

1552 Esquimalt Avenue

May 7, 2019 Public Consultation
Meeting Summary Report

Prepared by: Brook Pooni Associates
June 5, 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 along with 10 townhomes fronting onto Duchess Avenue and Esquimalt Avenue.

On May 7, 2019 the project team hosted a public consultation meeting at the District of West Vancouver Municipal Hall, located at 750 17 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.
- 12 pieces of correspondence were received after the meeting (until May 21).
- Of the 63 comments received, 38% were supportive, neutral, or supportive with suggestions for improvements; 17% expressed concerns; and 44% were non-supportive.
- Petitions signed by 200 residents living in 6 buildings neighbouring the proposed development site were received noting concern.

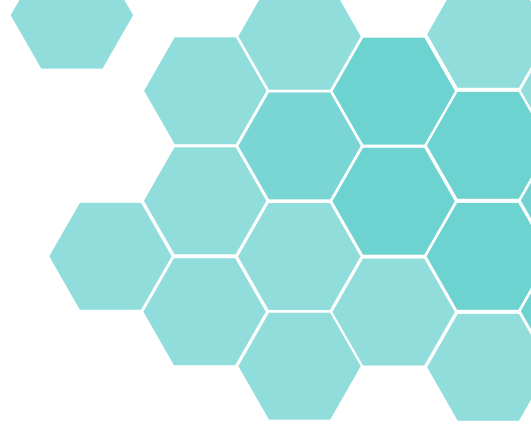
The following key themes emerged in the comments received:

- Support for additional rental housing choices in the District of West Vancouver;
- Questions about how parking and traffic will be managed;
- The scale of development in the proposal and growth in the District overall;
- Anticipated construction impacts;
- Private views and privacy; and
- Landscaping, public realm, and trees.

This report includes the following information:

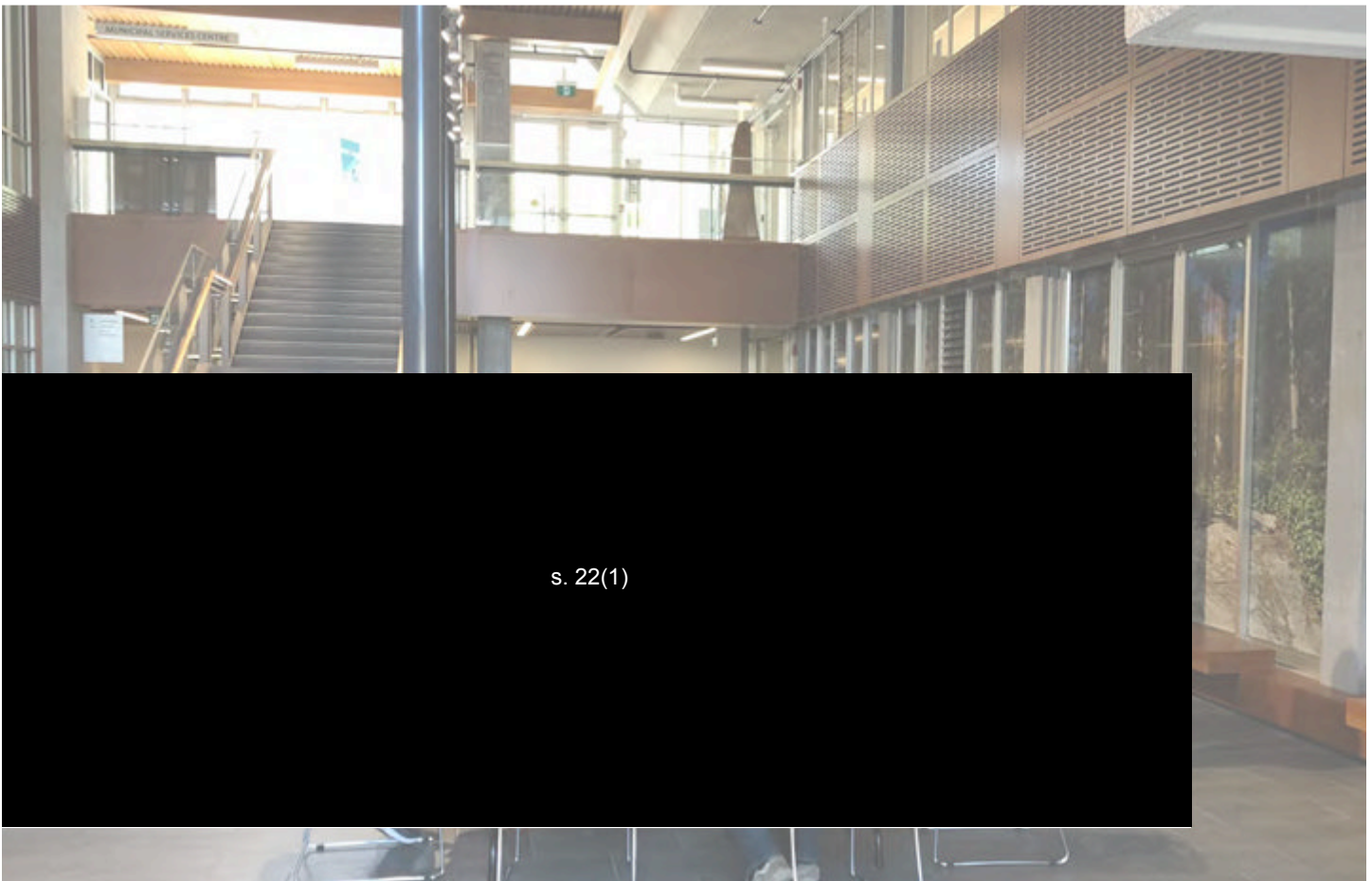
- The public consultation meeting details including a description of the notification methods, the format of the meeting and an overview of the information presented;
- A summary of the feedback received from comment forms;
- A transcription of all comments received; and
- Copies of all materials distributed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

