongly implies that Ambleside stakeholders were the ones driving it (like Horseshoe Bay which was almost entirely their community stakeholders only input). Based on the data, in my view, it's more correctly called a "West Vancouver Visitor and Metro Region Residents' Plan for the Ambleside Residents' Community".

Survey Response by Relationship to Ambleside

Participants' Relation to Ambleside



Environment

Neither Streamkeepers nor Staff identify themselves in any available materials I can locate as being designated and *accountable* as “Qualified Environmental Professionals” (QEP) or Biologists as required under the *Riparian Area Protection Act* to be able to prepare a report *and defend a decision* to expose the “valuable habitat for fish, birds, and invertebrates” (December 2023) of Lawson Creek to extremely high new high human disturbance as a town square water feature. You may not have this information. Here is the link to the Ombudsperson Report on the issue. [BLOCKEDbcombudsperson\[.\]ca/assets/media/Public-Report-No-50-Striking-a-Balance\[.\]pdf](#)BLOCKED

May I ask, where is the required Environmental Report prepared by an accountable QEP saying that exposing the “valuable habitat for fish, birds, and invertebrates” of Lawson Creek (as determined by an external QEP/Biologist, December 2023, p.3) to extremely high new high human disturbance as a town square water feature will not harm this valuable creek habitat?

(Please see Infogram below from the US Environmental Protection Agency)

Is the District instead relying on informal comments and opinions (as very knowledgeable as they may be but nevertheless e.g. chose not to be an accountable QEP with the rigour involved to do a proper report) instead of accountable QEPs? If so, what is the cost to the Ambleside Stakeholder Community? Should this have been a question on the survey?

I am compelled to ask these uncomfortable questions for the protection of our irreplaceable natural resources that are under siege from the dual forces of development and climate change.



Sincerely,
s. 22(1)

From: David Hawkins <dhawkins@westvancouver.ca>

Sent: January 27, 2025 6:43 PM

To: s. 22(1)

Cc: correspondence <correspondence@westvancouver.ca>; Mark Sager, Mayor <mark@westvancouver.ca>; Christine Cassidy <cassidy@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Jim Bailey <jbailey@westvancouver.ca>; Scott Findlay <sfindlay@westvancouver.ca>

Subject: RE: Ambleside Draft LAP: Request That Environment Has a "Seat at the Table"

Dear s. 22(1)

Thanks for your correspondence to Mayor and Council (attached for convenience).

I was not copied, but this was forwarded to me and I hope you find the information below (regarding the process and regarding the environment) helpful.

Sincerely, David

Process:

- July 2023 and November 2024 engagement summaries and transcripts are on the [project webpage](#).
- >70% of 2023 workshop attendees indicated they either live, work or both in Ambleside.

- >90% of 2024 survey respondents indicated they either live, work or both in Ambleside or West Vancouver.
- You registered to attend a workshop [REDACTED] s.22(1) . ~90% of registrants at that workshop indicated they lived, or lived and worked, in Ambleside.
- We do not “id check” participants, but our experience is that people participate in good faith and we have no reason to believe the public were deceitful in indicating where they live or work.

Environment:

- Co-locating new housing with shops, amenities, jobs and transit – within the District’s requirements for very high energy-performance buildings – is a form of integrated land use and climate action planning.
- Ambleside’s Commercial Areas do include watercourses, but do not include steep slopes or heavily forested areas.
- Any development proposal would be subject to application review and applicable regulations (e.g. Development Permit Area for the protection of watercourses, the tree bylaw).
- Environmental staff at the District continue to be engaged with the LAP process to ensure it aligns with the District’s climate and environment policies.
- District staff will continue to work with the West Vancouver Streamkeeper Society to develop, promote, and maintain best practices for protecting and sustaining stream habitat.

David Hawkins, MCIP, RPP
Senior Manager, Community Planning and Sustainability
Planning, Development & Environment Services | District of West Vancouver
604-921-2172 | westvancouver.ca

From: Eric Foos [REDACTED] s.22(1)
Sent: Sunday, February 2, 2025 1:41 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Ambleside Local Area Plan - Apartment Area
Attachments: Stratford Court Petition.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.

To the Honourable Mayor Mark Sager and Members of Council:

I write on behalf of the residents of Stratford Court, 2202 Marine Drive, West Vancouver.

We wish to express our opposition to Stratford Court being removed from the Ambleside Apartment Area and transferred to the Ambleside Commercial Area.

We were not informed, or consulted, about this specific proposed change affecting our building before it occurred.

The residents of Stratford Court want to continue living in this building and plan to maintain it for the foreseeable future. We want to do this without the uncertainty created by our site being included in a plan for redevelopment. Furthermore we do not want the District to be planning for the redevelopment of Stratford Court during the next 20 to 30 years. Our building is well maintained with necessary maintenance, repairs, and upgrades. It is a beautiful building and much admired according to local realtors.

Attached is a short petition signed by the residents requesting Stratford Court be returned to the Apartment Area.

Respectfully,
Eric Foos
Strata Council President.

PETITION

To the Mayor and Council of the District of West Vancouver

We the undersigned residents of Stratford Court, 2202 Marine Drive, petition the Mayor and Council and request our apartment building be included in the Apartment section of the proposed Ambleside Local Area Plan and not the Commercial section.

The contact person for this petition is:

Eric Foos

s.22(1)

Name	Suite #	Signature
[Redacted Signature Area]		

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Re: Ambleside LAP - Mis-analysis
Date: Tuesday, February 11, 2025 4:28:27 PM
Attachments: [image001.png](#)

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Thank you Riley!

However, the point is NOT how many respondents live in West Vancouver, or even in Ambleside generally.

The point is "How many respondents in favour of increased height do NOT live exactly behind one of the higher planned monstrosities"

Therefore, the process of analysis of reporting on public input so far is fatally logically flawed.

The pretense of allocating percentages to those responses is therefore also logically falsely misleading and inaccurate.

Council should not be basing decisions on flawed math.

The current analysis is biased, and weighted in favour of profit-taking, and weighted against the community benefits and quality of life in the specific areas of Ambleside under consideration.

"Refining" flawed analysis for decades will still result in a flawed result.

Thank you.

Yours sincerely,
[REDACTED]

On 2/11/2025 4:15 PM, Ambleside Local Area Plan wrote:

Hello [REDACTED]

A [draft plan](#) has been published to provide an opportunity for public input and

further refinements prior to Council's consideration. Your preference for lower heights (particularly on the 1400 block) will be logged as part of the public record of community input.

Regarding the location of participants in the Fall 2024 survey, an [engagement summary](#) is published on the project page, finding that 89% of respondents live in Ambleside or West Vancouver. The summary also presents frequently noted comments, including concerns about the illustrations and suggestions for improvement.

Sincerely,

Riley McLeod *she, her*

Assistant Planner, Planning, Development & Environment Services | District of West Vancouver
604-921-3459 | westvancouver.ca

We acknowledge that we are on the traditional, ancestral and unceded territory of the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation), sə́lilwətaʔt (Tseil-Waututh Nation), and xʷməθkʷəy̍əm (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

From: [REDACTED]
Sent: Saturday, February 8, 2025 5:29 PM
To: Ambleside Local Area Plan <ambleside@westvancouver.ca>
Subject: Ambleside LAP - Mis-analysis

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2025-02-08

Ambleside LAP - Mis-analysis

Hello,

In the "report-backs" I have noticed a what appears to be a mis-application of logic, leading to mis-interpretation of support for higher densities, giving the false impression that support for more heights and density is much more than it is in reality.

I refer to location, in this case akin to jurisdiction.

There is no indication that the results have been properly weighted as to the location of the residents affected.

This mis-application is apparently giving the FALSE impression of an exaggerated support for additional heights. (Specifically, in the 1400 block areas) (The updates apparently still try to suggest additional huge and tall buildings in the area).

To take an exaggerated example to illustrate the point, it is akin to having the Mayor of West Vancouver elected by numbers by those living in RICHMOND or in SURREY, instead of by those living closer to West Vancouver City hall than those places.

