

1552 Esquimalt Avenue

July 23, 2019 Public Information Meeting #2
Summary Report

Prepared by: Brook Pooni Associates
August 14, 2019

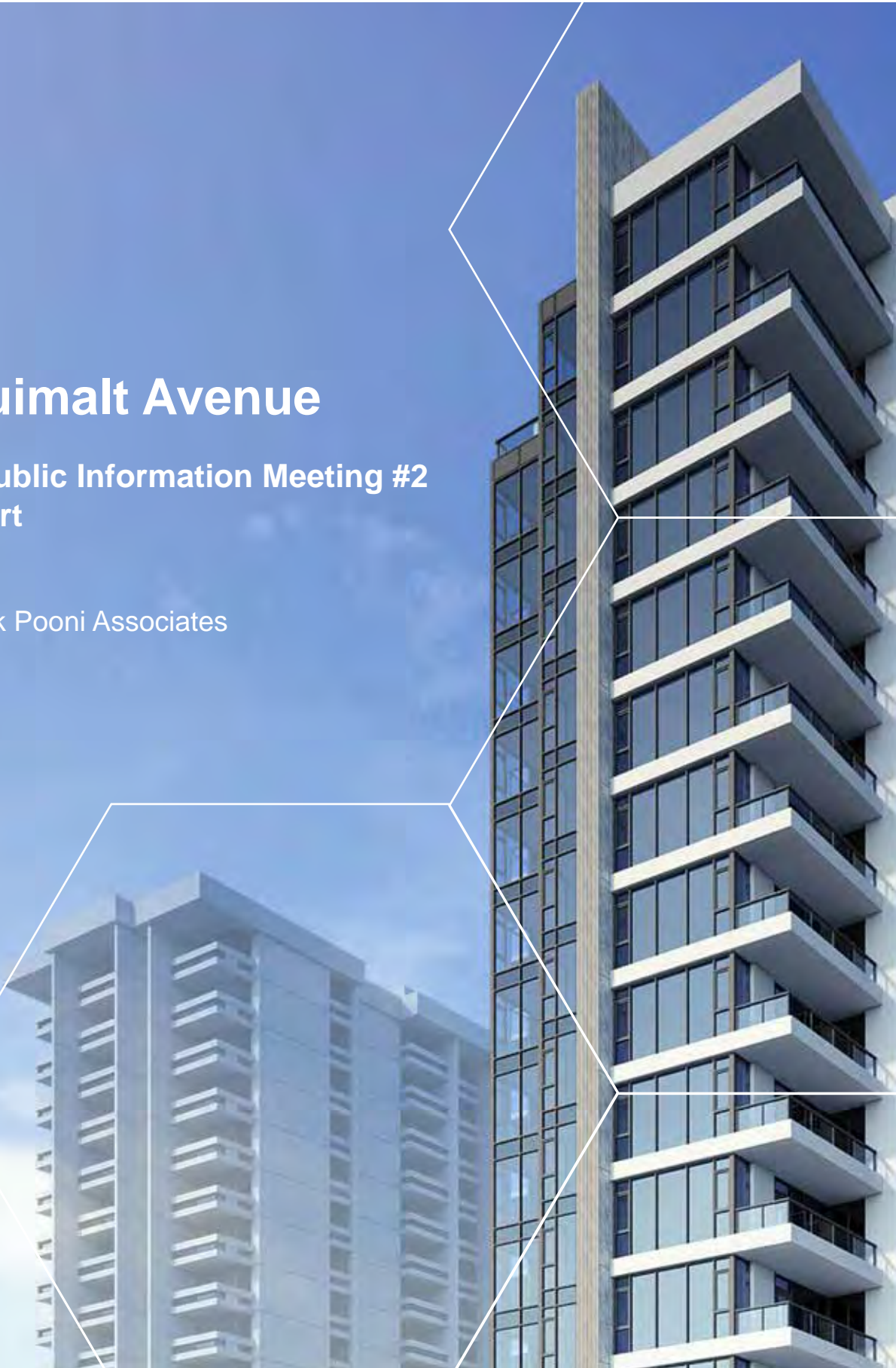
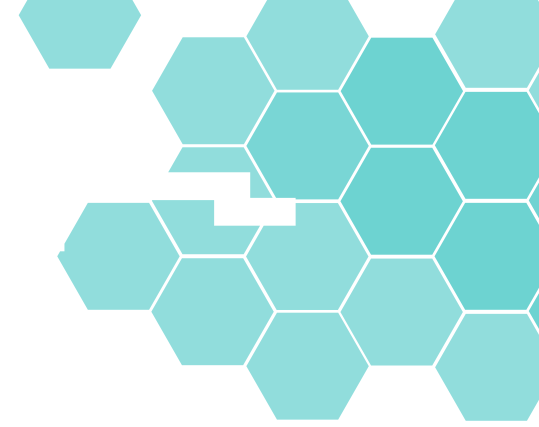


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EXECUTIVE SUMMARY



Wall Financial Corporation (Wall Financial) has applied to the District of West Vancouver to develop an infill rental apartment building on their property at 1552 Esquimalt Avenue. The proposal includes a 17-storey building of 121 units along with 10 townhomes fronting onto Duchess Avenue and Esquimalt Avenue.

On July 23, 2019 the project team hosted a second public information meeting at the Seniors' Activity Centre, located at 695 21 Street in West Vancouver. The public consultation meeting provided an opportunity for members of the public to meet the project team, learn about the proposal, ask questions, and provide feedback.

Event Details

- 111 members of the public attended the public information meeting.
- 51 comment forms were received at the meeting.
- 9 pieces of correspondence were received after the meeting (until August 6).
- Of the 60 comments received, 48% were supportive, neutral, or supportive with suggestions for improvements; 3% expressed concerns; and 48% were non-supportive.¹

Feedback themes were similar to the first public information meeting. The following key themes emerged in the comments received:

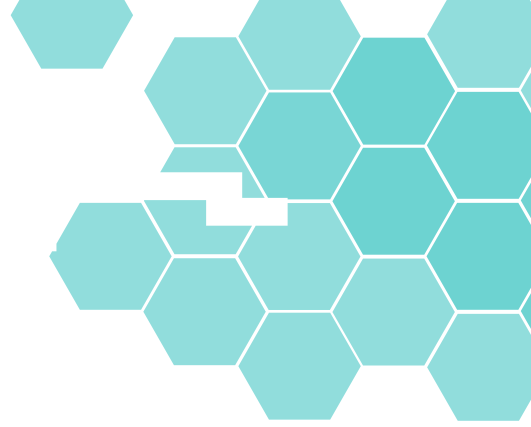
- Concerns about parking and traffic;
- The need for additional rental housing in West Vancouver and related comments about affordability;
- Density and growth;
- Landscaping, public realm, and trees;
- Anticipated construction impacts; and
- Anticipated impacts to privacy and views.

This report includes the following information:

- The public consultation meeting details including a description of the notification methods, the format of the meeting and an overview of the information presented;
- A summary of the feedback received from comment forms;
- A transcription of all comments received; and
- Copies of all materials distributed (notification flyers, handouts) or presented to the public (display boards and comment form).

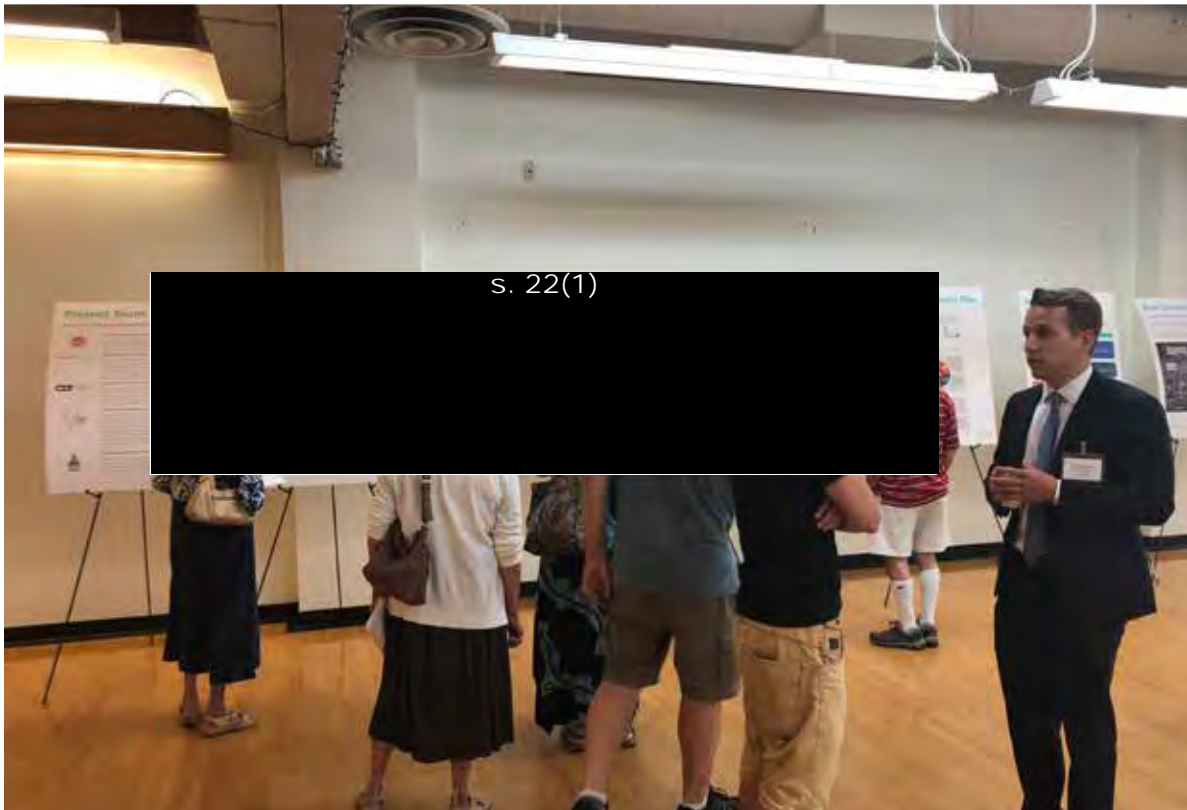
¹ note: percentages do not add up to 100 due to rounding.

1.0 INTRODUCTION



Wall Financial has applied to the District of West Vancouver to rezone 1552 Esquimalt Avenue to allow for an infill 17-storey apartment building with townhomes fronting Duchess Avenue and Esquimalt Avenue. The existing 21-storey rental building on the property will be retained. The proposal includes 131 new rental units, consisting of 121 apartments and 10 townhomes. Rental unit types range from studios to three bedroom units.

The project team hosted a second public information meeting at the Seniors' Activity Centre in West Vancouver on July 23, 2019 to share information about the proposal with members of the public and gather feedback.



2.0 NOTIFICATION DETAILS



Residents and businesses within a 100 metre radius were notified about the public information meeting via Canada Post addressed mail. The community was also notified through newspaper advertisements, site signs, and tenant notification.

Mail Notification

Approximately 750 open house notification flyers were distributed through mail by Canada Post on July 10, 2019.

See Appendix A for a copy of the notification flyer.

See Appendix B for the notification area.

Newspaper Advertisement

A newspaper advertisement in the North Shore News ran on July 17 and 19, 2019.

See Appendix C for a copy of the newspaper advertisement.

Site Sign

Three (3) site signs were installed on the site on July 10, 2019. The signs were removed on July 31, 2019 due to vandalism.

See Appendix D for a copy of the signs posted on the site.

Tenant Notification

In addition to mail notification, a notification flyer was posted on July 16, 2019 in the existing building at 1552 Esquimalt Avenue to notify tenants of the public information meeting.

See Appendix A for a copy of the notification flyer.

3.0 MEETING FORMAT



Event Details

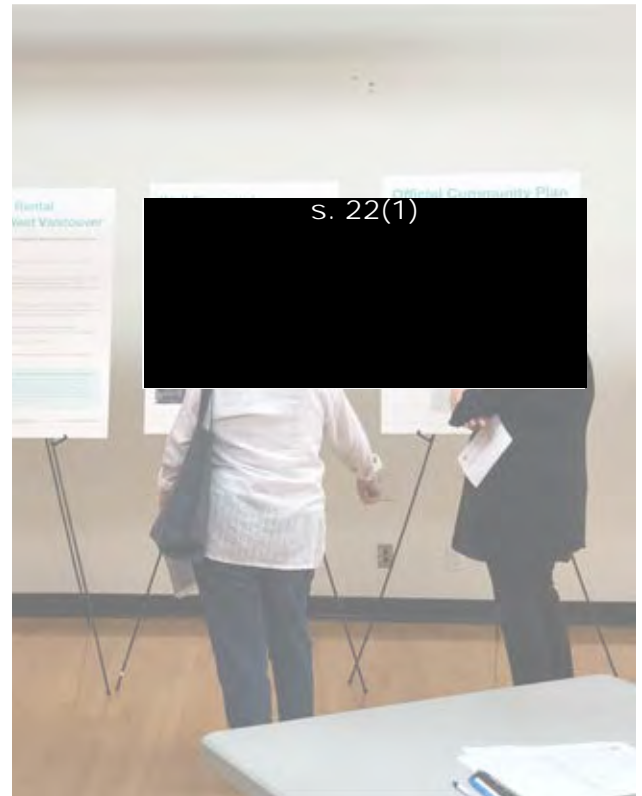
Date: Tuesday, July 23, 2019

Time: 4:00 pm – 7:00 pm (drop in)

Location: Seniors' Activity Centre: Activity Room – 695 21 Street, West Vancouver BC, V7V 4A7

Event Description

The public information meeting took place on Tuesday, July 23, 2019 from 4:00 pm to 7:00 pm in the Activity Room of the Seniors' Activity Centre in West Vancouver. Upon arrival, attendees were invited to sign in, review the display boards, ask questions, and fill out a comment form. The display boards were arranged in a semi-circle around the room. Tables were placed in the middle of the room for attendees to fill out comment forms before leaving. Members of the project team and DWV staff were available to answer questions throughout the event.