1.0 INTRODUCTION



Wall Financial has applied to the District of West Vancouver to rezone 1552 Esquimalt Avenue to allow for a 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 130 new rental units, consisting of 120 apartments and 10 townhomes. Rental unit types range from studios to three bedroom units.

The project team hosted a public consultation meeting at the District of West Vancouver Municipal Hall on May 7, 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, a site sign, and a tenant canvass.

Mail Notification

Approximately 752 open house notification flyers were distributed through mail by Canada Post on April 25, 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 May 1 and 4, 2019.

See Appendix C for a copy of the newspaper advertisement.

Site Sign

Three (3) site signs were installed on the site on April 24, 2019. The signs were removed on May 27, 2019.

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

1552 Esquimalt Avenue Tenant Canvass

On May 3, from 4:15 pm to 7:00 pm, representatives from Wall Financial and Brook Pooni canvassed the tenants living at 1552 Esquimalt Avenue. The canvassers went door to door and spoke with tenants about the proposal, encouraged them to attend the public information meeting, and provided them a handout with more information.

See Appendix E for the handout distributed on the tenant canvass.

3.0 MEETING FORMAT

Event Details

Date: Tuesday, May 7, 2019

Time: 4:00 pm – 7:00 pm (drop in)

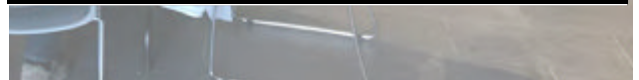
Location: District of West Vancouver Municipal Hall atrium – 750 17 Street, West Vancouver BC, V7V 3T3

Event Description

The public consultation meeting took place on Tuesday, May 7, 2019 from 4:00 pm to 7:00 pm in the atrium of the District of West Vancouver Municipal Hall. 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.



s. 22(1)



Project Team in Attendance

Wall Financial

- Bruno Wall
- Micah Haince
- Darcee Wise

Brook Pooni Associates

- Laura Beveridge
- Dan Watson
- Allison Millar

Buttjes Architecture

- Dirk Buttjes
- Gary Yoshizawa

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.

1. Welcome
2. Project Team
3. What Informs the Plans for the Property?
4. Policy Context
5. Snapshot of Rental Housing in West Vancouver
6. Wall Financial Corporation
7. Official Community Plan
8. Area Context
9. The Proposal
10. Diversifying Housing Options
11. Streetscape Activation
12. Transportation Study
13. Landscape, Sustainability & Public Realm
14. New Housing Near Amenities
15. Proposal Details
16. Site Plan
17. Coloured Site Plan
18. Streetscape Views
19. Tower Elevations
20. Flats Elevations
21. Sections
22. Floor Plans
23. Shadow Studies
24. Development Options
25. 3D View
26. Design Concept (Plaza View)
27. Design Concept (View from Esquimalt)
28. Timeline & Next Steps
29. Share Your Thoughts

See Appendix F 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 May 21, 2019). A total of 51 comment forms were received at the event and 12 pieces of email correspondence were received in the two weeks that followed.

Comment Form Responses

Of the **63** comments received:

- **15 were supportive of the proposal (24%);**
- **9 were neutral or supportive with suggestions for improvements (14%);**
- **11 expressed concerns (17%); and**
- **28 were non-supportive of the proposal (44%).**

Concerns raised focused on traffic, parking, construction impacts, and growth in the District and the Ambleside area. Despite these responses, there was strong support for additional rental housing options in the area.

Comment form questions are listed below. Responses are summarized in bold font below each question.

1. Wall is proposing a purpose-built rental building that includes 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 - 27 (49%)**
 - **No - 24 (44%)**
 - **No answer - 2 (4%)**
 - **Other - 2 (4%)**



b. What type of rental housing is most needed?

	Yes	No	Blank	Other
Senior Housing	26 (47%)	2 (4%)	27 (49%)	0
Family Housing	32 (58%)	3 (5%)	19 (35%)	1 (2%)
Studio Housing	16 (29%)	4 (7%)	34 (62%)	1 (2%)

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

- Yes - 21 (38%)
- No - 21 (38%)
- No answer - 12 (22%)
- Other - 1 (2%)

**note: responses to questions 1 a, b, and c total 55 responses in each category as some 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. Please share any other thoughts you might have about the proposal.

Parking and Traffic (35 responses)

- Concerns about the number of parking stalls provided and the impact to street parking.
- Concerns about traffic impacts from the additional density.
- Suggestion to include car share in underground parking.
- Suggestion for multi-use drop-off/delivery space (e.g. food delivery).

Rental Housing and Housing Options (25 responses)

- Support for new rental in the area.
- Support for a greater range of housing options in the area.