The proposed spurious unneeded DESTRUCTION plans for Ambleside being goaded slyly along is a very serious matter, since once this gem of a place has been destroyed in this manner, there will be no practical means to regain back what will be lost.

Persons motivated SOLELY by PROFIT are clearly pushing this "bigger" agenda, and they will completely and irrevocably destroy Ambleside. Existing actual residents will see a huge decrease in their quality of life.

I would like to see the (scientific) research design of the analysis of the surveys, as this path of destruction for Ambleside seems to have taken on a life of its own.

Thank you,

[Redacted signature]

[Redacted signature block]

[Redacted signature block]

Christopher Myburgh



From: [REDACTED]

Sent: Friday, February 14, 2025 4:21:10 PM

To: [REDACTED] David Hawkins
<dhawkins@westvancouver.ca>; Jim Bailey <jbailey@westvancouver.ca>; Christine Cassidy <ccassidy@westvancouver.ca>; Mark Sager, Mayor <mark@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>

Subject: Regarding 1700 block of Bellevue Avenue and Proposed Ambleside OCP

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Mr. Mayor, District of West Vancouver Councillors, David and Jim,

[REDACTED]

Thank you very much for the excellent work you have done with the Ambleside OCP so far.

With respect to the 1700 block of Bellevue Avenue, we support section 6 of the Ambleside Commercial Areas Draft Plan- Appendix B (Attached is a copy for your reference). However, with respect to the existing Masonic Hall site, to soften the transition from east to the adjacent 15-story building on the west located at 1775 Bellevue, it will be more pleasing to the eyes for the existing Masonic Hall (1763

Bellevue) to be built between 9 to 11 stories. I appreciate your consideration.

Please do not hesitate to contact me if you have any questions or concerns. I can be reached by email at [REDACTED] or phone at [REDACTED]

Kind regards,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: suggestions for the Ambleside LAP
Date: Wednesday, February 26, 2025 3:31:33 PM

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We have an ongoing housing affordability and homelessness problem in West Van. Part of a solution to these issues is to build more below market housing units. Two obvious opportunities in the LAP are the projects to redevelop the Masonic Lodge and Fresh Street sites. I recommend that these be zoned to be higher and to include more below market rental units.

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Ambleside LAP
Date: Saturday, March 8, 2025 5:56:52 PM

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Hi,

I think we are missing a huge opportunity with the current plans for Ambleside and the upcoming planning for Taylor way. We should be burying road and rapid transit infrastructure and moving the majority of high volume traffic below ground.

Why should we do this? It will allow high speed transit to be installed now or a later date, connecting marine drive to the rest of Vancouver. And also running up under Taylorway and connecting to the highway (where we should also be burying the highway and trains). This will allow exponential increase in traffic flow and creating efficiencies in human movement, dealing with the overflow on the highway and taylorway and marine drive at peak hours. Improving the walkability of Park Royal . On top of which tunnels can be equipped with carbon filters that would be able to filter up to 90% of carbon from road traffic. This would leave our above ground road systems open to very local traffic, walking, cycling and park space. Which would enhance the entire area increasing visitors locally and from outside the city.

The best time to do this is now, where you can get funding from the province and fed, you can bring west van to to the forefront of suburban development cementing its place as a premier community, and that doesn't need to be totally based in housing cost, it should be based in having a forward thinking community that is thinking about the long term health and well being of its residents. As well the LAP will cause a ton of new development so we may as well rip the bandaid off and do this now.

Street noise and pollution are directly linked to neurodegenerative disease, cancer, anxiety aggression and stress, not to mention the impact on nature itself.

Instead of pretending to care about the environment by stopping people from landscaping their trees, committing to buses which only benefit developers who can get away with higher density and less parking, and acting like a community of seniors are really desperately in need of bike lanes. We can actually make steps to bring this community into the coming 50 years of progress that will cement it as one of the best cities in Canada, not some hold over rich person enclave.

The process for the LAP is taking way too long and it's missing a lot of key points as mentioned above. The only people in West Van who seemingly have an interest in civic direction are a tiny minority which leaves the rest of the population under represented.

Warmly,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#); [David Hawkins](#)
Subject: Ambleside Commercial Areas Draft Plan
Date: Saturday, March 8, 2025 6:35:30 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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.

Thank you for preparing the Ambleside Commercial Areas Draft Plan and for all the work that has gone into it.

With one major exception, the Draft Plan has much to commend it. The Ambleside commercial area is badly in need of revitalization and the Draft Plan does an excellent job of addressing that need.

Hollyburn Corner

The major exception is "Hollyburn Corner".

The concept of "Hollyburn Corner" is not one that is understood by the neighbourhood and is highly controversial. It should be removed from this phase of the LAP.

More specifically:

- Stratford Court (SW corner of Marine & 22nd) is a beautiful building that is nowhere near end of life and should be excluded from any plans for redevelopment over the next 20 to 30 years. Stratford Court should be returned to the Ambleside Apartment Area.
- Similarly, 2168 and 2170 Marine are relatively new buildings and should be assumed not to be redeveloped over the next 20 to 30 years.
- Only the gas station site at 2196 Marine Drive and the existing commercial sites at 2222 and 2232 Marine Drive should be planned for redevelopment at this time. They should be limited to a maximum height of 3-4 storeys.

Marine Drive

The height of any new development on Marine Drive between Ambleside and Dundarave should be limited to a maximum of 3-4 storeys.

1800 Block, Marine Drive

The 1800 block of Marine Drive should be included in the Ambleside Commercial Area, not the Ambleside Apartment Area.

The conceptual illustrations for the 1700 block of Marine Drive should be extended to include the 1800 block of Marine Drive.

Thank you,



From: [REDACTED]
To: [Ambleside Local Area Plan](#); [Ambleside Dundarave BIA](#)
Subject: Fwd: Ambleside Local Area Plan
Date: Saturday, March 8, 2025 9:20:25 PM

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Dear Members of the West Vancouver Planning Board,

I am writing to express my deep concern regarding the proposed zoning changes outlined in the draft plan, particularly as they pertain to my business, Anytime Fitness, located at 503 15th Street. I have noticed that the maps provided indicate that my location is zoned for redevelopment, increasing the allowable building height from the current two stories to six stories.

While I understand the intent behind these changes, I am extremely worried about the impact this will have on long-standing businesses like mine. If these zoning amendments lead to evictions or trigger demolition clauses in commercial leases, it could force many established businesses—my own included—into bankruptcy. Anytime Fitness has been an integral part of the community, providing health and wellness services to local residents for years, and we want to continue serving West Vancouver.

I would like to ask whether there will be any safeguards in place to protect existing businesses from displacement due to redevelopment. Will there be policies ensuring fair relocation assistance, lease protections, or other measures to support local business owners who have invested in this community?

I appreciate your time and consideration of these concerns and would welcome the opportunity to discuss potential solutions. Please let me know how I can provide further input on this matter.

Sincerely,

[REDACTED]
Owner, Anytime Fitness West Vancouver
503 15th Street

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Draft plan for Ambleside
Date: Monday, March 10, 2025 12:36:25 PM

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Hi,

I am a West Vancouver resident and live in the British Properties, [REDACTED]. I like the overall plan but have a question around parking.

During the summer months finding parking is getting harder and harder as it seems like we have more out of city people visiting our beaches. I think it's great we have more people coming but this is not great for current residents and finding parking.

With increased visitors and shops, how is the City going to handle parking? Will we have paid parking, will more parking lots or multi level parking lots be created? Will West Van residents have priority to parking?

Thank you,
[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Pedestrian safety!!
Date: Monday, March 10, 2025 6:17:06 PM

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Hello,

TWO IMPORTANT ISSUES TO BE IMPROVED!!

- 1.Many sidewalks in the Ambleside area are cracked, slanted,missing bits, etc,etc and
- 2.The pedestrian crossing lights at all intersections do not allow slower,less agile shoppers to safely cross before the light changes and many drivers turn while seniors still on roadway as well as running red lights!!

Regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: In Support of the Ambleside LAP
Date: Tuesday, March 11, 2025 9:32:48 AM

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As a resident of West Vancouver I am in full support of the council report on the Ambleside LAP. This is the right location to be adding much needed density in order to revitalize the commercial areas of West Vancouver with great new shops, services and restaurants for our community! The new streetfront activation will create a great new experience for West Vancouver well into the future and help provide much needed housing to the community!

[REDACTED]
West Vancouver Resident

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Inquiry
Date: Wednesday, March 12, 2025 7:50:47 PM

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Hello,

In response to your inquiry about the Ambleside Area Plan, I believe that to remain competitive with other dynamic cities and districts, West Vancouver needs even more residential and commercial development by 2041. To maintain the vibrancy of our community, it's essential to attract young residents and entrepreneurs. Many local shop owners are struggling due to the area's low population, and older residents looking to downsize often struggle to find suitable apartments within the district. One way to address this issue is by permitting taller, higher-density buildings with commercial spaces at street level. For instance, the Masonic Hall on Bellevue Avenue should be at least 10–11 stories with a FAR of 4 to align with the adjacent Hollyburn building. Additionally, increasing density at the corner of Clyde & 15th Street would be feasible, as the presence of a tall building behind it minimizes any impact on surrounding views.

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Ambleside Area Plan – Future Development
Date: Wednesday, March 12, 2025 8:19:13 PM

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Dear District of West Vancouver,

As a West Vancouver resident, I believe more residential and commercial development is needed by 2041 to keep the community vibrant and support local businesses. Many shop owners struggle due to low population, and older residents looking to downsize face limited housing options.

Allowing taller buildings with street-level commercial spaces could help address these challenges. For example, increasing the height of the Masonic Hall on Bellevue Avenue and adding density at Clyde & 15th Street would be beneficial.

Thank you for your time and consideration.

Best regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Date: Wednesday, March 12, 2025 10:55:25 PM

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Hello,

Regarding your question for Ambleside area plan! As a west Vancouver resident and in compare with other cities and districts I think we need even more new residential and commercial by 2041! as you might know most of the shop owners are suffering because of low population! I know numbers of people getting older and want to downsize their homes but can't find suitable apartments in west van district? So one of the approaches can be allowing bigger and higher building with commercial's in street level floor! For example in Bellevue Avenue Masonic Hall should be at least 10-11 stories & FAR of 4 to be harmonized with the adjacent Hollyburn building. Additionally, the corner of Clyde & 15th Street could support increased density and height, as it already has a very tall building behind it, minimizing any impact on surrounding views.

Regards [REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: West Vancouver Ambleside Commercial Areas Draft Plan Feedback
Date: Thursday, March 13, 2025 9:07:08 AM

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Dear City of West Vancouver Planning Staff,

I hope this message finds you well. I am writing to provide my feedback on the Commercial Areas Local Area Plan (LAP).

Firstly, I would like to express my support for the general design and density proposed in the LAP. The shift towards taller, narrower buildings on 8C - The Village Square Precinct, is a positive change that I believe will integrate well with the surrounding environment. Nonetheless, we will want to ensure the towers don't become too narrow or floorplates don't become too small as this could greatly impact efficiency. Additionally, I support the higher end of the Floor Space Ratio (FSR) of 4 or higher, as it is essential to ensure these sites are developed in the current challenging industry landscape. FSR should also align with the proposed heights and both go hand in hand.

I agree that this area needs publicly accessible parking but would like to ensure that such an amenity would go against any CAC or city development charges to make the development feasible.

I am also very pleased with the inclusion of the pedestrian mews. I believe this feature can significantly activate the retail spaces and create a unique gathering area for the community.

As someone who has been following the LAP for some time and enjoys spending time in the Ambleside area, particularly in the summer, I am excited about the potential improvements in this area.

Thank you for considering my feedback. I look forward to seeing the continued progress on this plan.

Best regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Supporting Thoughtful Development in West Vancouver
Date: Thursday, March 13, 2025 1:04:08 PM

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Dear District of West Vancouver,

I am writing to express my support for responsible residential and commercial development to ensure the long-term vibrancy of our community. As West Vancouver evolves, increasing housing options and commercial opportunities will be essential for both residents and local businesses.

Many small business owners struggle due to a limited customer base, and older residents looking to downsize often face a lack of suitable housing. Thoughtful densification such as allowing taller buildings with ground-level commercial spaces—could help address these challenges. Locations like the Masonic Hall on Bellevue Avenue and the area around Clyde & 15th Street present opportunities for well-planned growth that benefits the community.

I appreciate your time and consideration and hope to see West Vancouver continue to thrive.

Best regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: My input on Ambleside plan
Date: Thursday, March 13, 2025 2:10:00 PM

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- no higher than 6 stories along Marine or B
Sent from my iPad

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Cc: [REDACTED]
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 4:05:46 PM

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Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards,
Sent from my iPhone

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 4:34:49 PM

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Dear Planning Department,

Thank you for your hard work in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space.

I would like to suggest increasing the height and density for the following sites:

1. Masonic Hall Site: I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial.
2. Anytime Fitness Site: Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal.

Thank you for considering these suggestions. I look forward to seeing how the plan evolves.

Best regards

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 7:04:47 PM

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Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses. Best regards,

Kind Regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Date: Thursday, March 13, 2025 7:09:13 PM

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Subject: Feedback on the LAP for the Commercial Area

Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the lap for the commercial area dear planning department
Date: Thursday, March 13, 2025 7:19:28 PM

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Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses. Best regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 7:23:19 PM

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Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the Local Area Plan for the Commercial Area
Date: Thursday, March 13, 2025 7:49:11 PM

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Dear Ambleside Planning Team,

I would like to express my appreciation for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version reflects notable improvements, particularly with the Fresh Market site, and I commend the thoughtful approach taken in shaping the future of Ambleside.

I believe there is an opportunity to further enhance the overall development by increasing height and density in strategic locations, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could accommodate a height of 10-12 stories with a higher Floor Area Ratio (FAR), allowing for greater density, an appropriate consideration given its proximity to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site presents potential for a taller structure with an increased FAR, as it sits in front of Ambleside's tallest building (22 stories) and would have minimal impact on existing views.

I appreciate your consideration of these recommendations as the plan continues to evolve and look forward to seeing the ongoing progress. Please let me know if any further discussion or input would be valuable.

Best regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 8:01:08 PM

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Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards

[REDACTED]
West Vancouver resident

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 9:44:50 PM

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Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards,
[REDACTED] west Vancouver resident

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 9:49:29 PM

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Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards,
[REDACTED] west Vancouver resident

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 10:06:59 PM

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Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 10:08:12 PM

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Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space.

I would like to suggest increasing the height and density for the following sites:

1. **Masonic Hall Site:** I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial.
2. **Anytime Fitness Site:** Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal.

Thank you for considering my suggestions. I look forward to seeing how the plan comes together!

Best regards,
[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Cc: [REDACTED]
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 10:51:02 PM

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Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards,
[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 10:41:09 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards,

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 10:57:03 PM

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Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards,

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Thursday, March 13, 2025 11:13:47 PM

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Dear Planning Department,

Thank you for your hard work in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space.

I would like to suggest increasing the height and density for the following sites:

1. **Masonic Hall Site:** I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial.
2. **Anytime Fitness Site:** Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal.

Thank you for considering these suggestions. I look forward to seeing how the plan evolves.

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Subject: LAP plan Ambleside
Date: Friday, March 14, 2025 12:20:08 AM

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Subject: Feedback on the LAP for the Commercial Area

Dear Planning Department,

Thank you for your hard work in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space.

I would like to suggest increasing the height and density for the following sites:

1. Masonic Hall Site: I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial.
2. Anytime Fitness Site: Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal.

Thank you for considering these suggestions. I look forward to seeing how the plan evolves.