Project Team in Attendance

Wall Financial

- Bruno Wall
- Micah Haince

Brook Pooni Associates

- Dan Watson
- Allison Millar
- Laura Swaffield

Buttjes Architecture

- Dirk Buttjes

Vaughan Landscape Planning and Design

- Mark Vaughan

Creative Transportation Solutions

- Brent Dozzi

4.0 PRESENTATION MATERIAL

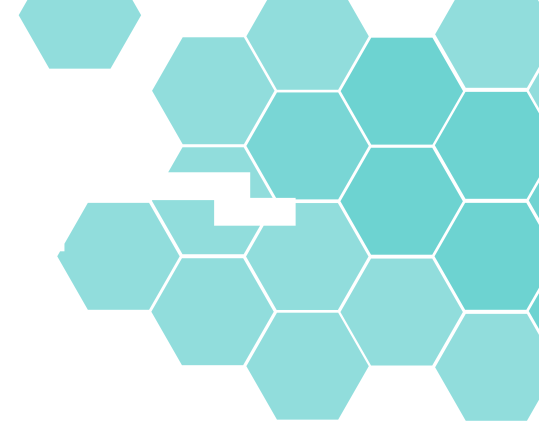


The public information meeting board titles, which are representative of the content, are listed below.

- Welcome
- Project Team
- What Informs the Plans for the Property?
- Policy Context
- Snapshot of Rental Housing in West Vancouver
- Wall Financial Corporation
- Official Community Plan
- Proposal Response to the OCP
- Area Context
- The Proposal
- What's Changed?
- Committee Feedback
- Parking & Access
- Diversifying Housing Options
- Streetscape Activation
- Transportation Study
- Landscape, Sustainability & Public Realm
- New Housing Near Amenities
- Proposal Details
- Site Plan
- Landscape Plan
- Streetscape Views
- Elevations
- Duchess Flats Elevations
- Sections
- Floor Plans
- Shadow Studies
- Design Concepts (7 boards)
- Timeline & Next Steps
- Share Your Thoughts

See Appendix E for a copy of the boards.

5.0 COMMENT FORM SUMMARY



Comment forms were distributed to attendees at the door and on the tables. Attendees were encouraged to complete the forms before leaving the event, or to submit them before the end of the two week public comment period (before August 6, 2019). Public information meeting display materials and comment forms were available online at www.brookpooni.com/resources until August 6, 2019. A total of 51 comment forms were received at the event and 9 pieces of email correspondence were received in the two weeks that followed.

Comment Form Responses

Of the **60** comments received:

- **20 were supportive of the proposal (33%);**
- **9 were neutral or supportive with suggestions for improvements (15%);**
- **2 expressed concerns (3%); and**
- **29 were non-supportive of the proposal (48%).¹**

Concerns focused on parking, traffic, density, and construction impacts. Many comments touched on the need for rental housing in the area, and the need for affordable housing. Approximately half of respondents (49%) indicated they were supportive of more rental housing in the area in general.

Comment form questions are listed below. Responses are summarized in bold font below each question. Responses to Public Information Meeting #1 questions are provided in italics for reference.

1. Wall is proposing a purpose-built rental building that includes studios, 1-, 2- and 3-bedroom apartments and 10 ground-oriented townhomes. Over 40% of the suites are family-oriented (2- and 3-bedrooms). The existing 185-unit rental building on the property will remain. What are your thoughts on the provision of more rental housing in the Ambleside Apartment Area?

- a. Are you in favour of more rental housing in the area?

	<i>PIM 1 Responses</i>	PIM 2 Responses
Yes	<i>27 (49%)</i>	27 (47%)
No	<i>24 (44%)</i>	23 (40%)
Blank	<i>2 (4%)</i>	6 (10%)
Other	<i>2 (4%)</i>	2 (3%)
Total	<i>55</i>	58

¹ note: percentages do not add up to 100 due to rounding.



b. What type of rental housing is most needed?

	Senior Housing		Family Housing		Studio Housing	
	PIM 1	PIM 2	PIM 1	PIM 2	PIM 1	PIM 2
Yes	26 (47%)	32 (55%)	32 (58%)	24 (41%)	16 (29%)	17 (29%)
No	2 (4%)	7 (12%)	3 (5%)	10 (17%)	4 (7%)	11 (19%)
Blank	27 (49%)	13 (22%)	19 (35%)	19 (33%)	34 (62%)	26 (45%)
Other	0	6 (10%)	1 (2%)	5 (9%)	1 (2%)	4 (7%)

c. Would you consider renting a home in this area?

	PIM 1 Responses	PIM 2 Responses
Yes	21 (38%)	17 (29%)
No	21 (38%)	30 (52%)
Blank	12 (22%)	9 (16%)
Other	1 (2%)	2 (3%)
Total	55	58

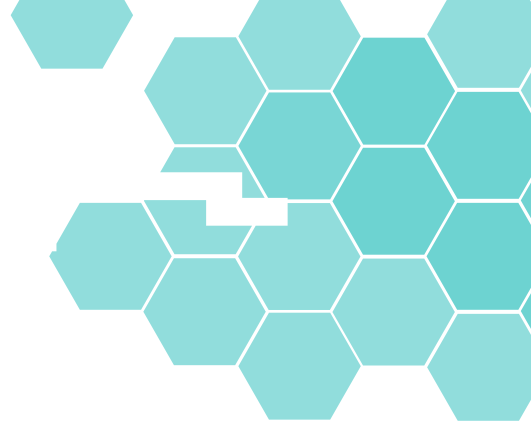
**note: the response total for questions 1 a, b, and c totals 58 responses in each category as two email responses did not address these questions.*

d. Other Comments

The summary of responses in this field has been consolidated with responses to Question 2.

2. The applicant team has made a number of changes to the proposal based on community feedback from the last public information meeting. This includes additional parking, improvements to site access, and continued refinement of the design and landscape plan. Please share any additional thoughts you might have about the proposal and the changes that have been made.

Feedback related to parking and traffic; rental housing and housing options; density, scale, and growth; landscape, public realm, and trees; construction impacts; and views. Comments on these themes are summarized in further detail below.



Parking and Traffic (26 responses)

- Concerns related to traffic and congestion in the area and West Vancouver in general.
- Concerns related to existing parking challenges in the neighbourhood and insufficient visitor parking supply in the area.
- Suggestions to explore carshare options in the building.
- Comments suggesting the vehicle access plan has improved from the previous design, comments supporting the increase in parking, as well as comments suggesting the proposal has not gone far enough to address parking and traffic concerns.

Rental Housing and Housing Options (22 responses)

- Comments suggesting increased affordability or identifying the need for affordability in general.
- Comments supporting increased rental supply in general.
- Comments supporting new supply in an area with older buildings.
- Suggestion to consider rent-to-own opportunities.
- Comments suggesting new residents will support the Ambleside business community.
- Support for new housing that does not displace current tenants.
- Suggestions addressing accessibility, including universal design.
- Suggestion that new rental options will allow residents to remain in the community and the local workforce to live nearby instead of commuting in.

Density, Scale, and Growth (16 responses)

- Comments addressing densification and the character of the District and the Ambleside area in general.
- Comments about the concentration of rental housing/higher density housing in the area.
- Comments about height of the proposed building.

Landscape, public realm, and trees (10 responses)

- Comments addressing or making suggestions related to green space,



landscaping, and trees.

- Suggestion to remove the flats and provide more green space.
- Comments supportive of how the landscape plan considers accessibility needs.
- Comments about stormwater management and sustainability.

Construction Impacts (8 responses)

- Questions about the construction management plan.
- Questions about construction timing.
- Concerns about noise, traffic, and parking during congestion.

Views (4 responses)

- Questions about impacts to privacy and views as a result of the proposed development.

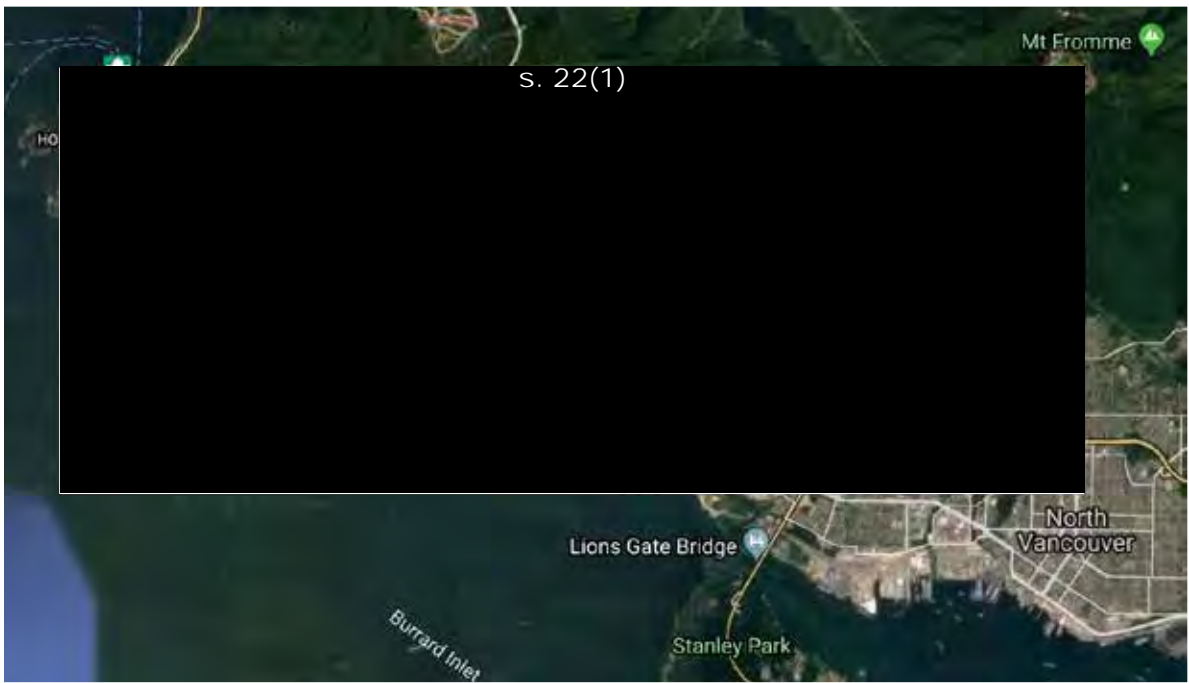
**note: as some responses addressed more than one theme, the number of responses listed above exceeds the total number of comment forms received.*

See Appendix F for a copy of the comment form.

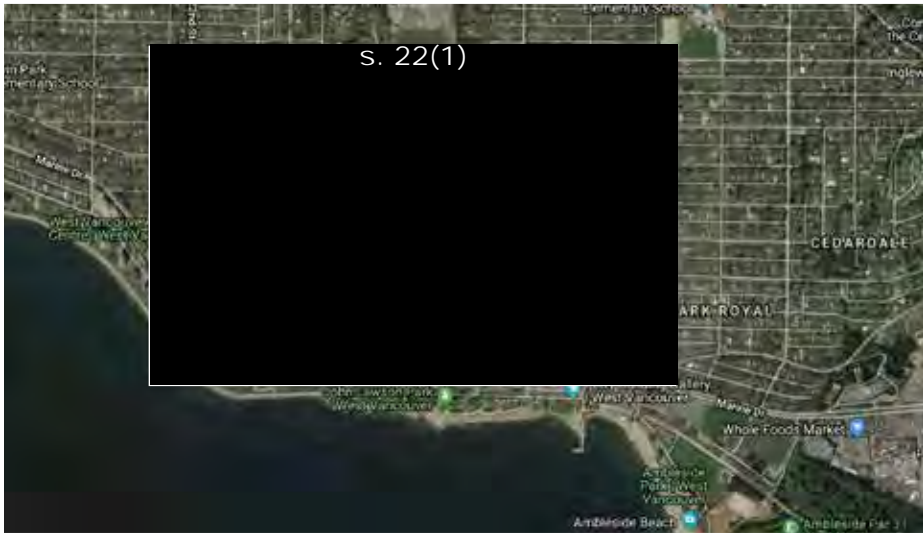
See Appendix G for comment form transcriptions.