- **Support for rental that does not displace existing tenants.**
- **Desire for new housing choices to address the area’s demographic challenges and to provide housing for people who work in Ambleside.**
- **Suggestions addressing accessibility, including universal design and creating more opportunities to age in place.**
- **Questions about affordability.**

Density, Scale, and Growth (16 responses)

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

Construction Impacts (15 responses)

- **Questions and comments about potential construction impacts on neighbours.**

Views (9 responses)

- **Comments addressing potential impacts on private views and impacts on privacy.**

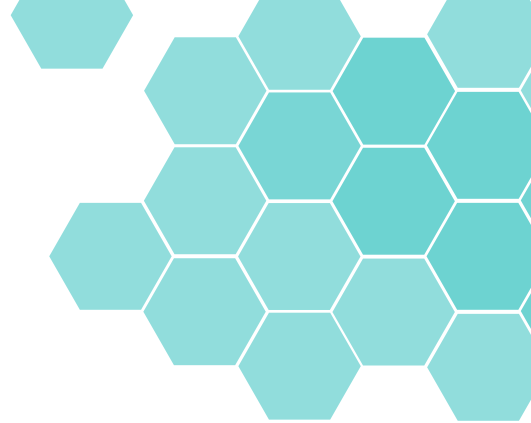
Landscape (9 responses)

- **Comments addressing or making suggestions related to green space, landscaping, and trees.**

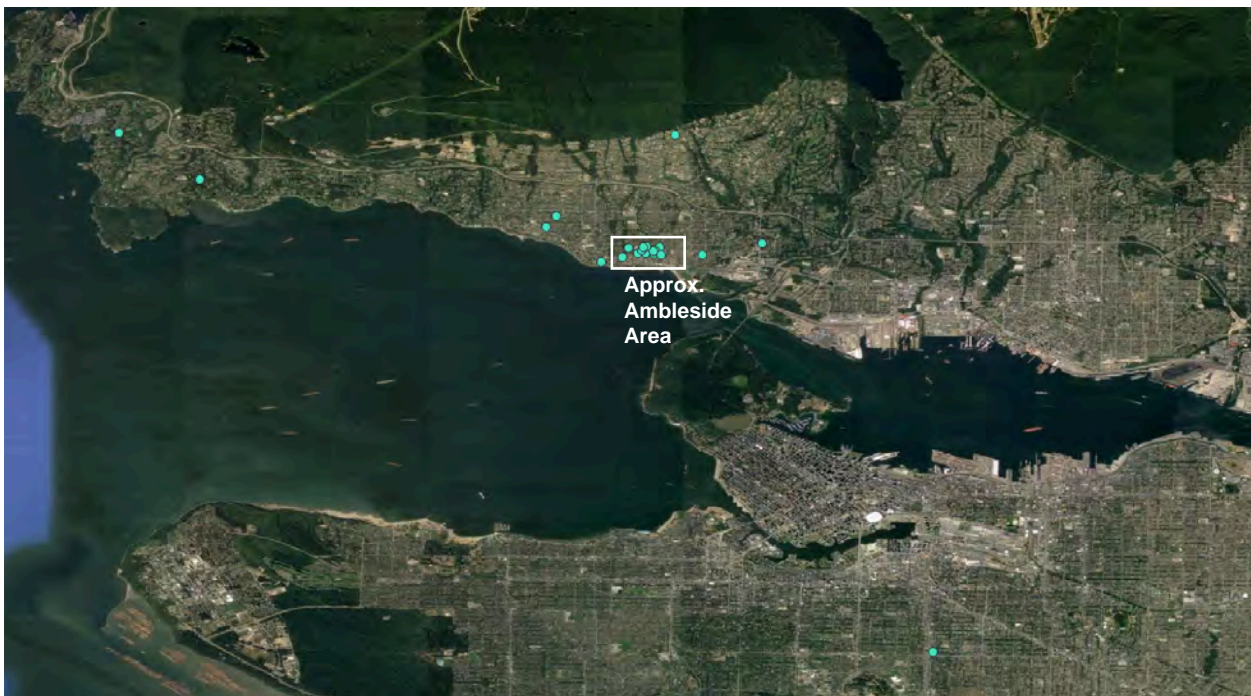
**note: as some responses addressed more than one theme, the number of responses listed above exceeds the total number of comment forms received.*

See Appendix G for a copy of the comment form.