Best regards,

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Friday, March 14, 2025 12:21:22 AM

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Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area Dear Planning Department
Date: Friday, March 14, 2025 7:03:29 AM

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Thank you for your hard work in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space. I would like to suggest increasing the height and density for the following sites: 1. Masonic Hall Site: I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial. 2. Anytime Fitness Site: Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal. Thank you for considering these suggestions. I look forward to seeing how the plan evolves. Best regards, [REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area Dear Planning Department
Date: Friday, March 14, 2025 7:05:39 AM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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.

Thank you for your hard work in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space. I would like to suggest increasing the height and density for the following sites: 1. Masonic Hall Site: I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial. 2. Anytime Fitness Site: Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal. Thank you for considering these suggestions. I look forward to seeing how the plan evolves. Best regards, [REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area Dear Planning Department
Date: Friday, March 14, 2025 7:07:27 AM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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.

Thank you for your hard work in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space. I would like to suggest increasing the height and density for the following sites: 1. Masonic Hall Site: I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial. 2. Anytime Fitness Site: Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal. Thank you for considering these suggestions. I look forward to seeing how the plan evolves. Best regard, [REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Ambleside LAP - Commercial Areas Draft Plan Comments
Date: Friday, March 14, 2025 8:36:22 AM

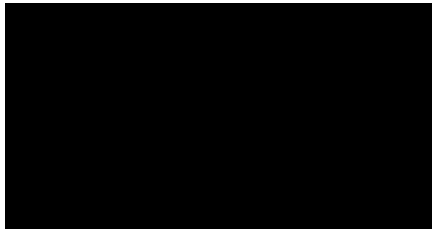
CAUTION: This email originated from outside the organization from email address [REDACTED]. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Good morning,

I write to provide my feedback on the Commercial Areas Draft Plan for the Ambleside LAP. Of particular interest to me is the 1400 block of Marine Drive and Clyde Avenue also known as the Village Square Precinct. Please consider the following:

- This specific area offers a unique opportunity for the City to densify and create a urban village with extensive ground oriented retail. In support of the proposed 2 level podium with residential above and stepping nature of the massing
- The revised draft plan shifting density to a taller central tower with lower shoulders creates better solar access while still maintaining density to support redevelopment and provide additional housing.
- Mid-block break to create a pedestrian mews and provide more retail frontage is supported
- Properties North of Clyde in this block should consider a variety of uses including retail, office, rental or light industrial (think brewery)
- The LAP should consider opportunities for additional height and density of towers with additional public benefit contributions
- Consider opportunities for below grade public parking facilities (publicly or privately owned) to alleviate local parking issues for visitors to the area

Thank you,



From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Friday, March 14, 2025 11:52:44 AM

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Dear Planning Department,

Thank you for your hard work in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space.

I would like to suggest increasing the height and density for the following sites:

1. **Masonic Hall Site:** I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial.
2. **Anytime Fitness Site:** Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal.

Thank you for considering these suggestions. I look forward to seeing how the plan evolves.

Best regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#); [REDACTED]
Subject: Ambleside LAP
Date: Saturday, March 15, 2025 7:43:41 AM

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Dear planners

My name is [REDACTED] and together with my wife [REDACTED] we live [REDACTED] in west Vancouver.

We like to thank you, mayor, councilors and all city staff for working diligently on Ambleside LAP and make West Vancouver a better city for all of us.

We are writing to support the higher density and height for the 1700 block of Bellevue, specially 1763 Bellevue which acts as transition between the shorter east building and higher west side building. Perhaps a 10 to 12 story high and a density of 5 for the 1763 Bellevue would achieve this transition.

We appreciate your thoughtfulness and hard work very much. Have a great day and God bless.

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the Local Area Plan (LAP) for the Commercial Zone
Date: Saturday, March 15, 2025 9:05:20 AM

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Dear Planning Department,

I am writing to express my appreciation for the hard work and effort that has gone into preparing the Local Area Plan (LAP) for the commercial zone. The amendments made to the original plan are a significant improvement, particularly with regards to the Fresh Market site, which shows great promise.

After reviewing the plan, I would like to suggest a few enhancements that could further improve the urban landscape and make more efficient use of the available space. Specifically, I recommend increasing the height and density for the following sites:

1. ***Masonic Hall Site***: Considering its proximity to the taller Hollyburn Plaza, I believe this site could support a building height of 10-12 stories. This would not only enhance the aesthetic appeal of the area but also make better use of the available land.
2. ***Anytime Fitness Site***: Given its location directly across from the 22-story building in Ambleside, I propose that this site could also accommodate a taller structure with increased density. The impact on surrounding views would be minimal, and the added height would contribute to a more vibrant and dynamic streetscape.

Thank you for considering these suggestions. I look forward to seeing how the plan evolves and contributing to future discussions.

Best regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Date: Saturday, March 15, 2025 11:18:17 AM

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Sent from my iPhone Subject: Feedback on the LAP for the Commercial Area

Dear Planning Department,

Thank you for your hard work in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space.

I would like to suggest increasing the height and density for the following sites:

1. **Masonic Hall Site:** I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial.
2. **Anytime Fitness Site:** Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal.

Thank you for considering these suggestions. I look forward to seeing how the plan evolves.

Best regards,

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Cc: [Nora Gambioli](#); [Linda Watt](#); [Mark Sager, Mayor](#); [REDACTED]; [Doti Niedermayer](#);
Subject: Ambleside Commercial Area Draft Plan
Date: Saturday, March 15, 2025 2:29:04 PM

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As a member of the West Vancouver Arts and Culture Advisory Committee, I have reviewed the proposed (revised) plan for the commercial area of Ambleside and offer feedback (as requested on the Westvancouverite website).

It is most disappointing to see that there was no reference to a proposed location for an arts facility. The Arts and Culture Committee has requested that Council dedicate a permanent site for the arts facility described in the 2019 Facilities Plan. The Arts and Culture Strategy Update recently approved by Council has as one of its goals to: "**confirm a location for a purpose-built arts facility that is reflective of the Arts & Culture Facilities Plan (2019)**".

Location is the fundamental condition for such a facility. From a perspective of maximizing benefit to the community it is critical to prioritize a central location and Ambleside is our most important central place. There, it will attract people (including youth) to the core of West Vancouver and will contribute a lively presence throughout the day and evening.

I hope to see the final version of the Plan include this important component of a vibrant community.

[REDACTED]

[REDACTED]

West Vancouver BC [REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: LAP
Date: Sunday, March 16, 2025 6:03:56 PM

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Dear Planning Department,

Thanks for your work on local area plan on the commercial zone.

I would like to express my support for increased density and height for the following sites:

1. Masonic Hall
2. Anytime Fitness site

Thank you for considering my input.

[REDACTED]
Resident of West Vancouver

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: LAP feedback
Date: Sunday, March 16, 2025 6:19:20 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Department,

Thanks for your work on the local area plan for the commercial zone.

I am writing to offer my support for increased density and height for the following sites:

1. Masonic Hall
2. Anytime Fitness site

I look forward to the continued development of the plan.

Sincerely

[REDACTED]
West Vancouver Resident

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Ambleside LAP
Date: Sunday, March 16, 2025 6:24:18 PM

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Planning Department,
To whom it may concern.

I wanted to start with thanking the district for their efforts in preparing the Local Area Plan (LAP) for the commercial area. The new LAP demonstrates notable improvements, particularly with the Fresh Market site. I am sure there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. More specifically the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density specially being adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards

[REDACTED]

West Vancouver resident

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: District of west Vancouver LAP
Date: Sunday, March 16, 2025 6:33:14 PM

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Dear Planning Department,

Thanks for your work on local area plan on the commercial zone.

please consider my support for increased density and height for the following sites:

1. Anytime Fitness site
2. Masonic Hall

best Regards,

[REDACTED]
Resident of west Vancouver

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: LAP feedback
Date: Sunday, March 16, 2025 6:41:39 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Department,

Thank you for your work on the local area plan.