The maps below provide a snapshot of comment form respondents' locations. The majority of respondents live in West Vancouver in close proximity to the proposal site.

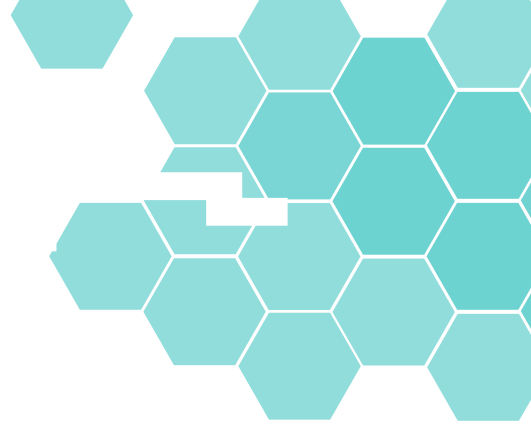


Map of approximate locations where respondents live



Ambleside area - map of approximate location where respondents live

6.0 CONCLUSION



Feedback at the second public information meeting focused on similar themes to the first: parking and traffic, density, construction impacts, and priorities related to rental housing.

The project team received valuable feedback from the public that will help inform the proposal moving forward.



7.0 APPENDICES

Appendix A: Notification Flyer

PLEASE JOIN US

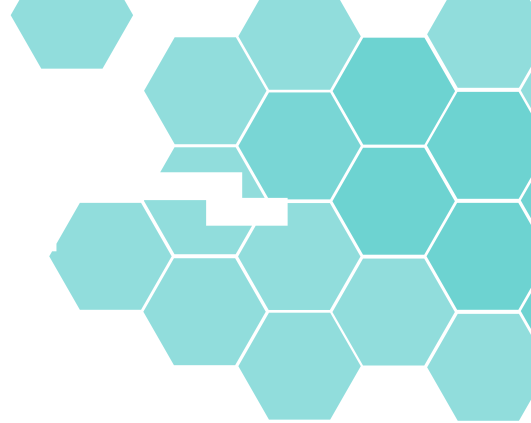
Applicant Hosted Public Information Meeting Proposed Rezoning of 1552 Esquimalt Avenue

- Location:** Seniors' Activity Centre - Activity Room
695 21st Street, West Vancouver
- Date:** Tuesday, July 23, 2019
- Time:** 4:00 PM – 7:00 PM* (drop-in only)
- Online:** Display materials and comment forms will be available for two weeks after the meeting at www.brookponi.com/resources



*The format of the meeting will be a drop-in open house. Members of the public are invited to attend, view display material, ask questions, and share feedback. There will be no formal presentation. This event is being hosted by Wall Financial, and is not a District of West Vancouver function.





The Proposal

Wall Financial Corporation has submitted a rezoning and development permit application for an infill rental development at 1552 Esquimalt Avenue. The application proposes a new, 121-unit, 17-storey, residential rental tower and 10 rental townhomes. The existing 185-unit rental building on the property will be retained as part of the proposal. Since the proposal was last shared with the community in May 2019, the proposal has been updated, including 41 additional parking stalls.

- Tenure:** Rental
- Height:** 17 storeys
- Housing Mix:** 131 homes, inclusive of 10 townhomes
42% family-oriented homes (2 or 3-bedrooms)
- Parking:** 242 stalls (including 183 existing stalls and 59 proposed new stalls)

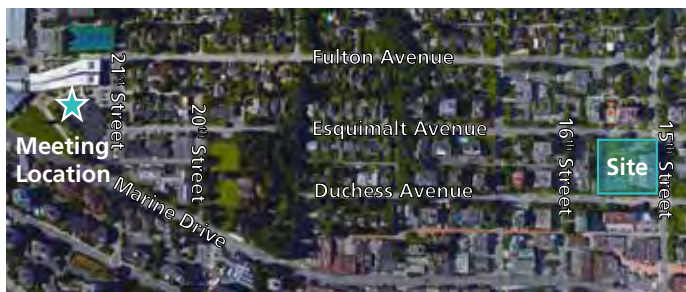
The proposal is intended to address Policies 2.1.16 and 2.1.17 of the District of West Vancouver Official Community Plan, which support the creation of new rental housing supply and the retention of existing rental stock.

Meeting Details

Wall Financial Corporation will be hosting a Public Information Meeting on Tuesday, July 23, 2019 between 4-7pm in the Activity Room at the Seniors' Activity Centre. The purpose of this event is to share updates to the proposal in response to public feedback.

The format of the meeting will be a drop-in open house. Members of the public are invited to attend, view display material, ask questions, and share feedback. There will be no formal presentation. This event is being hosted by Wall Financial, and is not a District of West Vancouver function.

Location Map



Anticipated Process

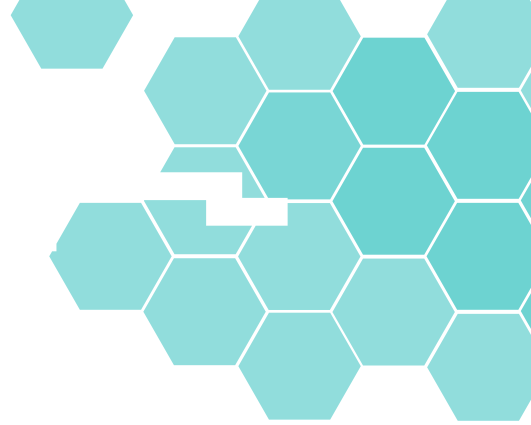


*opportunities for public input

If you have any questions or comments, please contact:
Dan Watson, Brook Pooni Associates
dwatson@brookpooi.com | 604-731-9053



Appendix B: Notification Area



Appendix C: Newspaper Advertisement

Applicant Hosted Public Information Meeting Proposed Rezoning of 1552 Esquimalt Avenue

Wall Financial Corporation has submitted a rezoning and development permit application for an infill rental development at 1552 Esquimalt Avenue. The application proposes a new, 121-unit, 17-storey, residential rental tower and 10 rental townhomes. The existing 185-unit rental building on the property will be retained as part of the proposal.

Wall Financial Corporation will be hosting a Public Information Meeting on Tuesday, July 23, 2019 between 4-7pm in the Activity Room at the Seniors' Activity Centre. The purpose of this event is to share updates to the proposal in response to public feedback.

Event Details



Location: Seniors' Activity Centre – Activity Room
695 21st Street, West Vancouver

Date: Tuesday, July 23, 2019

Time: 4:00 PM – 7:00 PM* (drop-in only)

Online: Display materials and comment forms will be available for two weeks after the meeting at www.brookpooi.com/resources

*The format of the meeting will be a drop-in open house. Members of the public are invited to attend, view display material, ask questions, and share feedback. There will be no formal presentation. This event is being hosted by Wall Financial, and is not a District of West Vancouver function.

If you have any questions or comments, please contact:
Dan Watson, Brook Pooni Associates
dwatson@brookpooi.com | 604-731-9053



Appendix D: Site Sign



APPLICANT HOSTED PUBLIC INFORMATION MEETING Proposed Rezoning of 1552 Esquimalt Avenue



View from Esquimalt Avenue looking Southwest

Wall Financial Corporation has submitted a rezoning and development permit application for an infill rental development at 1552 Esquimalt Avenue. The application proposes a new, 121-unit, 17-storey, residential rental tower and 10 rental townhomes. The existing 185-unit rental building on the property will be retained as part of the proposal.

Wall Financial Corporation will be hosting a Public Information Meeting on Tuesday, July 23, 2019 between 4-7pm in the Activity Room at the Seniors' Activity Centre. The purpose of this event is to share updates to the proposal in response to public feedback.

EVENT DETAILS

LOCATION: Seniors' Activity Centre – Activity Room
695 21st Street, West Vancouver

DATE: Tuesday, July 23, 2019

TIME: 4:00 PM – 7:00 PM* (drop-in only)

ONLINE: Display materials and comment forms will be available for two weeks after the meeting at www.brookpooi.com/resources

APPLICANT CONTACT

Dan Watson, Brook Pooni Associates
dwatson@brookpooi.com | 604-731-9053

*The format of the meeting will be a drop-in open house. Members of the public are invited to attend, view display material, ask questions, and share feedback. There will be no formal presentation. This event is being hosted by Wall Financial, and is not a District of West Vancouver function.

Appendix E: Display Boards

Welcome

Thank you for attending the second applicant-hosted public information meeting for 1552 Esquimalt Avenue. This event is being hosted by Wall Financial, and is not a District of West Vancouver function.

Wall Financial Corporation has submitted an application for a purpose-built rental apartment building and townhomes at 1552 Esquimalt Avenue. There is an existing rental building on the property, which will remain.

The purpose of today's applicant-hosted public information meeting is to:



Share updates to the proposal in response to community input



Provide neighbourhood & policy context



Gather your feedback & listen to your input



We look forward to hearing your feedback. Please fill out a comment form after you have reviewed the display materials. The display material and comment form are available online at www.brookpoooni.com/ resources. Comments can be sent to Dan Watson at dwatson@brookpoooni.com until August 6, 2019.

Project Team

Wall Financial Corporation has assembled a highly qualified project team.



Wall Financial Corporation | Landowner and developer

Wall Financial Corporation is a B.C. based real estate company active in the development and management of residential rental apartments, development and construction of residential housing for resale, and the development and management of hotel properties.



Buttjes Architecture | Architect

Buttjes Architecture Inc. was established in 1960 by Wilfred D. Buttjes. Since its inception, the firm has provided efficient, professional and personal service to private, corporate and institutional clients from Canada, United States and overseas. Over the years, the firm has received numerous awards for its work including two Canadian Housing Design awards, a Massey Medal for Architecture, and a UDI award for best mixed-use category.



Creative Transportation Solutions | Transportation Consultant

Creative Transportation Solutions Ltd. (CTS), is one of the most respected traffic engineering firms in Western Canada. CTS has been an industry leader in traffic engineering and operations, and in providing traffic engineering, transportation planning and data collection consulting services to the public and private sector since its founding in March 1993.



Vaughan Landscape Planning and Design Ltd | Landscape Consultant

Vaughan Landscape Planning and Design Ltd. evolved from the firm of Don Vaughan & Associates Ltd. From its inception, the scope of work included both the planning of major projects and universities as well as detailed landscape architectural design. In 1996, the company became Vaughan Landscape Planning and Design Ltd. (VLPD) and continued with work from conceptual design to contract documents and management of construction. Vaughan Landscape Planning has the reputation for selecting work that reflects its core values, including innovation in sustainable landscape design, education and landmark spaces.



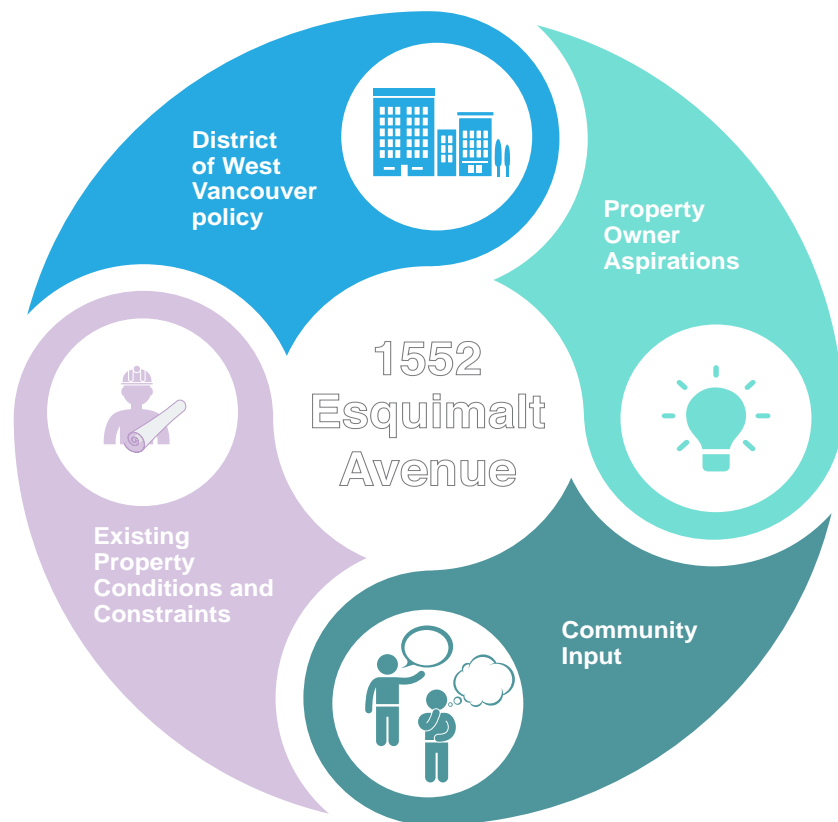
Brook Pooni Associates | Urban Planning and Community Engagement

Brook Pooni Associates is a leading urban planning and land development consultancy based in Vancouver, Canada. Their team of skilled planners and professionals bring industry-leading knowledge, strong community relationships and a solid understanding of local perspectives.