See Appendix H 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

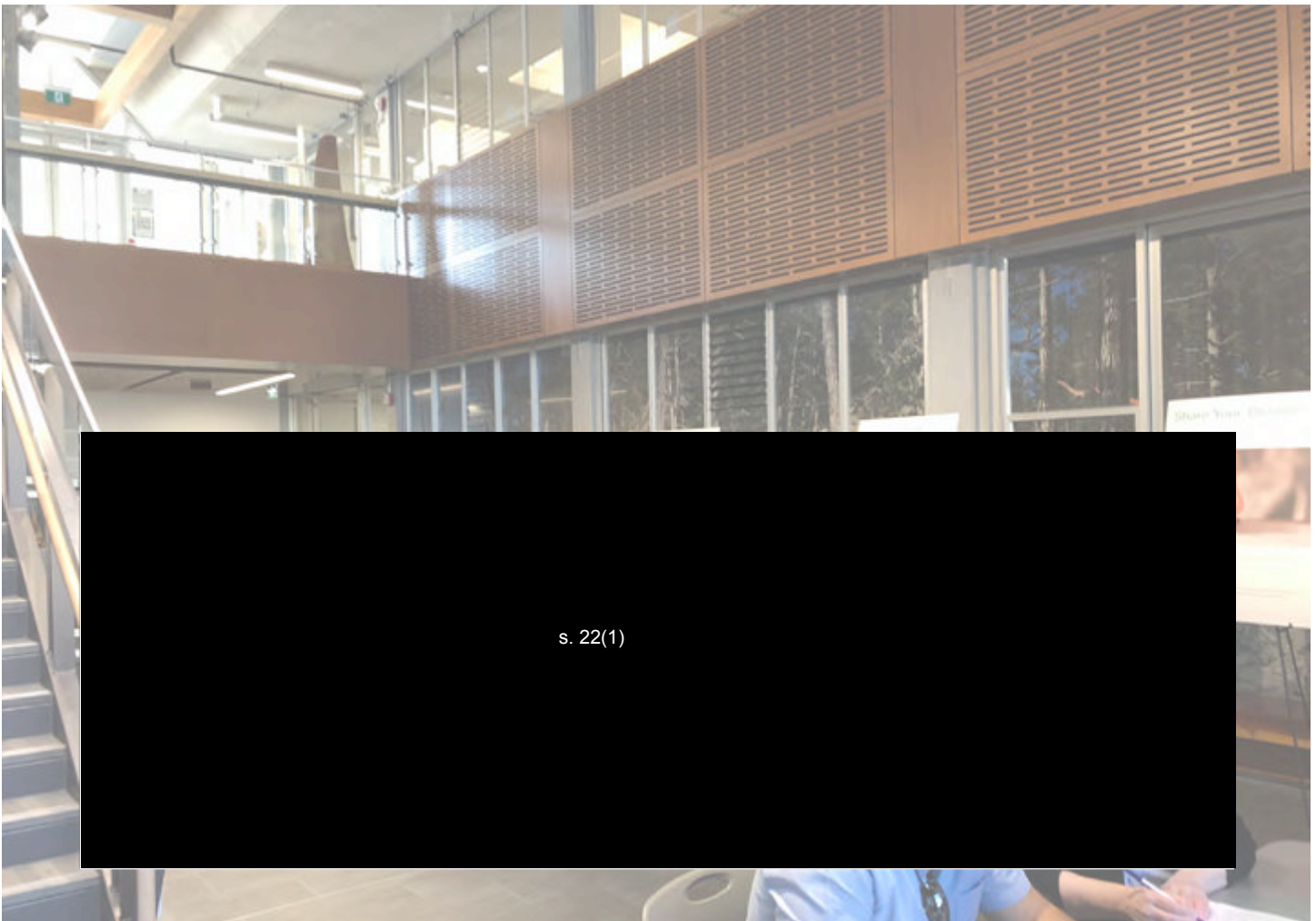


Ambleside area - map of approximate location where respondents live

7.0 CONCLUSION



The public consultation meeting resulted in valuable feedback from the public that will help inform the proposal moving forward. While feedback was broadly mixed—and area residents expressed concerns about traffic, parking, construction impacts, and growth in general—participants indicated strong support for additional rental housing options in the area.



8.0 APPENDICES

Appendix A: Notification Flyer

PLEASE JOIN US

Public Consultation Meeting Proposed Rezoning of 1552 Esquimalt Avenue

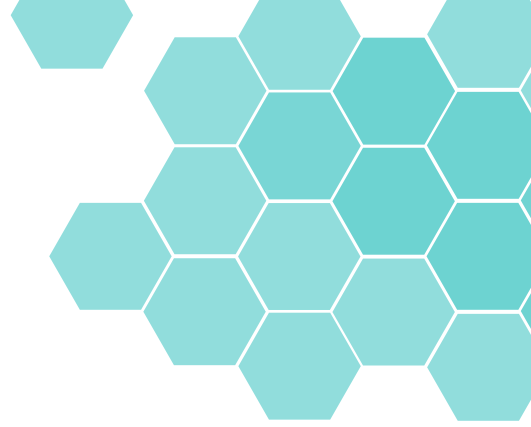
- Location:** West Vancouver Municipal Hall – Atrium
750 17th Street, West Vancouver
- Date:** Tuesday, May 7, 2019
- Time:** 4:00 PM – 7:00 PM* (drop-in only)
- Online:** Display materials and comment form will be available for two weeks after the meeting at www.brookpooi.com/resources



*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.



Appendix B: Notification Area



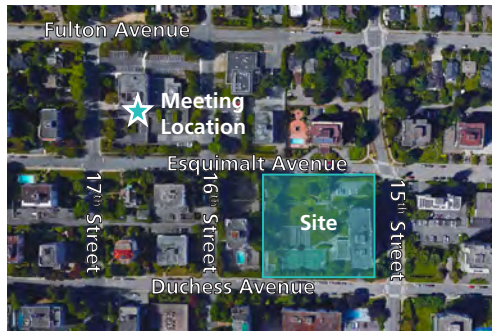
Appendix C: Newspaper Advertisement



Public Consultation 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 proposal includes a new 17-storey residential tower and 20 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 Consultation Meeting on Tuesday, May 7, 2019 between 4-7pm in the Atrium at West Vancouver Municipal Hall.