I support increased density and height for the following sites:

- Masonic Hall
- Anytime Fitness site
- 1590 Bellevue Ave

Best regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: District of West Vancouver Planning Department
Date: Sunday, March 16, 2025 6:44:54 PM

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Dear Planning Department,

I appreciate your work on local area plan on the commercial zone.

I hope you can consider my support for increased density and height for the following sites:

1. Anytime Fitness site
2. Masonic Hall

Best regards,

[REDACTED]

West Vancouver resident.
Sent from my iPhone

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: West Vancouver Planning Department
Date: Sunday, March 16, 2025 6:46:21 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Department,

Thank you for your work on the local area plan on the commercial zone.

please consider my support for increased density and height for the Anytime Fitness site and the Masonic Hall site.

best Regards,

[REDACTED]

Resident of West Vancouver

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Re: Support for Local Area Plan
Date: Sunday, March 16, 2025 6:48:23 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Department,
I hope this message finds you well. I want to take a moment to thank you for all the hard work you've put into the local area plan.
I'd like to share my support for increasing the density and height at the following locations:

- Masonic Hall
- Anytime Fitness site
- 1590 Bellevue Ave

Thank you for considering my input!
Warm regards,
Residence of West Vancouver

[REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Fwd: LAP feedback
Date: Sunday, March 16, 2025 6:49:31 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Department,

Thanks for your work on local area plan on the commercial zone.

I would like to express my support for increased density and height for the following sites:

1. Masonic Hall
2. Anytime Fitness site

Thank you for considering my input.

_____,
Resident of West VANCOUVER

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: LAP feedback
Date: Sunday, March 16, 2025 6:53:09 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Department,

I hope you're doing well, and I want to thank you for all the hard work that's gone into the local area plan for the commercial zone. It's great to see the planning process moving forward, and I appreciate the thought and effort that's been put into shaping the area.

After reviewing the plan, I would like to offer my support for increasing the density and height for the following three sites:

1. Masonic Hall
2. Anytime Fitness site
3. 1590 Bellevue Ave

I believe that adding more density and height to these locations could contribute to a more vibrant and well-utilized area, especially as the community continues to grow. I'm excited to see how these improvements can help support the area's development while maintaining its unique character.

Thanks again for your time and consideration. I look forward to seeing how the plan progresses!

Best regards,

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Fwd: LAP feedback
Date: Sunday, March 16, 2025 6:55:52 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Department,

Thank you for your hard work in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space.

I would like to suggest increasing the height and density for the following sites:

1. Masonic Hall Site: I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial.
2. Anytime Fitness Site: Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal.

Thank you for considering these suggestions. I look forward to seeing how the plan evolves.

Best regards,

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Support for Increased Density and Height
Date: Sunday, March 16, 2025 6:59:57 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Department,

Thank you for your efforts on the local area plan for the commercial zone.

I would like to express my support for increased density and height for the following sites:

1. Anytime Fitness site
2. Masonic Hall

Best regards,

[REDACTED]
Resident of West Vancouver

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: LAP - Recommendations
Date: Sunday, March 16, 2025 7:19:49 PM

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Planning Department,

As a local resident, I believe the Ambleside Local Area Plan should evolve to reflect the growing needs of our community, particularly by allowing for higher-density development.

I would like to propose increased height and density for the following locations:

1. Masonic Hall Site – It would be beneficial for this site to align with nearby buildings that already support greater density.
2. 15th & Clyde – This area remains under-utilized, and rezoning to accommodate residential and commercial development would enhance the vibrancy of the neighbourhood.

Additionally, I believe we lag behind other districts in terms of height allowances. Increasing density along Bellevue Avenue (at 17th & 18th) and Clyde Avenue (at 14th & 15th) would support a more progressive urban landscape that better aligns with modern lifestyles and community growth.

Thank you in advance for your consideration on the matter.

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: LAP
Date: Sunday, March 16, 2025 7:28:17 PM

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To whom it may concern,

I would like to support the increase in density and height for the two properties mentioned below:

1. Anytime fitness site on 15th St.
2. Masonic hall on BellevueAve.

With thanks to the district of west Vancouver for their effort and work on the local area plan of the commercial zone.

Best,

[REDACTED]

Sent from Yahoo Mail for iPhone

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: LAP feed back
Date: Sunday, March 16, 2025 7:28:38 PM

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Dear Planning Department,

Thank you for the work you've done on the local area plan. I appreciate the time and effort that has gone into shaping this plan for our community.

I would like to express my support for increasing the density and height for the following sites, as I believe these changes could contribute positively to the area:

- Masonic Hall
- Anytime Fitness site
- 1590 Bellevue Ave

Thank you for considering my input. I look forward to seeing the plan continue to develop.

Best regards,

[REDACTED]

West Vancouver Resident

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: LAP Feedback
Date: Sunday, March 16, 2025 7:33:59 PM

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Dear Planning Department,

I appreciate the time and effort that has gone into shaping this plan for our community.

I would like to express my support for increasing the density and height for the following sites, as I believe these changes could contribute positively to the area:

- Masonic Hall
- Anytime Fitness site
- 1590 Bellevue Ave

Thank you for considering my input. I look forward to seeing developing the Ambleside area.

Best regards,

[REDACTED]
West Vancouver Resident

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Ambleside Commercial Area LAP draft plan.
Date: Sunday, March 16, 2025 9:15:33 PM

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I have numerous concerns with the proposed Ambleside Commercial area LAP, particularly around the increased density called for in the draft.

- <!--[if !supportLists]-->• <!--[endif]-->The LAP fails to envision or demonstrate how future development will fit in or enhance the charming, small seaside village character that so many of us cherish.
- <!--[if !supportLists]-->• <!--[endif]-->It fails to recognize that, decade after decade, residents have insisted on keeping Ambleside low rise. This sentiment has not changed – people do not want height on or near our waterfront.
- <!--[if !supportLists]-->• <!--[endif]-->It does not take advantage of our natural sloping geography and continues to put undesirable height in the “front row”.
- <!--[if !supportLists]-->• <!--[endif]-->Zoning for “*generous ceiling heights, so things like cafes/restaurants are places you want to spend time in*” only adds to the overall height of a building and caters to large, chain-type businesses who can afford a cavernous space.
- <!--[if !supportLists]-->• <!--[endif]-->It does not address the potential negative impacts up-zoning will have on small, independent businesses whose lease rates will go up in response to escalating property taxes which are assessed on a property’s greatest *potential* value.
- <!--[if !supportLists]-->• <!--[endif]-->It fails by suggesting redevelopment at substantially increased density is the only option.
- <!--[if !supportLists]-->• <!--[endif]-->The LAP is driven by accommodating an arbitrary number of new housing units at the expense of the charm and character of our village – elements called for in almost every study of Ambleside’s commercial area for the last 20 years!

The density proposed in this LAP will bring change, but it is irrevocable, neighbourhood-altering and unnecessary. It favours developers and caters to high-end chains who can afford glitzy, “generous-ceilinged” spaces and expensive leases. This is a very different direction and completely out of touch with residents' historic preference for low-rise development that protects views, access to sunlight and small independent businesses.

Sincerely,



West Vancouver

From: M Slater <melroy1058@gmail.com>
Sent: Friday, March 14, 2025 10:20 AM
To: correspondence
Cc: Christine Cassidy; Peter Lambur; Nora Gambioli; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager, Mayor
Subject: Ambleside Commercial Area Local Area Plan

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,

Re: Ambleside Commercial Area Local Area Plan

The Ambleside Commercial Area LAP fails to envision or demonstrate how future development will fit in or enhance the charming, small seaside village character that so many cherish.

The LAP fails to recognize that, decade after decade, residents have insisted on keeping Ambleside low rise. (Think of the public backlash to Grosvenor and to oversized development proposals for the Masonic Hall and Fresh Street sites. Consider public opposition to 4-storey buildings during the drafting of the Ambleside Town Centre Strategy or the support for the small village examples in ADBIA's *Imagine Ambleside* report).