What informs the plans for this property?

The proposal for 1552 Esquimalt Avenue will be informed by District of West Vancouver policy, property owner aspirations, community input, and existing conditions and constraints on the property.



Policy Context

A number of regional and District of West Vancouver policies inform the proposal for 1552 Esquimalt Avenue.



Metro Vancouver Regional Growth Strategy (2011)¹

The Regional Growth Strategy (RGS) is a regional policy document that helps to guide growth within the municipalities of the Lower Mainland to accommodate over 1 million people and 500,000 new jobs by 2040.

The proposed development is located within an Urban Centre identified by the RGS. The RGS identifies these areas for future growth. The proposal addresses the goals of the RGS by providing infill development in an established urban centre. This supports the creation of a compact urban area and encourages cycling, walking and transit by locating housing nearby shops, services, and employment.



Development Permit Area Guidelines: Ambleside Apartment Area (2018)²

The District of West Vancouver developed the Development Permit Area (DPA) guidelines to guide neighbourhood-specific urban design. The site falls within the Ambleside Apartment Area Development Permit Area.

The proposal responds to direction in the guidelines that encourage building scale that is compatible with the existing character of the area, and thoughtful site design that minimizes view impacts and enhances the quality of streetscapes.



A Housing Action Plan for West Vancouver (2013)³

The District of West Vancouver developed the Housing Action Plan, which is a policy report adopted by Council which identifies the housing concerns of the community and opportunities for action. The Plan identified that more housing options were needed for older residents wishing to downsize, young adults and young families, and people who require accessible, supportive, or more affordable units.

The proposal includes purpose-built rental with a variety of unit types and sizes which supports the intent of the Housing Action Plan to provide new housing options while also retaining existing rental units.



Update on Purpose-Built Rental Housing Council Report (2014)⁴

In Spring of 2014, District of West Vancouver staff provided an update to Council on the state of rental housing in the District, along with tools to protect existing purpose-built rental housing and how to support new rental housing.

Community engagement that informed the report expressed a strong preference for retaining existing rental stock and encouraging new infill rental housing stock in the Ambleside Apartment Area.



Zoning Bylaw (2011)⁵

The District of West Vancouver's Zoning Bylaw designates land use in the District. The site is currently zoned RM2 – Multiple Family Dwelling Zone 2, which permits apartment buildings.

The proposal requires a rezoning to a CD-1 – Comprehensive Development zone to enable the development of an infill rental building. The height of the proposed building will fall within the permitted height of the existing zoning of the property.

¹[Metro Vancouver, Metro Vancouver 2040 Shaping Our Future, 2011, <http://www.metrovancouver.org/services/regional-planning/PlanningPublications/RGSAdoptedbyGVRDBoard.pdf>]

²[District of West Vancouver, Official Community Plan Schedule ii: Area-Specific Policies and Guidelines, 2018, https://westvancouver.ca/sites/default/files/OCP%20Bylaw%204985%2C%202018%20-%20Schedule%20ii_0.pdf]

³[District of West Vancouver, A Housing Action Plan for West Vancouver Supporting Housing Diversity and Affordability, 2013, <https://westvancouver.ca/sites/default/files/dvw/assets/gov/docs/strategies-and-plans/HOUSING-ACTION-PLAN-NOVEMBER-5-2012.pdf>]

⁴[District of West Vancouver, Update on Purpose Built Rental Housing, 2014, <https://westvancouver.ca/sites/default/files/dvw/council-agendas/2014/apr/28/14apr28-8.pdf>]

⁵[District of West Vancouver, Zoning Bylaw No. 4662, 2010, 2011, <https://westvancouver.ca/sites/default/files/bylaws/4662%20ZONING%20BYlaw%20ADOPTED%20JAN%2024%202011%20P%201-4%20only.pdf>]

Snapshot of Rental Housing in West Vancouver

West Vancouver is experiencing a shortage of rental housing to meet the needs of the community.



Low Vacancy Rates:

- West Vancouver's rental vacancy rate is at 0.6%, and Ambleside is even lower at 0.1%.¹ A healthy vacancy rate is around 3%.



Aging demographic:

- The percentage of young families in West Vancouver (parents 35-54) account for just 14% of the population. Almost 50% of the residents in Ambleside are over the age of 65%.²
- Seniors are at greater risk of social isolation due to the inability of family members to remain in the area.³



High housing costs:

- In a survey, over half of West Vancouver residents who planned to move were pessimistic they would be able to find the right housing in West Vancouver, with affordability being the key issue. This increases to 60% among those expecting to move in the next five years.⁴



Older Building Stock:

- There is a need to provide new rental housing stock as the existing stock ages.
- West Vancouver's purpose-built rental housing options are mostly limited to aging buildings from the 1960s and 1970s.⁵
- In Ambleside, 74% of the dwellings were built prior to 1980.⁶



Significant proportion of renters:

- In Ambleside, 48% of the residents are renters, compared to 21% in West Vancouver as a whole.⁷



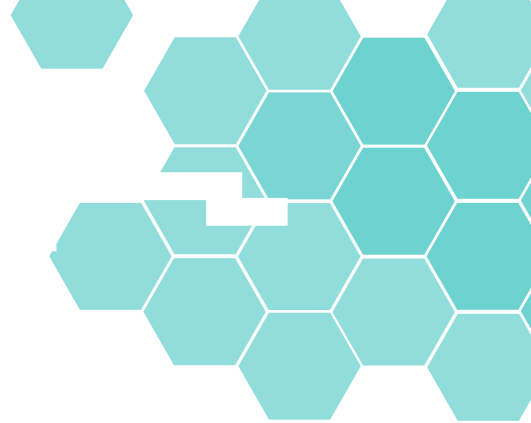
West Vancouver's Vital Signs Report - West Vancouver Community Foundation (2017)

The Vital Signs report looks at issues such as belonging, diversity, inclusion and housing to look at ways to ensure that West Vancouver continues to be a thriving community for future generations. The report indicates that adequate and affordable housing is fundamental to not just individual health and well-being, but to the whole community. Community feedback suggested priorities should be increasing density, diversity and focusing redevelopment near amenities.⁸

¹[CMHC Rental Market Housing Portal, 2018]
²[Statistics Canada Census Data, 2016]
³[Vital Signs Report, WV Community Foundation, 2017]

⁴[Vital Signs Report, WV Community Foundation, 2017]
⁵[Ambleside Community Profile, 2017]
⁶[Ambleside Community Profile, 2017]

⁷[Ambleside Community Profile, 2017]
⁸[Vital Signs Report, WV Community Foundation, 2017]



Wall Financial Corporation

Wall Financial Corporation (Wall) constructed this building in 1971 and has owned and managed it to the present day. Wall recognizes the need to provide new rental housing opportunities in West Vancouver while also maintaining existing rental stock to provide stable and dependable rental housing options.

The proposal for new, infill rental housing within a well-established and well-serviced neighbourhood meets these objectives.

Retaining the existing rental stock on site contributes to longer term affordability.



Sensitive infill next to an existing rental building provides more rental stock for West Vancouver while allowing for the retention of other low density neighbourhood communities.

Official Community Plan

From the OCP, on page 10

Housing affordability and diversity

Housing affordability is a principal challenge across Metro Vancouver. Within this context, West Vancouver has the highest average housing costs for both homeowners and tenants. The median household income in our community—the highest in the region—is only half that required to finance the average apartment and roughly one-third that required to finance the average single-family home. With the region's lowest rental vacancy rate (0.4% in 2017) it is difficult to find rental accommodation in West Vancouver. This constrained supply results in higher overall rental costs than in other Metro Vancouver municipalities.

These issues are exacerbated by the limited housing diversity in our community. Nearly two-thirds of our housing stock is single-family dwellings, with apartment options mostly limited to aging buildings constructed in the 1960s and 1970s. The result is that there are not enough options for seniors to downsize, adult children to stay close to their families, or young families to move into West Vancouver. Not simply, the housing choices presented to people today are increasingly expensive: single-family homes or increasingly aging apartment buildings.

© 2017 by Strategic Growth & Community Services, April 2017

pg. 10 from the District of West Vancouver's Official Community Plan.

From the OCP, on page 23

Well-designed neighborhoods with diverse housing can improve accessibility and create opportunities for social interaction and connectiveness. Proactive housing policies can help meet the needs of changing life-stages across all age groups within the community.

Housing located in and around commercial centres can better accommodate our workforce and reduce the burden for businesses. Locating housing closer to shops also supports a stronger and more diverse customer base for local businesses.

Housing built with environmentally sensitive features and higher energy performance, as well as more open, local and green transit, can reduce the community's carbon footprint and GHG emissions.

Housing that is well connected to transit, jobs, services and amenities can increase walkability and the use of active transportation, and reduce the need to drive and overall transportation and congestion costs.

pg. 23 from the District of West Vancouver's Official Community Plan.

From the OCP, on page 38

Compact neighborhoods allow residents to enjoy close access to services and amenities, as well as vibrant public spaces for social gatherings and activities enjoyed across all ages. Proximity to recreational activities can support active lifestyles that contribute to overall health and well-being.

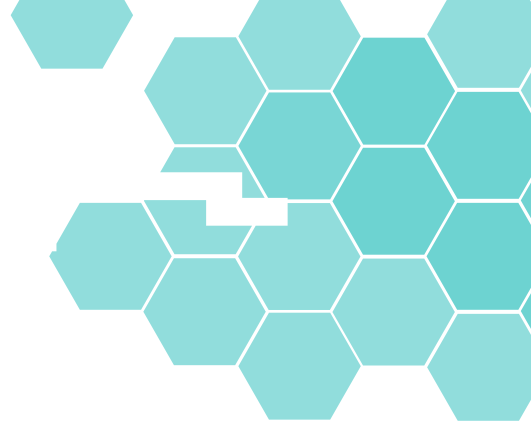
New economic opportunities can be provided in commercial areas, without harmful impacts that can erode not only local residents but also tourism and recreation spending. Businesses can also enjoy a stable customer base from residents in the compact neighbourhood.

A deep compact community can dramatically reduce urban sprawl, allowing for more environmentally sensitive development. New development can also support environmental features such as permeable parking and high performance buildings, reducing GHGs compared to a less dense or more developed scenario.

A compact and complete community, where residents can live, play and work in the same area, makes greater walkability and reduces the need to drive, contributing to overall reductions in transportation and congestion costs.

pg. 38 from the District of West Vancouver's Official Community Plan.

Note: this display board includes excerpts from the District of West Vancouver's Official Community Plan provided for reference only.



Proposal Response to the OCP

The proposal responds to the directions identified in the District of West Vancouver's Official Community Plan.

Proposal response

New housing options

The proposal includes 131 new units of purpose-built rental housing which will provide a housing option more attainable than home ownership to some residents. More housing options encourage a more diverse community of young families, individuals and seniors.

Compact communities

This proposal provides infill housing close to transit, jobs, services, and amenities. This will contribute to the compact urban form, and encourage more trips by walking, cycling, or transit.

Supporting the business community

The proposal is located within Ambleside Village Centre, providing rental housing options for workforce housing, allowing for businesses to attract and retain employees. More residents in the area also supports the business community by providing a larger customer base and adding to the street vibrancy.

Sustainability and Environmental Sensitivity

The proposal is an infill development, will be built with sustainable features, and is located within close proximity to shops, services, and employment allowing for sustainable transportation options.

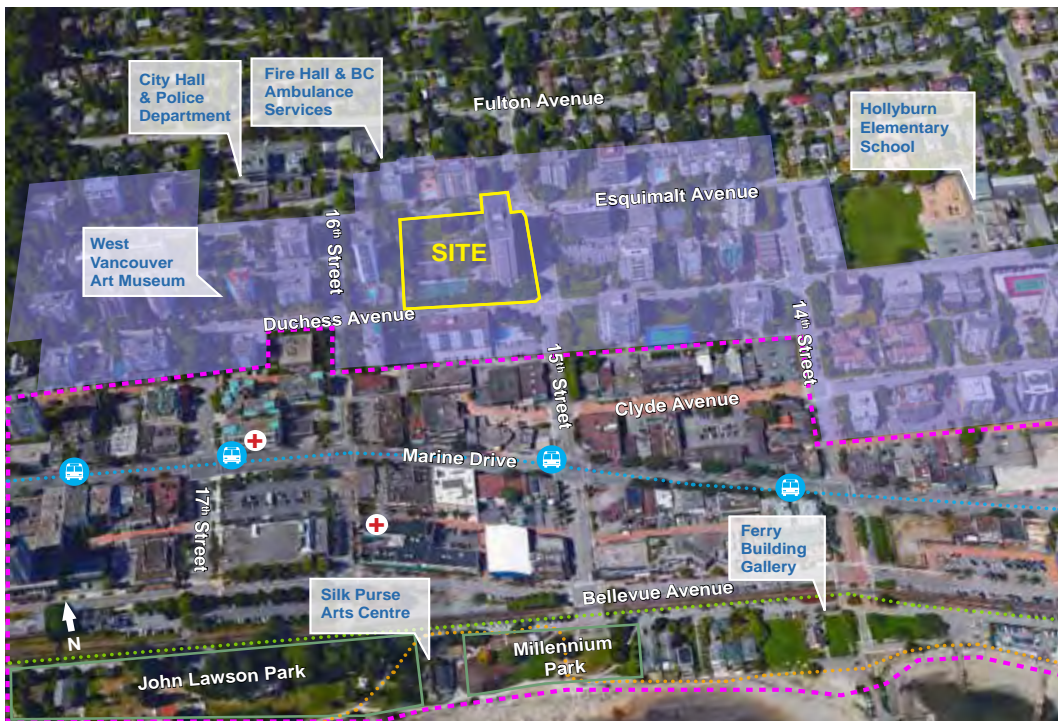


Area Context

The site is located in the heart of Ambleside.