Location: West Vancouver Municipal Hall – Atrium
750 17th Street, West Vancouver

Date: Tuesday, May 7, 2019

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Online: Display materials and comment form 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.

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



Appendix D: Site Sign



PUBLIC CONSULTATION MEETING **Proposed Rezoning of 1552 Esquimalt Avenue**



APPLICANT CONTACT

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

Wall Financial Corporation has submitted a rezoning and development permit application for an infill rental development at 1552 Esquimalt Avenue. The proposal includes a new 17-storey residential tower and 20 townhomes. The existing 185-unit rental building on the property will be retained as part of the proposal.

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Appendix E: Handout



1552 Esquimalt Avenue

May 2019



Wall Financial Corporation has submitted a rezoning application for an infill development of a purpose-built rental apartment building and townhomes at 1552 Esquimalt Avenue.

The proposal includes a number of benefits, such as:



Rental homes for young families, individuals & seniors

New rental units are needed in West Vancouver, which has a vacancy rate of 0.2%.



Rental housing close to shops, services, and amenities

This allows for more trips by transit, cycling, or walking.



Improved streetscape activation

Ground-oriented townhomes provide an enhanced connection to the community and streetscape.



Retention of existing rental homes

The existing rental building on site will be retained, contributing to long-term affordability.

Proposal Details

Existing Zoning:

RM2 Multiple Dwelling Zone 2

Proposed Zoning:

CD1 Comprehensive Development

Existing Building Height & Floor Area:

21 storeys, 146,358 ft²

Proposed New Building Height & Floor Area:

17 storeys, 100,187 ft²

Total Proposed Floor Area: 246,545 ft²

Total Number of Units: 315

New Units 130

Existing Units 185

New Unit Types:

10 Townhomes, 120 Apartments

New Unit Sizes:

15 Studios 52 Two Bedrooms

61 One Bedrooms 2 Three Bedrooms

Total Parking Spaces:
(0.65 stalls / unit) 206

Total Bike Spaces: 201

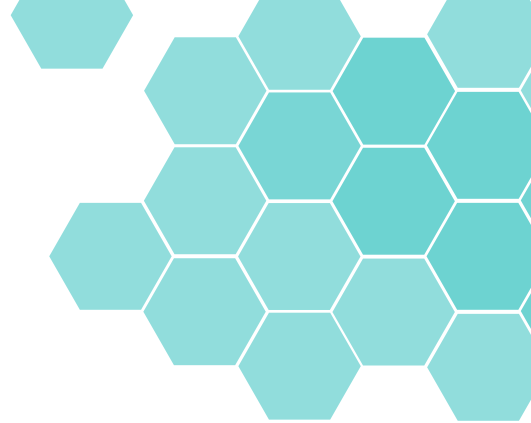
Questions?

Please contact Dan Watson,
Brook Pooni Associates
e. d.watson@brookpooni.com
t. 604.731.9053

Public Consultation Meeting

Location:
West Vancouver
Municipal Hall – Atrium
750 17th Street

Date: Tuesday, May 7, 2019
Time: 4-7 PM (drop-in only, no presentation)
Online: www.brookpooni.com/resources



1552 Esquimalt Avenue

May 2019



View of proposed rental infill building from Esquimalt Avenue

Questions?

Please contact Dan Watson,
Brook Pooni Associates
e. d.watson@brookpooni.com
t. 604.731.9053

Public Consultation Meeting

Location:
West Vancouver
Municipal Hall – Atrium
750 17th Street

Date: Tuesday, May 7, 2019
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Appendix F: Display Boards

Welcome

Thank you for attending our public consultation meeting.

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 public consultation meeting is to:



Introduce you to the project team



Provide neighbourhood & policy context



Share our proposal with you



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.brookpooni.com/resources. Comments can be sent to Dan Watson at dwatson@brookpooni.com until May 22, 2019.

May 7, 2019 Open House Display Material

1

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.



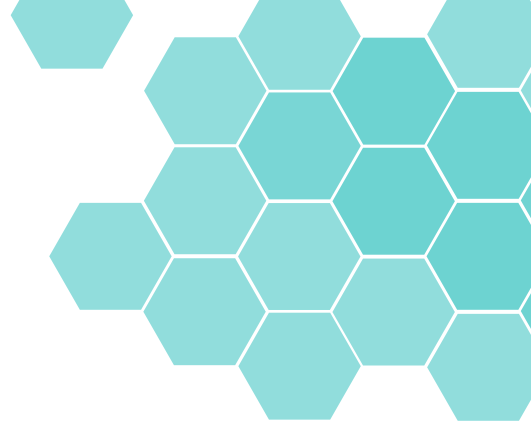
Vaughan Landscape Planning and Design Ltd | Landscape Consultant

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.