By and large, this sentiment has not changed. **People do not want height on or near our waterfront. They want modest buildings that preserve views and access to sunlight. And they want our small, independent shops and services to succeed.**

At the January 13th Council meeting, Councillor Watt specifically asked what the **unintended negative impacts upzoning and densification may have on existing businesses**. Councillor Watt gave an example of a property being rezoned from 1.75 FAR to 3.0, and asked if rents would go up as property assessments increased.

Planning staff deflected this important question but it's critical that citizens and Council recognize there *are* negative consequences. Property owners will realize a net gain from upzoning, but it will be more expensive for small businesses. Property taxes are based on *potential* value. A lot zoned to allow up to 6-storeys will be taxed based on a 6-storey building even if it only has a one-storey building. Higher property taxes will be passed down

to business operators through rent increases. Up-zoning puts undue pressure on small independent businesses who site unaffordable lease rates as a primary obstacle.

By dodging Councillor Watt's straight-forward question, Planning has done a disservice to Council and citizens who need to fully understand these impacts.

The density proposed in this LAP will bring change, but it is irrevocable, neighbourhood-altering and unnecessary. It favours developers and caters to high-end chains who can afford glitzy, "generous-ceilinged" spaces and expensive leases. This is a very different direction and contrary to residents' repeatedly stated preference for small village character, independent shops and access to sunlight and views.

The City of Vancouver made a point of protecting "Mom & Pop" local retail in three areas (Davie, Denman and Robson Streets) by restricting zoning to commercial only. They purposely removed the pressure/temptation to add residential (which inflates property values) and were very clear that these areas are strictly for business. They also focused on adding elements that make little shopping streets thrive, such as patios, street trees, lighting and wider sidewalks. And they **capped building heights to make sure that the sun can get in** (another factor that makes people linger on shopping streets).

Planning staff are leaning heavily on the LAP survey as evidence of public endorsement of the plan. Yet only about half of the mere 400-odd respondents indicated "support", and **we don't even know how many of these are WV residents**. Such lack-lustre numbers may be attributed to the fact that many residents have simply given up. (Not surprising when more than 1,600 *verified* WV residents told Council they did NOT want more than 4-storeys on the Grosvenor site to no avail).

I disagree with the argument that it's not financially feasible to redevelop without a huge increase in density. Many places (e.g. Carmel, Edgemont Village, Steveston, Oak Bay) have managed to thrive while maintaining their small village character. By not deferring to economic rationalism these places have retained the qualities that make them distinctive and special.

However, lack of certainty is an impediment to revitalization. Property owners are reluctant to make upgrades or sign long-term leases while they wait to see what is in store. And business owners will not invest in improvements when their lease might be terminated at any moment. If Council puts their foot down and insists on low-rise development, owners and business operators could get on with making the most of their properties.

There is enormous pressure to move forward no matter how badly this plan has failed to address the community's priorities. This tendency to accept unsatisfactory results, often with the rationale that, while not perfect, we can work with it, is problematic. It's how we ended up with an OCP calling for 1,000-1,200 new housing units in Ambleside. These

numbers never should have been included in such a high-level document. But instead of insisting they be removed, we just moved on, not wanting to hold up the process. Now we have an LAP driven by accommodating an arbitrary number of new housing units at the expense of the **charm and character** of our village – **elements called for in almost every study of Ambleside’s commercial area for the last 20 years!**

Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact

From: SCENERY SLATER <slater87@shaw.ca>
Sent: Sunday, March 16, 2025 5:36 PM
To: correspondence
Subject: Ambleside LAP

CAUTION: This email originated from outside the organization from email address slater87@shaw.ca. 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

Re: Ambleside LAP

It is with dismay that I see the proposed Ambleside LAP does not reflect the community's vision for a maintaining Ambleside village as a charming, small seaside village.

During over 10 years as both director and president of the Ambleside & Dundarave Ratepayers (now Residents) Association, I consistently heard residents express their desire to protect the natural beauty and charm of this unique community. Of particular importance were protection of views, access to sunlight and small independent shops and services. Sadly, this plan does none of these things.

During my tenure with ADRA, I and another director visited almost every Ambleside business to ask what they deemed to be the biggest challenge to operating a small business here. Among the top three issues were rising cost of rents and leases. Yet this proposal will only exacerbate this problem. Promoting large residential density increases in commercial areas will drive taxable land values up resulting in increased commercial rents, forcing out many small independent businesses.

Some years back Jim Bailey, Director of Planning, told me that even if 100% of WV citizens requested low rise in the Ambleside commercial area, he and his department would not support this direction, rather they would still recommend increased density. This leads me to believe that the vision of citizens is being diminished in favour of the Planning department's opinion.

Earlier Official Community Plans called for maintaining the "Ambleside Amphitheatre". This maximized our spectacular natural views and sunlight for all - be they residents, shoppers in Ambleside, or those seawall pedestrians literally ambling aside the ocean or on the high street. Even the peripheral "Ambleside apartment area" was staggered to ensure view corridors and assurances were given that this area would never be expanded and *never* block the Ambleside waterfront.

Unfortunately, this proposed LAP will forever eradicate the tremendous benefits of the natural amphitheatre on southern slope facing the water.

While I am no longer a resident of West Vancouver, I hope that the vision of West Vancouver citizens will be realized and that the unique charm of Ambleside Village will not be lost to just another generic residential/commercial area.

Sincerely,

Scenery Slater
1580 Dalziel Road
Denman Island, B.C.
V0R 1T0
250 335-2372
slater87@shaw.ca

please do not redact

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: more density and height for ...
Date: Sunday, March 16, 2025 9:53:02 PM

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Dear Planning Department,

Thanks for all the work you've put into the local area plan for the commercial zone.

I just wanted to express my support for more density and height for the following sites:

1. Masonic Hall
2. Anytime Fitness site
3. 1590 Bellevue Av.

Thanks

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Sunday, March 16, 2025 11:06:40 PM

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Dear Planning Department,

Thank you for your work on the Local Area Plan (LAP) for the commercial area. The updated version looks much better, especially the Fresh Market site. I think the plan could be improved further by allowing taller buildings and more density in key areas, like the block at Bellevue and Clyde.

For example, the Masonic Hall site could support a 10-12 story building with a higher Floor Area Ratio (FAR) since it is next to the taller Hollyburn Plaza. Also, the Anytime Fitness site could have a taller building with more density because it is in front of Ambleside's tallest 22-story building and would have little impact on views.

I appreciate your time and consideration of these ideas as the plan progresses.

Best Regards

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the LAP for the Commercial Area
Date: Sunday, March 16, 2025 11:59:51 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Department, Thank you for your hard work in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space. I would like to suggest increasing the height and density for the following sites: 1. Masonic Hall Site: I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial. 2. Anytime Fitness Site: Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal. Thank you for considering these suggestions. I look forward to seeing how the plan evolves.

Best regards, [REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on the the LAP for the Commercial Area
Date: Monday, March 17, 2025 12:03:57 AM

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Dear Planning Department,

Thank you for your hard work in preparing the Local Area Plan (LAP) for the commercial zone. I appreciate the improvements made in the amended version, particularly with the Fresh Market site, which looks promising. Additionally, I believe that increasing the height in the block encompassing 17 & 18 Bellevue and 14 & 15 Clyde would enhance the overall urban landscape and make better use of the available space.

I would like to suggest increasing the height and density for the following sites:

1. Masonic Hall Site: I believe this site could support a building height of 10-12 stories. Given its proximity to the taller Hollyburn Plaza, a higher density would be appropriate and beneficial.
2. Anytime Fitness Site: Considering this location is directly across from the tallest building in Ambleside, which stands at 22 stories, I propose that this site could also accommodate a taller structure with increased density. The impact on the surrounding views would be minimal.

Thank you for considering these suggestions. I look forward to seeing how the plan evolves.

Best regards,

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: LAP Feedback
Date: Monday, March 17, 2025 1:11:59 AM

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Dear Planning Department,

I would like to thank you for all the effort you've put into the local area plan for the commercial zone.

I am writing to express my support for increasing density and height for the following sites:

Anytime Fitness site and Masonic Hall.