Ambleside Village Centre is a vibrant hub with jobs, shops, services, and attractions for residents. The site is located close to City Hall, the police department, a firehall, BC ambulance service station, and Hollyburn Elementary, all of which provide employment for residents of West Vancouver and serve the local community.

The proposal is an opportunity to provide housing for the local workforce while enabling residents to live near shops and services that meet their everyday needs.



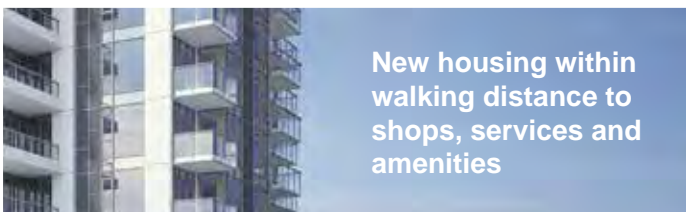
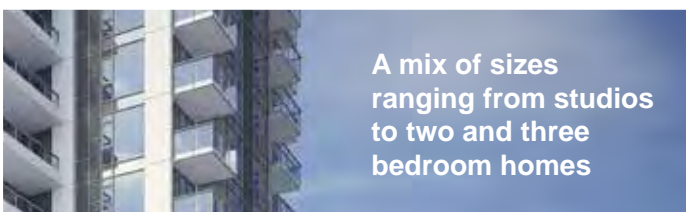
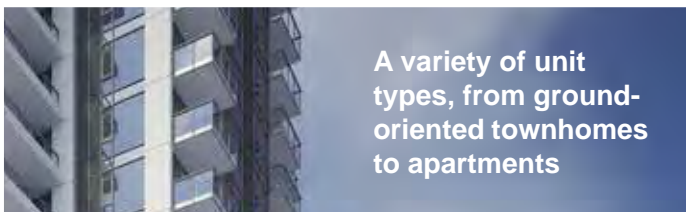
- - - Spirit Trail
- - - Sea walk
- - - Bus route
- Bus Stop
- Medical Centre
- - - Ambleside Village Centre
- Ambleside Apartment Area



The Proposal

The proposal includes a 17-storey tower and ground-level townhomes of purpose-built rental units. The existing 185-unit rental building on the property will be retained as part of the proposal.

The proposal will provide new housing options for individuals, families and seniors within walking distance of amenities, employment, and services.



What's Changed?

The proposal has been refined in response to community feedback.

Key themes from Community Feedback

 **Parking**

 **Traffic**

 **Density + height**

 **Loss of views**

 **Construction impacts**



How the proposal responds

The number of parking stalls in the proposal has been increased by 30 for a total of 231 spaces. Additionally, the proposal includes car share spaces, providing new options to reduce the need for individually owned vehicles.

The proposal has incorporated changes to mitigate potential traffic impacts, such as including access off the lane and Esquimalt, and consolidating garbage and loading access.

The proposal provides much needed rental housing and is aligned with the District of West Vancouver's intended land use of the Ambleside Apartment Area.

The proposed building location to the northwest corner of the site minimizes view impacts and maximizes light penetration to surrounding buildings. The proposed building is slenderer than the existing building, and the vertical massing will allow for more open space and visual penetration through the site.

The project team will develop a Construction Management Plan. Construction will comply with the District's noise regulations, which prohibit noise outside of these hours: Monday to Friday from 7:30 am to 5:30 pm, and Saturday between 8:00 am and 5:00 pm.

Committee Feedback

The applicant team met with a number of committees to hear input and refine the proposal.



Design Review Committee *Appointed by the DWV Council*

On June 20, 2019 the proposal was reviewed by the District of West Vancouver advisory Design Review Committee. The Committee passed the following motion:

THAT the Design Review Committee SUPPORT the Ambleside Rental Infill at 1552 Esquimalt Avenue; subject to further review by staff of the following items:

- *Provide a parking plan for construction and going forward;*
- *Encourage the applicant and staff to consider options with regards to form and massing of the flats on Esquimalt Avenue and Duchess Avenue;*
- *Encourage the applicant and staff to work on a comprehensive storm water management plan;*
- *Consider a more central location for the playground in the overall site plan;*
- *Consider alternatives to the metal panel;*
- *Consider further development of the surface parking lot on 15th Street and Esquimalt Avenue into a more prominent and attractive corner of the site;*
- *Consider the potential of moving the access of the parking on Duchess and providing additional landscaping.*



North Shore Advisory Committee on Disability Issues *Comprised of representatives appointed by DNV, CNV, and DNV Councils*

On July 4, 2019 the proposal was reviewed by the North Shore Advisory Committee on Disability Issues. The Committee was supportive of the 36 adaptable units included in the proposal. Of these, 16 are 1-bedroom, 16 are 2-bedroom, and 2 are 3-bedroom apartments.



Community Housing Action Committee *Operated by North Shore Community Resources*

The project team met with the Community Housing Action Committee on July 18, 2019 for a productive dialogue about the proposal.

Parking & Access

A number of revisions have been made to the proposal to mitigate potential traffic and parking impacts. This includes adding 30 additional parking stalls to the proposal, bringing the total to 231 stalls for the site.

Consolidated garbage pick up area

The loading, garbage, and recycling staging and pick-up is consolidated and will be screened by green landscaping.

New Parking Access

A new parking access point off the existing parking pad on Esquimalt is proposed. This location provides good sightlines to the east and west, making it a safe point for access.

Parking Access

Single-lane parking access will be provided off the lane.

New Public Plaza

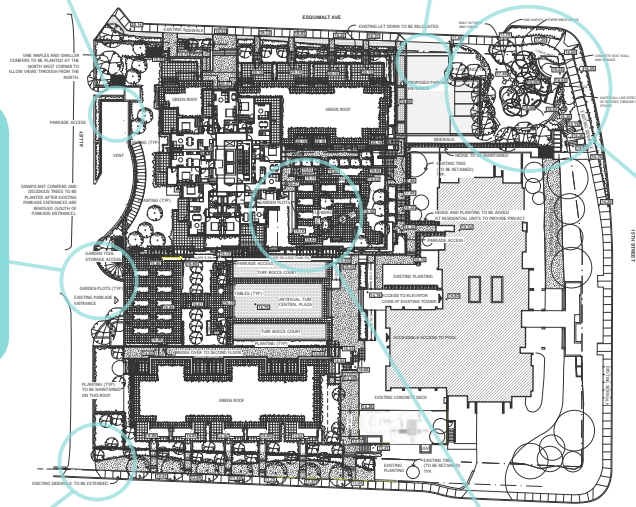
The proposal includes new plaza space for residents and the community to enjoy.

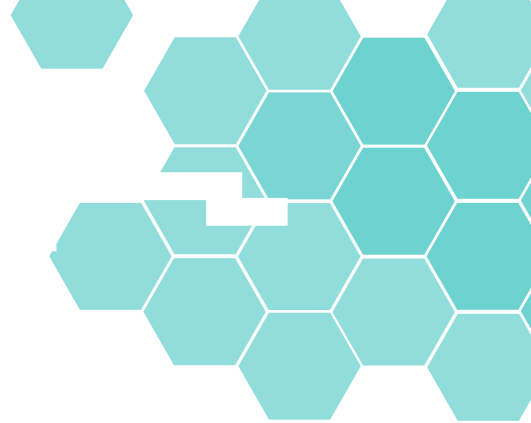
Existing Entrance Closed

The existing entrance off of Duchess Avenue will be removed and on-street landscaping will be expanded.

Increased number of parking spaces

An additional 30 parking spaces are proposed, increasing the total to 231. This increases the parking ratio to 0.73 stalls per unit, exceeding the parking ratio requirement of 0.63 determined by CTS's parking study.





Diversifying Housing Options

The proposal will provide residents with a greater range of housing options.

The rental vacancy rates in West Vancouver are the lowest in Metro Vancouver. This makes it difficult to find housing that meets the needs of young families, seniors, and individuals. Currently, there are not enough options for existing residents to stay in the community or for new people to make West Vancouver their home.



New rental suites

Much of the purpose built rental in West Vancouver today was built in the 1960s and 1970s. New rental apartments will provide tenants with opportunities for accessibility, amenity spaces, and other options that may suit the needs of a broader group of people.



Housing tenure options

The majority of the housing in West Vancouver is single detached housing. The proposal will provide purpose-built rental housing tenure options for people to downsize and for families and individuals looking to rent in the community.



A variety of unit types

The proposal includes a variety of housing types including ground-oriented townhomes, flats, and apartment units. The proposal provides a range of choices to meet tenant needs and preferences.



A mix of sizes

The proposal includes studios, one, two and three bedroom units, which will provide opportunities for a range of tenants. In West Vancouver, only 34% of the total rental stock are family-oriented units (two and three bedroom units). 42% of the units in the proposal are family-oriented.



Streetscape Activation

The proposal will add vibrancy to the streetscape in the heart of West Vancouver.



Ground-oriented townhomes are located along the Duchess and Esquimalt Avenue frontages. This will help to activate the pedestrian streetscape and bring more “eyes on the street,” improving the feeling of security, safety, and community connection.

Ground-oriented townhomes activate the streetscape and create opportunities for interaction with neighbours.



More walking and biking on the street create more eyes on the street and a sense of neighbourhood safety.

More residents will help support the vitality of Ambleside Village businesses.



Transportation Study

Creative Transportation Solutions Ltd. prepared a Transportation Study for 1552 Esquimalt Avenue in the District of West Vancouver.

The Transportation Study found that based on location, access to walking and cycling facilities, and the availability and proximity to transit, the site is very well serviced and suited to multi-modal transportation living.



Connected and walkable

The site is very well situated within the Ambleside neighbourhood with its business and commercial services, parks and recreation, arts, and cultural amenities. Other community amenities within a short walking or cycling distance include: Dundarave, the West Vancouver Community Centre and Seniors Activity Centre, Municipal Hall, Kay Meek Centre for the Performing Arts, elementary and secondary schools, and the Park Royal Shopping Centre.



Located close to the cycling network

The site is located in relatively flat area, which is conducive to cycling. In addition, the site is close to Marine Drive and Belleview Avenue, which are shared bikeways, as well as the Spirit Trail, which is a multi-use protected pathway for pedestrians and cyclists.



Well served by transit

Ambleside is very well serviced by transit with six routes along Marine Drive, including #250 – Horseshoe Bay/Vancouver, #251 - Queens, #252 - Inglewood, #253 – Caulfield/Vancouver/Park Royal, #255 – Capilano University/Dundarave, #256 – Whitby Estates/Spuraway. Also, the #259 – Vancouver Express travels along 15th Avenue.



Reduced parking demand

CTS conducted a parking survey of the existing underground parkade to identify the number of unused spaces, and to determine the preferred mode of transportation for the existing building's residents. Based on the findings of the parking survey, CTS determined that a parking rate of 0.63 spaces per dwelling unit accommodates the parking demands on the site. The proposal provides parking at a ratio of 0.73 spaces per unit.



Regional Context

Study findings are consistent with those for other municipalities having market rental units within their urban core, within Metro Vancouver.

16



Landscape, Sustainability & Public Realm



The proposal includes street trees, two plaza spaces interior to the site, and a new plaza space on the northeast corner. The plazas will include features such as urban garden plots, an area for outdoor activities, and public seating. Green surfaces and roofs contribute to rainwater absorption and reduced runoff.



View of lower plaza from the east

The upper plaza and lower plaza will create a gathering place for residents and encourage community and social connectedness.



View of upper plaza from the east

The proposal will be designed to a high level of sustainable performance meeting and exceeding the District's energy and sustainability requirements.





New Housing Near Amenities

The proposal is near transit, local amenities, and attractions, meaning more residents will be able to meet their daily needs on foot, bicycle, and public transportation. This leads to more complete, sustainable, and vibrant communities.