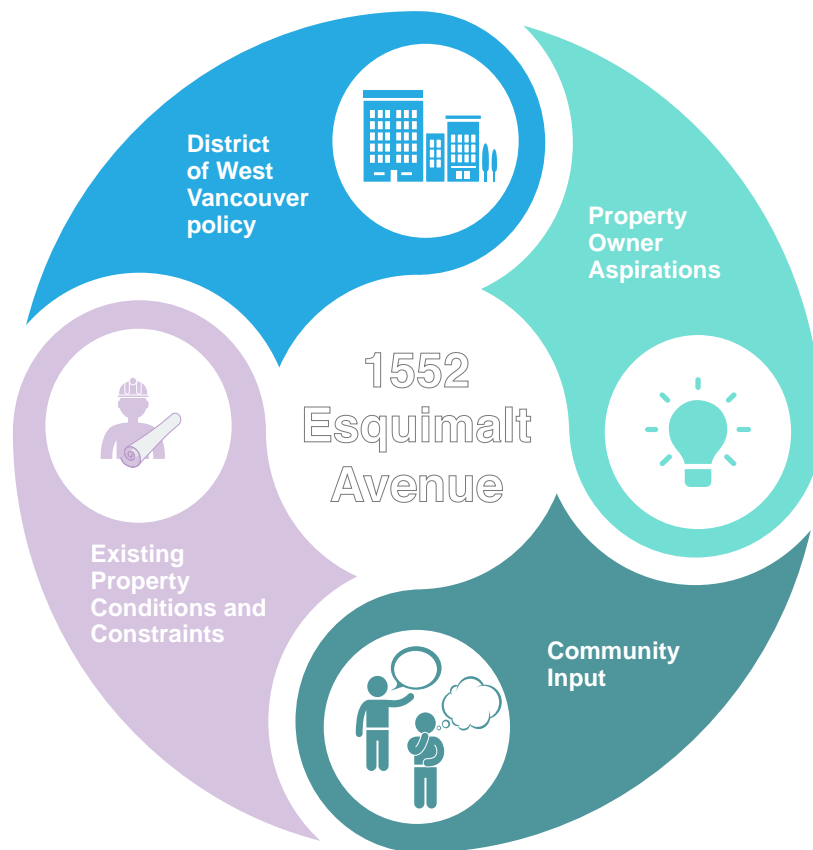
Brook Pooni Associates | Urban Planning and Community Engagement

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)

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.



Official Community Plan (2018)

The District of West Vancouver Official Community Plan (OCP) aims to promote healthy communities with a diverse range of housing types, and to address housing affordability while responding to the existing character of West Vancouver and respecting the area's natural environment.

The proposal supports key objectives to provide housing for seniors to age in place, to provide housing opportunities for young families and to diversify housing options. The proposal provides purpose-built rental in underutilized space, close to transit and amenities, while also retaining current rental housing stock, with no displacement of existing tenants.



Development Permit Area Guidelines: Ambleside Apartment Area (2018)

The Development Permit Area (DPA) guidelines guide neighbourhood-specific urban design. The site falls within the Ambleside Apartment Area Development Permit Area.

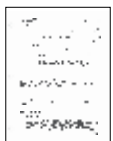
The proposal responds to direction in the guidelines that encourage building scale that is compatible with the existing character of the area, and thoughtful site design that minimizes view impacts and enhances the quality of streetscapes.



A Housing Action Plan for West Vancouver (2013)

The Housing Action Plan 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)

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

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.

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 0.2%, the lowest in Metro Vancouver. A healthy vacancy rate is around 3%.¹



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



High housing costs:

- West Vancouver has the highest average housing cost for homeowners and tenants.³
- New rental housing will provide opportunities for families, seniors and young people to live in a neighbourhood that is well serviced with community amenities, shops, transit and schools.



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.⁴
- In Ambleside, 74% of the dwellings were built prior to 1980.⁵



Significant proportion of renters:

- Compared to the rest of West Vancouver, Ambleside residents are more likely to rent than own. In Ambleside, 48% of the residents are renters, compared to 21% in West Vancouver as a whole.⁶

¹[Official Community Plan, 2018]
²[Statistics Canada Census Data, 2016]
³[Official Community Plan, 2018]
⁴[Ambleside Community Profile, 2017]
⁵[Ambleside Community Profile, 2017]
⁶[Ambleside Community Profile, 2017]



Wall Financial Corporation

Wall Financial Corporation (Wall) constructed this building in 1974 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-served 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

The West Vancouver Official Community Plan (OCP) has extensive policies that support rental housing in this area.

The OCP provides a long-term vision, as well as insight into emerging issues in the community. According to the OCP, a key challenge in West Vancouver is the lack of housing diversity and the impact that has on seniors, young families and individuals.

Housing Diversity

To address the needs of the present and future members of the West Vancouver community, the OCP seeks to encourage diverse housing options.



The OCP identifies positive **social, economic, and environmental** benefits which result from a complete, compact community.

Social

Neighbourhood planning should include consideration of a diverse set of needs. A range of housing options are important for accessibility and create opportunities for social interaction and connectedness.



The proposal addresses the needs of all age groups, which encourages a more diverse community of young families, individuals and seniors. More residents in Ambleside Village will help to activate the public realm and provide more opportunities for social connection.

Economic

When housing is provided within close proximity to commercial centres it results in a better accommodated workforce and more opportunities for businesses to recruit and retain staff. Local businesses also benefit with an increase in nearby residents who help to strengthen a customer base.



The proposal is located within Ambleside Village Centre, providing housing for people to live closer to work, and boosting the customer base for the Village.

Environment

A complete and compact community lowers GHG emissions and other environmental impacts because infill densification can prevent needless urban sprawl. Complete communities also encourage low carbon activities like walking and cycling.



This proposal provides infill housing that is well connected to transit, jobs, services, and amenities. This will contribute to increased walkability and the use of active transportation, reducing the need to drive.

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.