Thank you for considering my input.

Best Regards;

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: [SUSPECTED SPAM] Commercial plan feedback
Date: Monday, March 17, 2025 8:14:34 AM

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Would highly recommend some commercial options near 22nd and Marine Drive, particularly grocery. This would be ideally located close to the community centre. Also, there is somewhat of a “dead zone” between Ambleside and Dundarave village, which this would help revitalize.

[REDACTED]

From: [REDACTED]
To: [David Hawkins: Ambleside Local Area Plan](#)
Subject: Ambleside Local Area Plan
Date: Monday, March 17, 2025 10:19:26 AM

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My comments are:

1. "Hollyburn Corner" I do not believe there is any justification for creating a commercial node here given the proximity to Dundarave and Ambleside. Both Dundarave and Ambleside have challenges in enhancing their long term futures. Hollyburn Corner as a commercial node is unrationalized and should be dropped.
2. Marine: 20th to 23rd: (south side) The buildings here are generally well maintained and have a long term future - unless threatened by zoning that would permit bigger buildings. Stratford Court in particular, is very well maintained and has a great long term future. Basically the new zoning should not represent a threat to these buildings.
3. Gas Station site 22nd/Marine: This site could be considered for more than 3-4 storeys to "match" the Westerleigh building. As this site would be highly visible from 22nd, Marine and adjacent buildings "spectacular design should be the basic requirement for this site.
4. Ambleside The plan has the potential for significant revitalization n and therefore is a step in the right direction

--

[REDACTED]

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on LAP for the Commercial Area
Date: Monday, March 17, 2025 10:49:45 AM

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Dear Planning Department,

My name is [REDACTED] and I am the resident of [REDACTED].

Thank you for your work on the revised Local Area Plan. To further enhance development, I suggest increasing height and density in key areas, such as Bellevue and Clyde. The Masonic Hall site could support 10–12 stories with a higher FAR, given its proximity to Hollyburn Plaza, while the Anytime Fitness site could accommodate a taller structure with minimal view impact. I appreciate your consideration of these suggestions.

[REDACTED]

From: [Jacob Isaac](#)
To: [Ambleside Local Area Plan](#)
Subject: CHAC Draft Ambleside Commercial Areas Plan - Response
Date: Monday, March 17, 2025 11:06:51 AM
Attachments: [image010.png](#)
[image013.png](#)
[CHAC Ambleside Draft Commercial Area Plan Response.pdf](#)

CAUTION: This email originated from outside the organization from email address Jacob.Isaac@nscr.ca. 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,

Attached is the North Shore Community Housing Action Committee's (CHAC) response to the Draft Ambleside Commercial Areas Plan LAP. We appreciate your consultation sessions and encourage continued dialogue with the community on the future of this area.

Best,
Jacob Isaac

Jacob Isaac
Housing Advocate
Chair, Community Housing Action Committee
604.982.3309
jacob.isaac@nscr.ca



www.nscr.ca



North Shore Community Resources acknowledges and honours that we live and work on the unceded territories of the Coastal Salish people. Including the St'a'timc, Skwxwú7mesh (Squamish), xʷməθkʷəy̓əm (Musqueam) and səɫɫwətaʔɫ (Tseil-Waututh) Nations.

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North Shore Community Housing Action Committee (CHAC)

March 2025

A Response to the Draft Ambleside Commercial Areas Plan

1. INTRODUCTORY THOUGHTS

The North Shore Community Housing Action Committee (CHAC) supports many of the key elements in the Ambleside Draft Plan, particularly its emphasis on enhancing the public realm, increasing densities, and prioritizing rental housing over strata development. However, we believe that the District should go further in ensuring rental housing development, leveraging all available policy tools in alignment with the 2024 Housing Needs Report and regional housing goals.

2. SUPPORT FOR KEY ASPECTS OF THE DRAFT PLAN

CHAC is encouraged by several elements in the plan, particularly:

Public Realm Enhancements: Improvements to pedestrian areas, accessibility measures for seniors and young families, and investments in gathering spaces align with our vision for a more inclusive Ambleside.

Increased Density and Height Minimums: The plan's recognition of density as a tool to support rental housing is critical, and we support leveraging density bonusing to secure rental units, particularly below-market options.

Mixed-Use Development: Allowing residential development in historically commercial-only areas will help activate Ambleside and contribute to a more complete community.

Prioritization of Rental Housing: The emphasis on rental over strata development is commendable, particularly in recognizing the need for deeply affordable and supportive housing targeted to low-income seniors and families.

3. RECOMMENDATIONS FOR IMPROVEMENT

While the draft plan makes significant strides, CHAC believes additional measures are necessary to fully address Ambleside's housing challenges.

A. Stronger Emphasis on Rental Housing Development

The District should utilize all available tools to maximize rental development, including:

- Implementing policies that require rental housing as a condition for development approvals in key areas along Marine Drive.
- Ensuring that all density bonusing mechanisms prioritize rental development over strata, unless exceptional affordability is ensured for strata units, enabling entry into the housing market for young families and working professionals.
- Aligning with the 2024 HNR's recommendation to significantly expand rental stock, including below-market and non-market options.

While CHAC's preference is for all new housing to be rental, we recognize the potential value of some entry-level strata options. However, these should not come at the expense of critical rental supply.

B. Refinement of Density Bonusing and Amenity Cost Charges (ACCs)

While we support providing density bonusing to incentivize rental housing, we believe that:

- ACC waivers should only apply where developments are 100% rental and include a substantial below-market component (beyond the 10% threshold currently proposed).
- Strata developments should not receive ACC waivers unless they include a significant proportion of below-market units.

C. Adjustments to Key Development Areas

1. **Marine Drive and 17th Avenue:** The rental minimums should be increased in this area to ensure that the primary benefit of new development is the provision of much-needed rental housing.
2. **15th and Marine:** The proposed heights should be increased to better support rental development and maximize housing opportunities.
3. **16th and Dutchess:** We are pleased with the proposed approach in this location and support its implementation, assuming that strata remain affordable and District Staff take all possible steps to ensure rental is

4. CONCLUSION

The Ambleside Draft Plan takes many positive steps towards improving housing affordability, public spaces, and mixed-use development. However, given the urgent need for rental housing, CHAC strongly encourages the District to go further in requiring rental as the primary form of new housing. By refining density bonusing policies, increasing rental requirements, and allowing for greater heights where rental is prioritized, West Vancouver can take a leading role in addressing its housing crisis while maintaining the vibrant character of Ambleside.

We appreciate the opportunity to provide feedback and look forward to continued engagement on this critical issue.

Respectfully submitted,
North Shore Community Housing Action Committee (CHAC)
March 2025

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: LAP feedback
Date: Monday, March 17, 2025 12:27:36 PM

CAUTION: This email originated from outside the organization from email address [REDACTED]. 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 Department,

Thank you for your hard work on the local area plan. I truly appreciate the time and effort dedicated to shaping this vision for our community.

I would like to express my support for increasing the density and height at the following sites, as I believe these changes would benefit the area:

- Masonic Hall
- Anytime Fitness site
- 1590 Bellevue Ave

Thank you for considering my feedback. I look forward to seeing the continued development of the plan.

Best regards,

[REDACTED]
West Vancouver Resident

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Ambleside Local Area Plan Feedback
Date: Monday, March 17, 2025 4:30:40 PM

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Hello,

I recently reviewed the proposed (revised) plan for the commercial area of Ambleside and wanted to share my feedback.

As a member of the West Vancouver Arts and Culture Advisory Committee, and the Art Museum Advisory Panel, and a long time resident in West Vancouver who is working towards increasing community engagement in the arts, I was disheartened not to see any mention of dedicated spaces for arts in the Local Area Plan.

The goal of a permanent site for a purpose-built Arts Facility is part of both the the recently approved Arts and Culture Strategy Update 2025-2029, and 2019 Facilities Plan. The central nature of Ambleside, and the concentration of businesses, services, schools, activities and parks in Ambleside, make it a logical location for such a facility.