The proposal site is located within a two minute walk to Ambleside Village Centre, which includes a great variety of shops, services and amenities.



A compact and complete community enables more trips made by walking, cycling or transit.



Living near shops and services helps to create healthy and vibrant communities and encourages people to use active transportation.

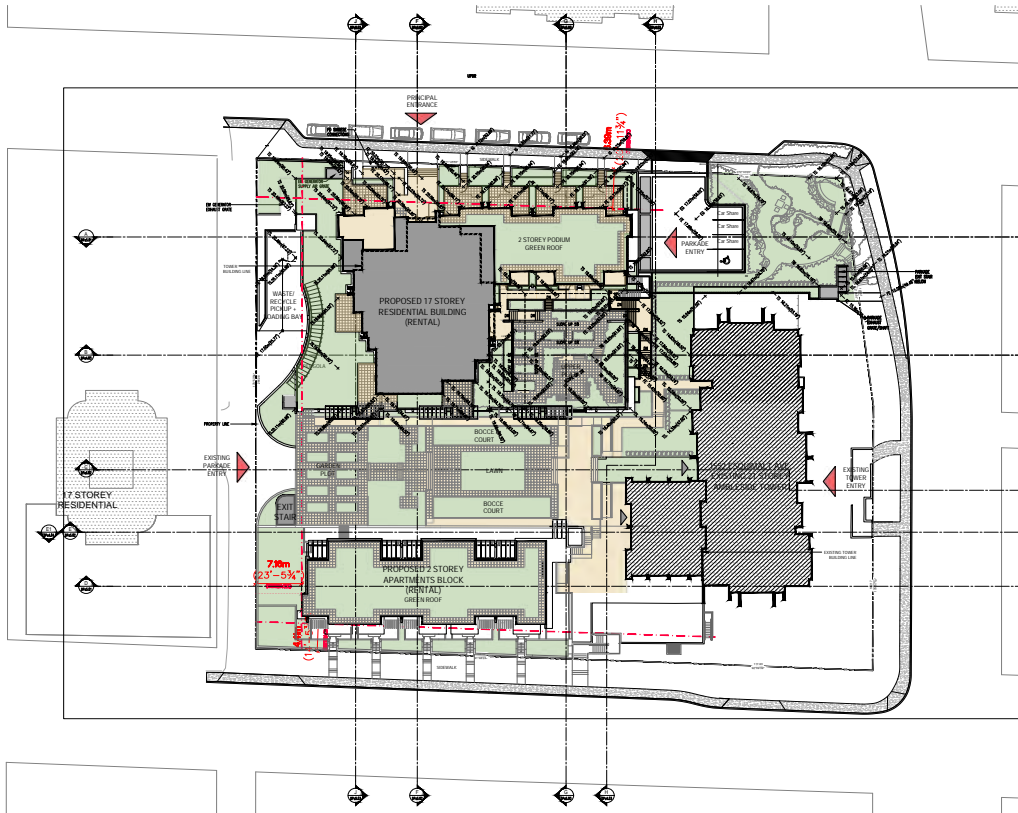


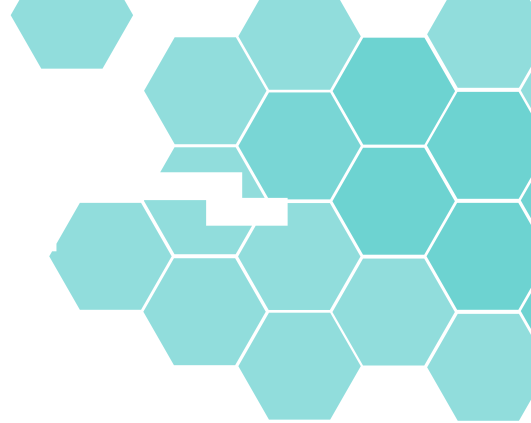
Proposal Details

Existing Zoning:	RM2 Multiple Dwelling Zone 2
Proposed Zoning:	CD1 Comprehensive Development
Existing Building Height:	21 storeys
Proposed Building Height:	17 storeys
Existing Floor Area:	146,358 ft ²
New Floor Area:	101,167 ft ²
Total Proposed Floor Area:	247,525 ft ²
Total Number of Units:	316 <i>New Units 131</i> Existing Units 185
New Unit Types:	Apartments 121 Townhomes 10
New Unit Sizes:	Studios 16 One Bedrooms 60 Two Bedrooms 53 Three Bedrooms 2
Total Parking Spaces: (0.73 stalls/unit)	231 <i>New Parking 48</i> Existing Parking 183
Total Bike Spaces:	203



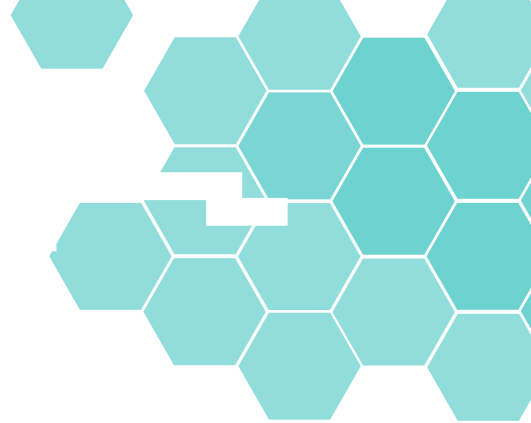
Site Plan





Landscape Plan





Streetscape Views



Duchess Avenue



16 Street



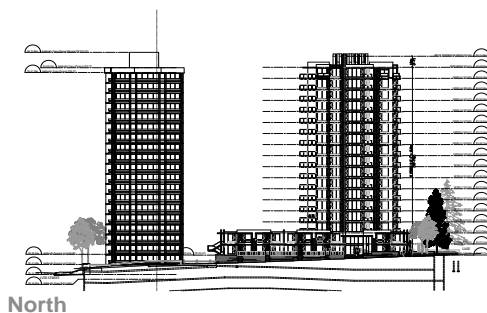
Esquimalt Avenue



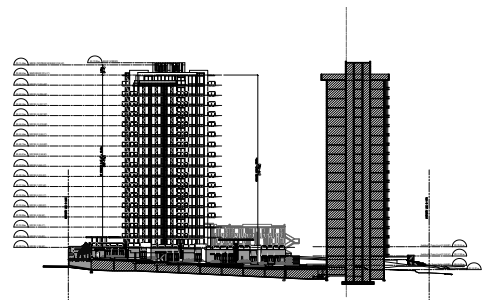
15 Street



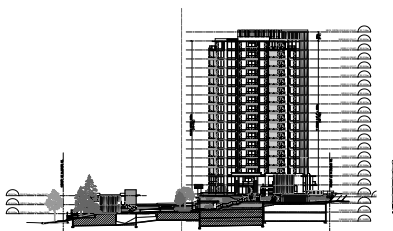
Elevations



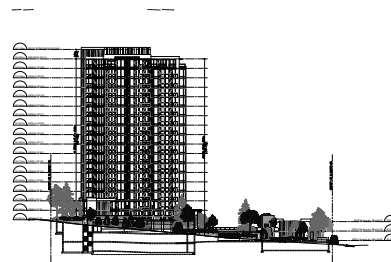
North



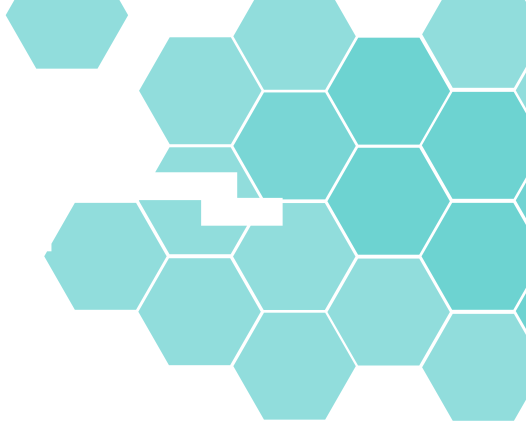
South



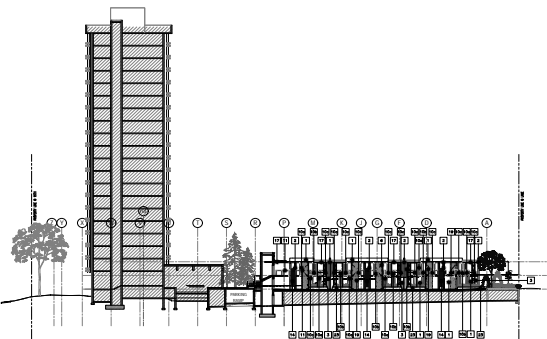
East



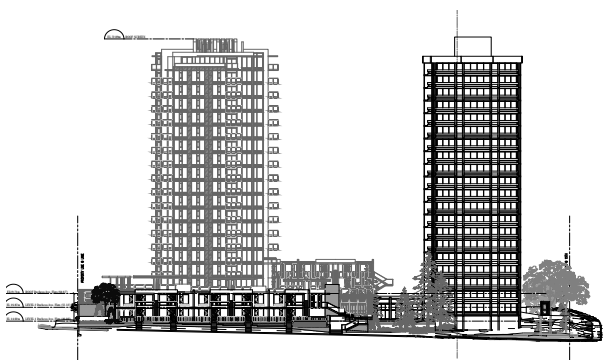
West



Duchess Flats Elevations



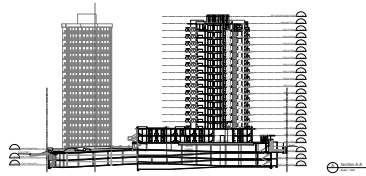
North



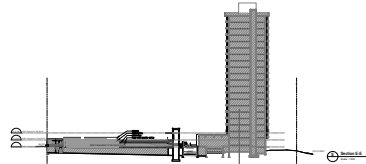
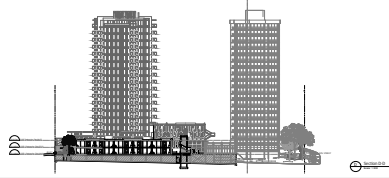
South



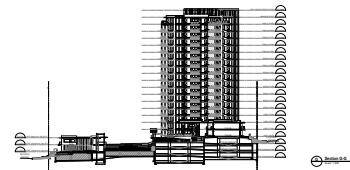
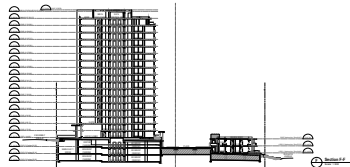
Sections