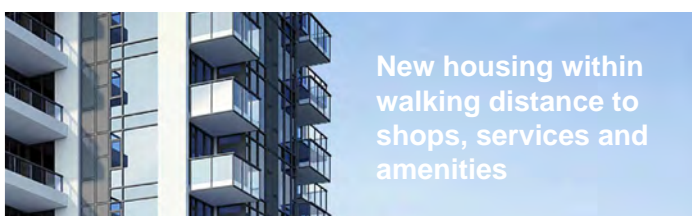
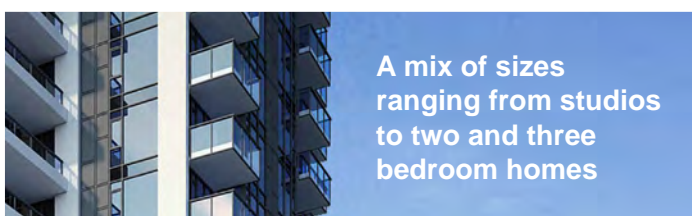
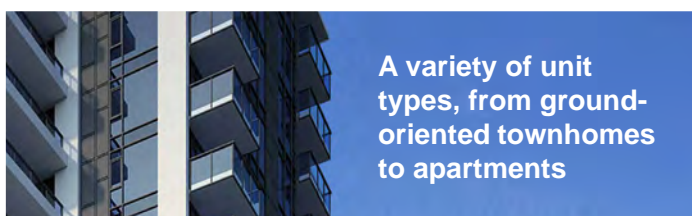
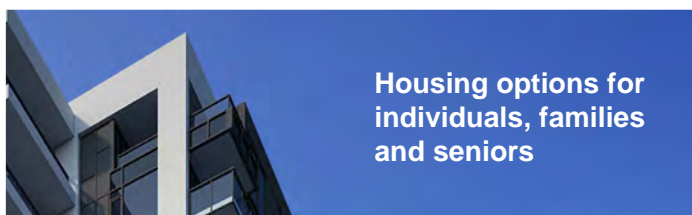




The Proposal

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.





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 diversity of needs for 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 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 Official Community Plan has policies to support the creation of new rental housing supply and the retention of existing rental stock. This proposal will provide purpose-built rental options, which are more affordable for many.



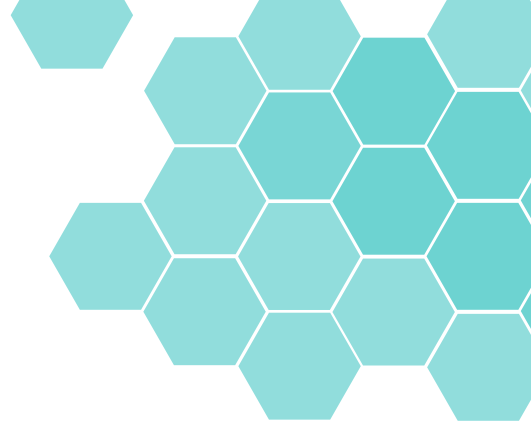
A variety of unit types

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 is two and three bedrooms. The proposal will provide over 40% two and three bedroom units.



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.



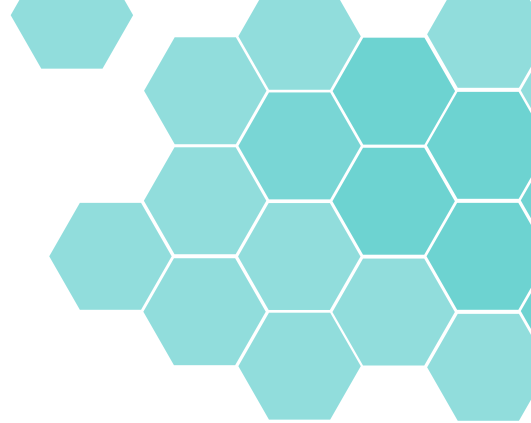
Reduced parking demand

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.



Regional Context

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



Landscape, Sustainability & Public Realm



Key landscaping elements included in the proposal are street trees, an interior courtyard, and soft landscaping. Green surfaces contribute to rainwater absorption and reduce runoff.

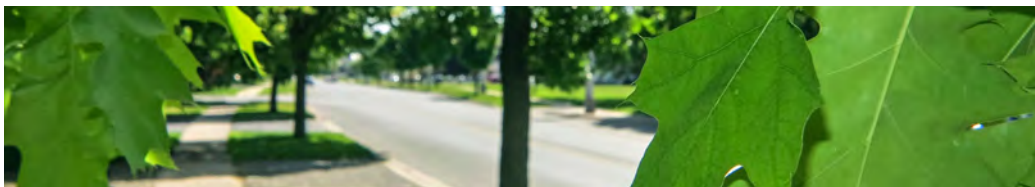
The proposal includes street trees and green landscaping to create a strong connection to nature.



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



An interior courtyard will provide outdoor amenity space for the residents.





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.