I hope to see a future version of this plan address the need for a location for a purpose-built Arts Facility.

[REDACTED]
[REDACTED]
West Vancouver

[REDACTED]

From: [Peter Scholefield](#)
To: [Ambleside Local Area Plan](#)
Cc: [Jenn Moller](#); [Heather Keith](#)
Subject: Ambleside Commercial Areas Draft Plan
Date: Monday, March 17, 2025 5:00:21 PM
Attachments: [2025-03-17 Ambleside Commercial Areas Draft Plan.pdf](#)

CAUTION: This email originated from outside the organization from email address hpscholefield@telus.net. 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 Planambleside staff,

Please find attached the HUB North Shore letter with our feedback on the subject.

Sincerely, Peter

--

Peter Scholefield,
HUB North shore West Vancouver Liason
1288 Esquimalt Avenue,
West Vancouver, British Columbia,
Canada, V7T 1K3
Tel: (604) 913-9090
Cell: (604) 762-6224
E-mail: hpscholefield@telus.net



604.558.2002
bikehub.ca



17 March 2025

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

Subject: Ambleside Commercial Areas Draft Plan

Dear planambleside staff,

HUB Cycling is a charitable not-for-profit organization working to get more people cycling, more often and making cycling safer and better through education, action and events. More cycling reduces greenhouse gas emissions, relieves traffic congestion and means healthier, happier and more connected communities.

In reviewing the draft plan, we were pleased to see attention given in Section 4 to Commercial District Multimodal Transportation Strategies. On the accompanying map, were five numbers locating specific strategies with descriptive captions below the map, The following described number 5: *“Enhance the Spirit Trail for all users, and explore bicycle options on Bellevue Ave.”* Noting the lack of any further descriptive detail, we would like to recommend the following enhancements:

1. What is needed to enhance the safety of all users of the Spirit Trail through the Ambleside commercial area is to separate those riding bicycles and other mobility devices from automobile and pedestrian traffic between 14th than 16th Streets as has already been done in the 1300 and 1600 blocks of Argyle Ave.
2. Due to increasing congestion on the section of the Spirit Trail between 13th and Argyle Ave and Park Royal South, a bypass, separated from pedestrians, for the safety of pedestrians and those riding bicycles and other mobility devices has been a long-time recommendation of HUB North Shore.
3. We feel that it is important to have safe cycling connections between Ambleside and the commercial area at Dundarave as well as the one at Park Royal. Separated bike lanes on Bellevue Ave between 18th and 25th Streets would be one option to connect to Dundarave. Another would be to separate cyclists from pedestrians on a widened Centennial Seawalk, which could be done as part of its reconstruction to adapt to the damage from storm surges and sea level rise.

Additionally, we would like to recommend enhanced parking facilities for bicycles and other mobility devices in the Ambleside commercial district. This would include installing a few more of the District's bike racks, preferably in sheltered locations. For any new construction of multi-story buildings and retrofits of existing buildings, we recommend incorporating secure bicycle storage for the residents and employees. Adding end-of-trip facilities such as showers and lockers are a feature that would serve to encourage employees to ride to and from work rather than using a car. To assist in planning for such facilities, HUB offers Bike Friendly Development Services (<https://bikehub.ca/bike-friendly-development-services>).

We feel that Implementing these recommendations would not only make it safer for those using active modes of transportation to access the Ambleside commercial area, but would also relieve the pressure on parking spaces and be good for businesses due to a likely increase in the numbers of those coming to Ambleside without automobiles. Adding parking enhancements such as secure bike storage and end-of-trip facilities would encourage people frequenting the commercial district to use bicycles and other mobility devices, thereby contributing to reduced traffic congestion and greenhouse gas emissions throughout the District.

Yours sincerely,

Peter Scholefield
1288 Esquimalt Avenue
West Vancouver
V7V 1K3

Mike Cormack,
3609 Mathers Avenue
West Vancouver
V7V 2K8

HUB North Shore Committee, West Vancouver Liaisons

Cc: Jenn Moller, Director of Engineering & Transportation Services
Heather Keith, Climate Action and Environmental Manager

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Suggestions for enhancing the local area plan West Vancouver
Date: Monday, March 17, 2025 7:48:24 PM

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Dear Planning Team,

I appreciate the work that has gone into refining the Local Area Plan (LAP) for the commercial area. The updates, particularly regarding the Fresh Market site, are a step in the right direction. That said, there's still room to optimize density and height in key locations.

For example, the Masonic Hall site could reasonably accommodate a 10–12 story building with a higher Floor Area Ratio (FAR), aligning it more appropriately with the Hollyburn Plaza next door. Similarly, the Anytime Fitness site is situated directly in front of Ambleside's tallest building (22 stories), making it a prime candidate for increased height and density without significantly affecting surrounding views.

Strategically allowing for greater height in these areas would not only maximize land use but also contribute to the vibrancy and economic sustainability of the district. I encourage the team to consider these adjustments as the LAP moves forward.

Looking forward to seeing how the plan evolves.

Sincerely,

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Subject: Feedback on the LAP for the Commercial Area in Ambleside
Date: Friday, March 21, 2025 7:10:29 PM

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Subject: Feedback on the LAP for the Commercial Area

Dear Planning Department,

Thank you for your efforts in preparing the Local Area Plan (LAP) for the commercial area. The revised version demonstrates notable improvements, particularly with the Fresh Market site. I believe there is an opportunity to enhance the overall development by increasing the height and density in key areas, such as the block encompassing Bellevue and Clyde. Specifically, the Masonic Hall site could support a height of 10-12 stories with a higher Floor Area Ratio (FAR) to accommodate more density, especially since it is adjacent to the taller Hollyburn Plaza. Additionally, the Anytime Fitness site has the potential for a taller structure and also a higher FAR, given its location in front of Ambleside's tallest building at 22 stories, with minimal impact on views. I appreciate your consideration of these suggestions as the plan progresses.

Best regards,

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Feedback on new plan
Date: Monday, March 24, 2025 2:35:43 AM

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Sorry this email is a few days late of your deadline.

The one thing I wish to comment on in the constant inclusions of so called public gathering spaces in your plans.

These are proving to be worthless small spaces that are not large enough to add significant benefits to the community so I do not understand why you are still including them in plans in West Vancouver. ie: the space allocated in the South Park Royal Shopping Center apartments complex and the space by the apartment on the block where the old police station used to be. Tiny spaces that sit empty that were touted as great additions for the public. They are just unfriendly sheets of concrete sitting there.

In your latest plans you show a public sitting area where I believe the Shell gas station is now situated, with a cafe next to it. Do you really think anyone is going to sit on that busy corner of Marine, enjoying inhaling car fumes while watching the traffic go by for scenery? That crossing is used by people going somewhere like shopping at one of the shops or going to Ambleside Park...it will sit as another concrete useless space, even though I see the drawing at least shows a bit of greenery added.

Thank you for considering my input.

From: [REDACTED]
To: [Ambleside Local Area Plan](#)
Subject: Re: Automatic reply: Feedback on new plan
Date: Monday, March 24, 2025 2:58:31 AM

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Subsequent to my first email...I wish to include further feedback. If you truly want to make Ambleside a nice area to frequent & draw people, you need to adopt a plan to Make Ambleside a Beautiful & Green enticing place to visit and linger.

For example you suggest widening the sidewalks...more concrete...I have observed that the present width of the sidewalks seems to serve all people quite nicely including those people in walkers or wheel chairs.

If you feel you must increase the width adding more concrete is not the way to go...instead let's make Ambleside a "pretty place" by using that extra room for planters & trees. Green is in, concrete is not. Think about it...when you have travelled to a lovely town/city that is full of greenery & flowers it is a really friendly wonderful feeling to frequent the area. Hanging summer flower baskets is lovely but that is only for a few months of the year...the rest of the year bleak.

What makes West Vancouver unique is it's nature...why not extend this to Ambleside & Dunderave shopping areas? Let's set an example & draw people to it.

[REDACTED]

[REDACTED]

[REDACTED]