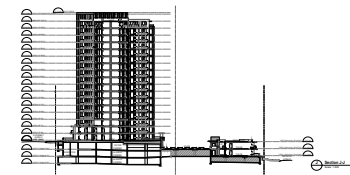
Overall Sections AA-DD



Overall Sections EE-FF

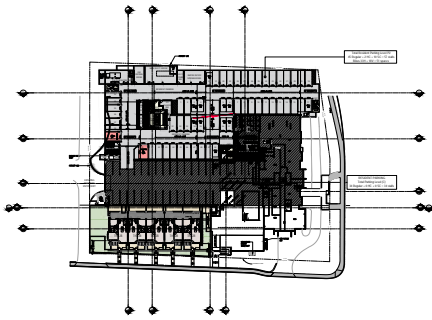


Overall Sections GG-JJ

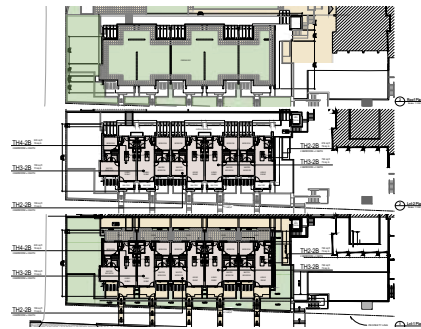




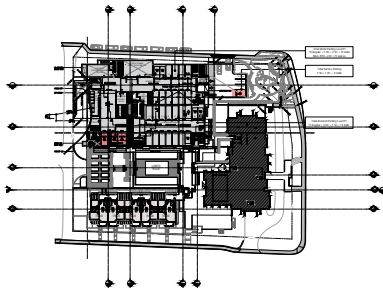
Floor Plans



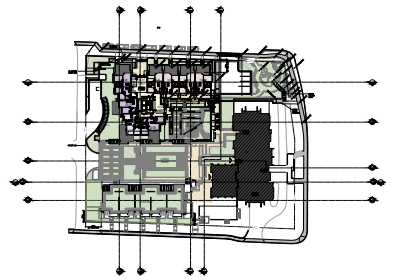
Parkade



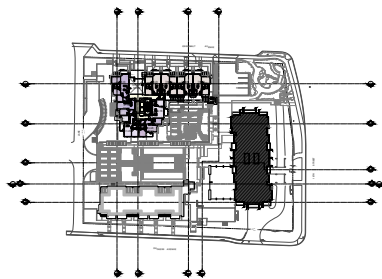
Level 1 Flats



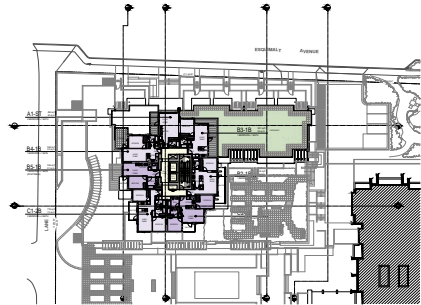
Level 2 Flats



Tower Level 1



Tower Level 2



Tower Level 3



Shadow Studies

March 21/September 21



10 am



12 pm



2 pm

June 21



10 am



12 pm



2 pm

December 21



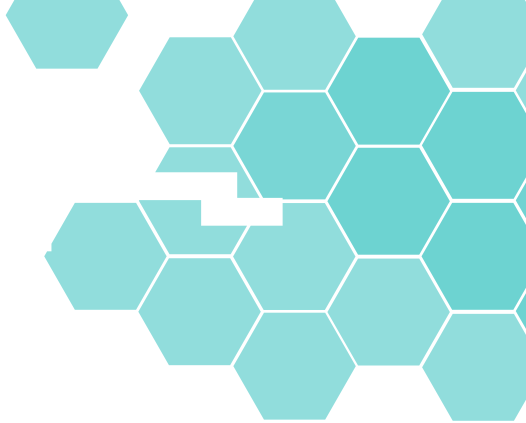
10 am



12 pm



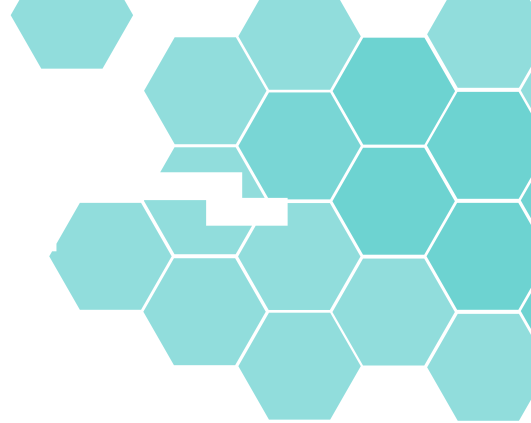
2 pm



Design Concept



View of upper plaza looking west

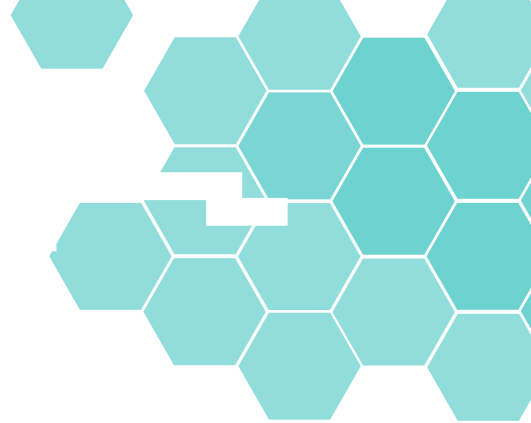


Design Concept



View of lower plaza looking west

29



Design Concept



View from Esquimalt Avenue looking southeast

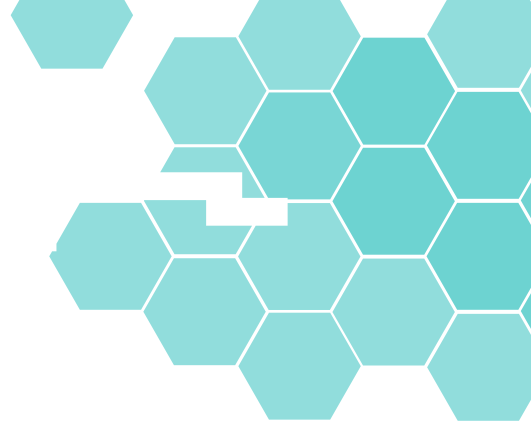
30



Design Concept



View from Esquimalt Avenue looking southwest



Design Concept



View from Duchess Avenue looking northeast



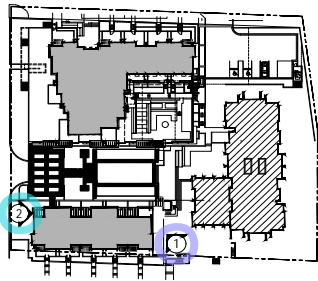
Design Concept



View from Duchess Avenue looking northwest



Design Concept



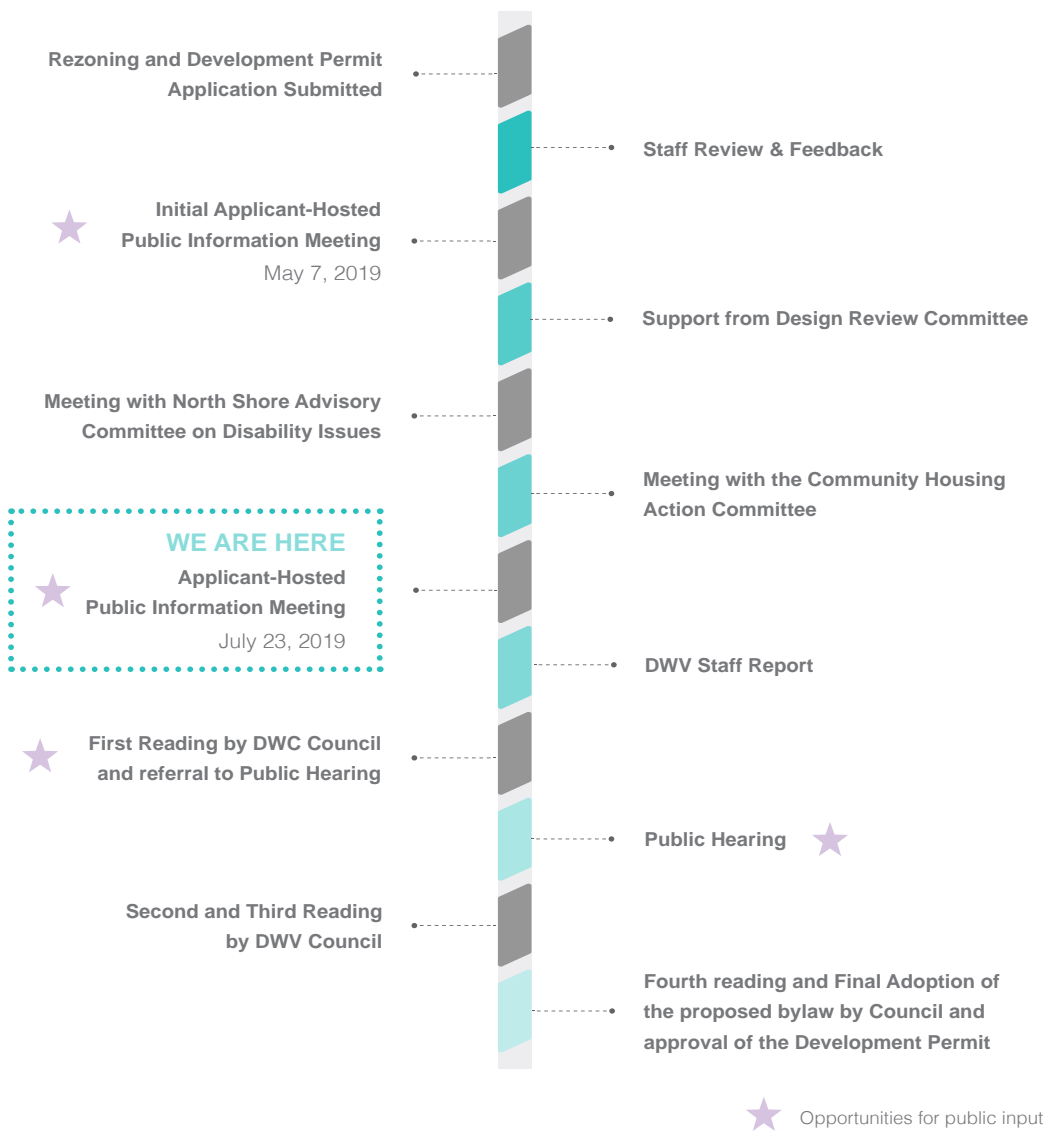
1. View of elevator entry for Duchess Flats

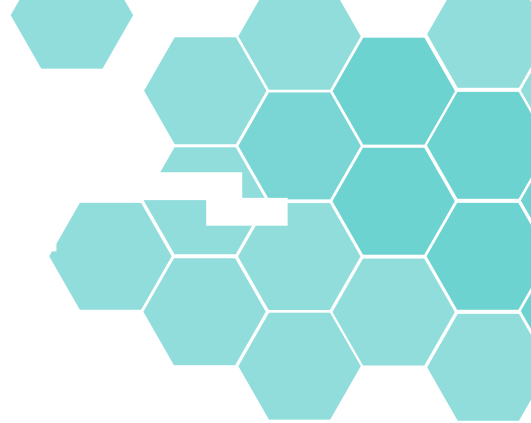


2. View of rear walkway of Duchess Flats



Timeline & Next Steps





Share Your Thoughts

Thank you for taking the time to attend today's applicant-hosted public information meeting.



Please share your comments and feedback with us on the comment forms provided. We look forward to hearing your input.



The display material and comment form are available online at www.brookpooi.com/resources. Comments can be sent to Dan Watson at dwatson@brookpooi.com until August 6, 2019.

Appendix F: Comment Form



1552 Esquimalt Avenue Applicant-Hosted Public Information Meeting

Comment Form
Tuesday, July 23, 2019

Thank you for attending Wall Financial's Public Information Meeting for 1552 Esquimalt Avenue. Please drop your completed comment form at the sign-in desk before you leave.

Name: _____ Phone: _____

Address: _____

Email: _____

Would you like to be contacted with future updates? Yes No

Please tell us about yourself:

- I rent my home in the area
- I own my home in the area
- I don't live or work in the area
- I work in the area
- I own a business in the area

1. Wall is proposing a purpose-built rental building that includes studios, 1-, 2- and 3-bedroom apartments and 10 ground-oriented townhomes. Over 40% of the suites are family-oriented (2- and 3-bedrooms). The existing 185-unit rental building on the property will remain. **What are your thoughts on the provision of more rental housing in the Ambleside Apartment Area?**

a) Are you in favour of more rental housing in the area?

- Yes No

b) What type of rental housing is most needed?

Senior Yes No

Family
(2- & 3-bedroom) Yes No

Studio Yes No

c) Would you consider renting a home in this area?

- Yes No

d) Other comments:



1552 Esquimalt Avenue Applicant-Hosted Public Information Meeting

Comment Form
Tuesday, July 23, 2019

2. The applicant team has made a number of changes to the proposal based on community feedback from the last public information meeting. This includes additional parking, improvements to site access, and continued refinement of the design and landscape plan. **Please share any additional thoughts you might have about the proposal and the changes that have been made.**


Please submit your comments at the sign-in desk or by email to
Dan Watson at Brook Pooni Associates at dwatson@brookpoooni.com before August 6, 2019.
Display material will be available online at www.brookpoooni.com/resources.

Appendix G: Comment Form Transcriptions

Number	Other comments	Please share any additional thoughts you might have about the proposal and the changes that have been made.
1	Looks like things could be progressive for the area! (Buildings in area very aged now)	
2	I'd prefer to see some rent-to-own opportunities for the local work force.	
3	Wish it could be more affordable. Still concerned that tenants will park on the streets (if they can find a spot!) rather than pay to park on/in the property	Safer vehicle access/egress N.B. Please make available (in due course) but for next public hearing the construction management plan + construction parking plan Please link the 2018 Regional Parking Study Technical Report to your online materials tomorrow
4	We need more rental accommodation all types. More people in local area will help revitalize Ambleside businesses.	Looks better/improvement.
5	West Vancouver needs more rental housing! Time to wake up and stop this old way of thinking. Time to let new faces move into West Vancouver!!!	
6	Its about time to have a rental place here that is really affordable. West Vancouver needs a good place for family that want to leave here that could not afford to buy, they move to other places. By having this place for tenants it is excellent!	
7	Major concern as I see this development as over-development of the site. It will affect parking in a major way (for guests of renters). The massive trees will go (affects bind etc) . The floor ratio appears illegal to me.	
8	I love it! I wish it was already built!	
9		
10	Myself and my family are thrilled to see a project of this type in West Van. While our strata may disagree, others share our excitement.	It is fantastic to see applicants respond so thoughtfully. The existing plan is excellent and we are excited to see construction start.
11	1. Will this address affordability issues? New rental units will not help if the rents are beyond the reach of the average tenant (young, family, senior, etc). 2. It appears that the new units will rely on the existing amenities (pool, exercise room, sauna, tennis court removed). Having rented an apartment in s. 22(1) some years ago and using these it would require an improved maintenance approach to handle this... 3. With the reduced parking per apartment (no problem with reducing the reliance on cars) it would be good (sensible) to address the transportation issues by providing an uber type car pool that tenants could use as needed thereby reducing the need for individual cars etc.	Provide more (additional) facilities to accommodate additional tenants eg. Expand fitness or upgrade existing. Landscaping is good but not much in the way of outdoor activities (tennis, badminton, etc). Will all units have W/D ensuite? Storage lockers?
12	Rental housing for families and seniors only works if they are affordable. Occupancy for rental units in West Vancouver is low because its too expensive.	Please provide actual dates on your timeline.
13		Concerned about parking - street parking is always at capacity. There is insufficient visitor parking in the area generally. Approval should be contingent on the local area plan approval.
14	What have studies shown about the type of rental housing most needed? Parking, noise, traffic congestion have all increased dramatically in the Ambleside area, especially during the past few years. PLEASE recognize this and do not move forward with this HUGELY impactful residential development. (I am a S. and have continually accommodated changes, and willingly, but this goes too far!)	I appreciate the above responses to previous feedback, but this is not enough. The proposed number of apartments and town homes will add additional and overwhelming noise, traffic, dust, lack of parking for visitors, and other negative impacts. My views will be fundamentally altered- from greenery and a tennis court to concrete - but it's the density that I'm most concerned about (why such a high building???). How can all of these new buildings even be seriously considered? There are many, many other locations where these buildings can much better be accommodated if we want to increase rental options in West Van.
15	I am totally opposed to this project. I specifically chose Ambleside to live in and retire for the peace and serenity it offers. I do not wish to live in a 2 block span with 1400 other people! There is still insufficient parking available. The design of the building is not in keeping with the character of Ambleside. My response is a resounding NO to this proposal.	

16	I see the changes from last meeting. The increased parking is excellent. I am concerned about "interim" parking, during construction.	The plan looks "greener", the change to the parking is good. The accessibility provisions are good. Still, for existing (or future) tenants in old building, who have to use walkers and can't manage steps, the elimination of the "drive through" option at front entrance is an inconvenience. (Quite a distance from lane to W. side of old building) The new plan is very attractive and I think it will be great. No doubt, further improvements ahead. The height is really the only "negative". 15 stories, even 10-12 would be more suitable. Thanks for bringing a model. Much better for imagining impact.
17	If development must occur, I believe the lower flats and upper flats should not be developed. Only that the tower be built on the property. Leave rest green.	This area is already high density & active - the Fire Dept often goes down 16 & even Esquimalt Ave. One can hear police dogs/cars at 1:18AM. I wake up at least once a night & face west of the Fire Dept parking lot. Not great/safe for family. Don't develop the lower flats and upper flats. - only the tower Leave greenery as is. The area 14-17 & Marine is bottle necked with vehicles and many persons awaiting transit. (I use transit and have never owned or rented a car and am 55 yrs old). Since Park Royd has been developed people density has increased greatly. There has been more flooding in WV since the massive removal of trees when city hall built the parking lot. Also more flooding in Ambleside sidewalks near the water with tree removal. We need to retain as much greenery ie. trees to absorb massive quantities of water, provide privacy/shade and homes for birds.
18	Very attractive design. Positive impact on street. Very necessary for our community.	
19		So please with the landscape design and how it takes in consideration people with accessible needs. We need considerably more of this style of rental housing to keep up with the ageing community. Thank you.
20	I understand the need for more rental housing in the area, however as a current tenant at [REDACTED] s. 22(1) that directly faces the proposed new building sites I have numerous concerns about the peace and privacy of my home during construction.	We live [REDACTED] s. 22(1). I'm interested in knowing what steps will be taken to protect current residents of [REDACTED] s. 22(1) mitigate the large impacts that construction will have. Namely, the issue of privacy (or lack thereof) and garbage/litter. As well, of course, as noise level and traffic.
21	We need all forms of rental. Go higher!!	Don't compromise design and function for nimbby voices. We need this in our community.
22	Lack of parking	No spot zoning until a local area plan.
23		1. Excellent proposal in principle! 2. Consider going beyond step 2 energy efficiency = everywhere invested decision for this development sufficient longterm (illegible). 3. More creative on site stormwater management - visible, cascading down to stormwater trench at lower level + back into ground water. 4. Consider 2 mini parks with 2 benches on the corners of the site along 15th. Social enjoyment very effective in the west end community. 5. Consider making a substantial contribution to the District's affordable rental housing stock in a creative way to justify the rezoning approval to council.
24	Already very large building on site. Greenspace is required- if larger units are required, renovate existing building to accommodate renters.	
25	Don't need any more rentals, area is suffering from construction fatigue badly. There is not enough parking in our community centre/ fresh st. Busses are "full" by the time they get to 18th & Marine on Sundays! Who actually is profiting from this building. Have you actually looked at that lane way, you cannot get 2 cars together on that.	Have you considered having any community members on a committee. What is your implementation phase going to be - lanes blocked, parking for homecare staff, etc. I am really interested on the research that was done - was it done by your company or an unbiased source? Would you be able to provide references for your resources? Our bridge does not need any more traffic. More people does not mean a better life.
26	Rental housing should not mean just "warehousing". It is time to be aware of what is built other places in the world and also in North America. Look at Copenhagen, Amsterdam, etc. Create liveable spaces for people!	
27		1. Concern over emergency vehicle access. 2. Lack of on street parking now. Will only become impossible. 3. Density too high for area. 4. Lack of parking for increased units.

28		I completely do not support this proposal. Changes have not reflected the previous concerns expressed re: lack of parking - parking lot access causing traffic congestion. Excessive noise for neighbouring buildings in alley - accessibility to 15th street - extra demand placed on 15th etc.
29	Too crowded, too many rentals.	Construction problems. Parking – will affect police station + fire engines making area unsafe. Too many rental apartments in the area. The existing building resembles a slum dwelling – we don't need another rental building!!!
30		
31		
32	I am strongly opposed to this project. Sorry. Oh yes & please fix your parking gates. Thanks.	
33	Since no official survey of rental requirements has been made it is not possible to propose what is needed.	This project offers no community amenities. No below market rentals which I believe are the type required by the labour force. In addition, jamming another 17 storey building in the area is totally unacceptable. Overkill! Even with proposed increased parking it is already a nightmare to find a spot. Since the existing building is shabby and ill maintained I have trouble accepting the Disney like plan in the gardens. A couple of benches on 15th and Esquimalt do not count.
34	Ambleside has more rentals than the rest of W Van. The area is already too many cars in the back area of 650 16th Street. I am very concerned re traffic specially for disabled people. S. [REDACTED]	
35		
36		
37	No - too much density in the block already. People living there need some light coming from the east. Parking – there is already no parking in the area! An absolute NO!	Not in that area – too much density!
38		
39	Traffic concerns – access to 15th st is already a major concern. More back up on Marine Dr especially with the completion of the Grovnor Apartments. If this goes ahead how is Wall Financial giving back to the community, the Arts, the schools?	How many years of trucks and concrete pours and noise and road blocks until this "project" is completed? Glamorous pictures are not a "smoke screen" for the realities of what will really happen to our community.
40		
41	More affordable housing.	
42	NO. Parking is the significant issue. Counting on people to take transit isn't a realistic plan. Emergency services in the area have already severely limited parking (and that we support and understand)	
43	This neighbourhood truly does not need this building. Issues: already ample rental buildings and vacancies. Parking is vital issue – your plan does not address how this will impact visitor/merchant parking. Please take the time to learn about the neighbourhood. This will not benefit our area at all. NO to proposal in full.	What changes? A handful of parking spots just doesn't address the dire parking situation in our neighbourhood. Please take the time to consider how this building will impact our neighbourhood. Would you want it in yours?
44	Add more units.	
45	This proposal should be delayed until after Ambleside local Area Plan is formulated. Spot zoning!	I don't think you can build it and keep the parking on site. 195 21st Street said they could & the parkade is being demolished today. Not in favour of this proposal.
46	This proposed re-development is not welcome in the area. Adds too much density + impacts our quality of life greatly.	
47		
48	We need more housing where we currently work & live (instead of being forced to move away or commute from elsewhere)	More units please!
49	Too much density on the block– people & cars!	
50	More rental units are always good!	
51		
52	As long as we only have one lane on the Lions Gate Bridge leading to or from West Vancouver, we should not even be considering building more highrises on high-density dwellings in W.V! Let the City of W.V. plan the appropriate infrastructure to accommodate more traffic first and then they can propose more high density dwellings for this neighbourhood. It looks to me that all that matters to our City Hall is the tax money coming into their coffers from all the new development.	

53	<p>Who are the renting families? W.V. av. Rent for 3 beds, 3900 to 2600 in N.V? And at that rate, they should buy. I cannot picture the demographic?</p> 	<p>Too big, too tall, too close to others. Loss of privacy, loss of light, loss of views, loss of parking-street, loss of Ambleside period!</p> <p>I did a quick study of what we will lose from S. 22(1) should 1552 infill go ahead. See below for before and after. This is from S.. Had the pleasure of chatting to several reps at the event on July 23. They all stated no no no, no one will lose a view. One said; "It is like holding up a pencil, you can see around it". Really. Well this is one big pencil.....see 4 photos below.</p> <p>Interesting also during the Design panel review, no questions were taken from the public? It was on the agenda? Ran out of time.....hmmmm. And public presentabon on July 23 on a Tuesday after noon? Likely the fewest people in town than any other week of year? Absolutely no WVD staff present? Something stinks in Denmark.</p> <p>PS: Again, S. 22(1) and the proposed yet it is +/-30 feet taller with elevator shaft (?), new suites are to be 9 foot ceilings, so really a 20 story tower at 8' ceiling?</p>
54	<p>Congestion will result in an uncontrolled with what you are proposing. That density of build is not necessary, appreciateed so appropriate</p>	<p>The size of the project which is untenable remains the same. Window dressing on what is problematic. Go elsewhere where there is land – outside of West Vancouver.</p>
55	<p>This proposal is an important opportunity to create new rental housing options, with very limited negative impacts on the surrounding neighbourhood and no displacement of existing tenants. Rental vacancy rates in West Vancouver are the lowest in Metro Vancouver and this proposal will help address West Van's rental crisis with new rental options for young families, singles and seniors. This rental proposal is ideally situated close to Ambleside Village, with great access local shops and frequent transit.</p>	<p>I'm disappointed that the project will include increased parking, as repeated evidence demonstrates that parking for rentals in Metro Vancouver is underutilized and over built.</p>
56		
57	<p>I did not end up attending the information session on July 23rd at the Seniors Centre. I just have a couple questions on the proposed development. Will current residents in the area be informed when construction on this project is due to commence? How long will the project take to complete? P.S. Thank you for the very detailed plans provided on www.brookpooi.com. They were very helpful in terms of providing the scope and scale of the project.</p>	
58	<p>At least 12% of the residents at S. 22(1) have lived in the building for over S.. This is not a neighbourhood of transient renters as is often presumed when people think of renters.</p> <p>I do not know the percent of long-term renters in S. but do know that several residents are also long-term.</p>	<p>A. Additional 30 parking spaces including car share spaces: Will the car share spaces be a "pick-up/drop-off" area on the property or will it just be unassigned stalls that can be used short-term or overnight by resident who briefly has use of a share car? Arranging a pick-up/drop-ff station for local residents would be a significant contribution to encourage alternative to personal vehicles. With current behaviours to overcome it will take another 25 plus years to see appreciable reduction in car ownership. Ease of access to carshare could be effective transition tool.</p> <p>B. Green roofs on flats (townhouses): Good, if well cared for. Will they make appreciable impact on colection of rainwater for eg property water use (gardens)? Will green roofs have appreciate impact on building heat loss?</p> <p>C. In the proposal Duchess Ave appears to have a denser green buffer between street and townhouses than Esquimalt Ave has. Vine maples (proposed for Esquimalt) and small conifers may be pretty and allow for some views (esp. in winter) but do little to counter balance the imposing bulk of two towers on the propoerty. To help mitigate the overwhelming (in my opinion) size of the two towers on one block could tall growing trees be planted along Esquimalt at the N.W. portion of property? Both North and South-facing views will be blocked by building anyway and trees (and birds) provide better view than someone else's apartment.</p>



59	<p>I am an [redacted] S. 22(1) and have attended both public information meetings re the above. I remain opposed to the project. It is too close to [redacted] S. 22(1) [redacted]. The lane separating [redacted] S. [redacted] from the existing Wall rental building on 15th Street is too busy already, and the proposed new building means more garbage trucks, and much more traffic, even with the addition of the new vehicle entrance on Esquimalt. The increase in the neighbourhood density and vehicular traffic will be intolerable. The additional traffic from the proposed project would interfere with the police and fire vehicles in the adjacent blocks. I am not persuaded that more rental housing is needed in the Ambleside Apartment Area.</p>	
60		<p>I am in support of the proposed changes and of the project overall. The developer is providing much needed rental housing within our Town Centre. Given high land values, rental projects are, in themselves, good contributions to our community.</p>