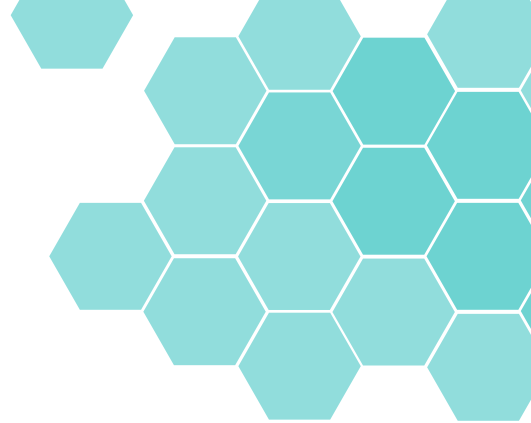
Living near shops and services helps to create healthy and vibrant communities and encourages people to use active transportation.



Proposal Details

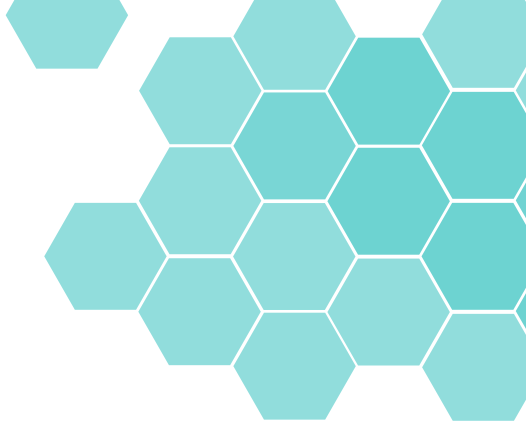
Existing Zoning:	RM2 Multiple Dwelling Zone 2
Proposed Zoning:	CD1 Comprehensive Development
Existing Building Height:	21 storeys
Proposed Building Height:	17 storeys
Existing Floor Area:	146,358 ft ²
New Floor Area:	100,187 ft ²
Total Proposed Floor Area:	246,545 ft ²
Total Number of New Units:	315 <i>New Units 130</i> Existing Units 185
New Unit Types:	Apartments 120 Townhomes 10 (including 10 street-facing flats)
New Unit Sizes:	Studios 15 One Bedrooms 61 Two Bedrooms 52 Three Bedrooms 2
Total Parking Spaces: (0.65 stalls/unit)	206 New Parking 23 Existing Parking 183
Total Bike Spaces:	201





Site Plan





Coloured Site Plan





Streetscape Views



Duchess Avenue



16 Street



Esquimalt Avenue



15 Street

May 7, 2019 Open House Display Material

18



Tower Elevations



North



South



East



West



Flats Elevations



North



South



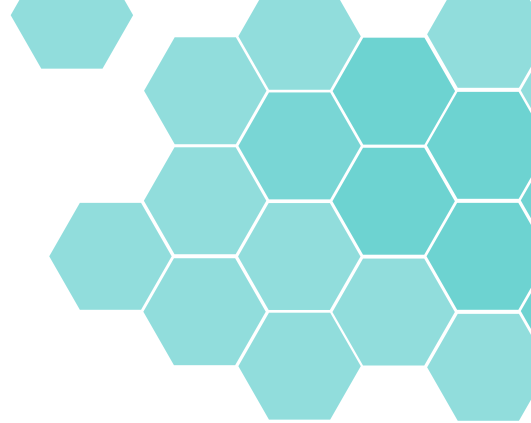
East



West

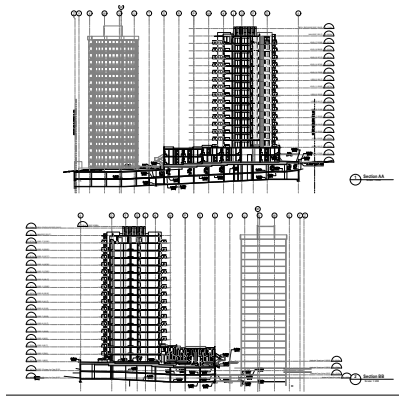
May 7, 2019 Open House Display Material

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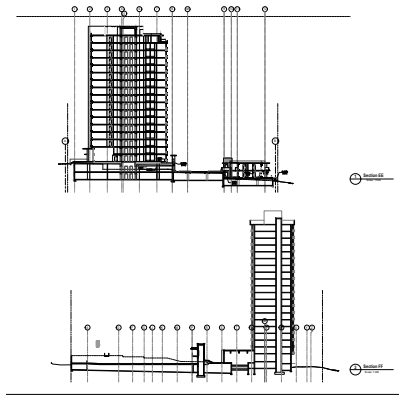


Sections

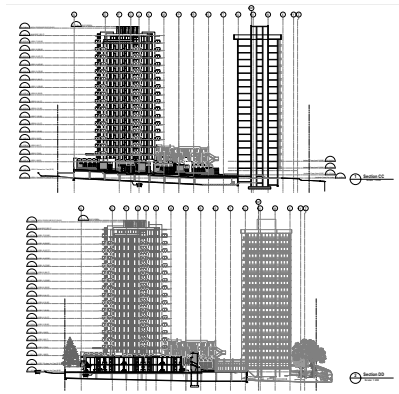
Overall Sections AA-BB



Overall Sections CC-DD



Overall Sections EE-FF





Floor Plans



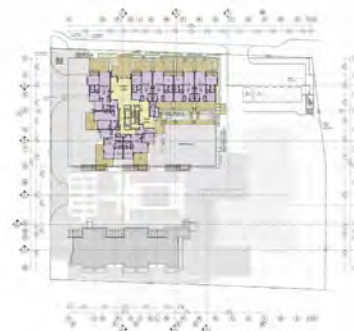
Parkade



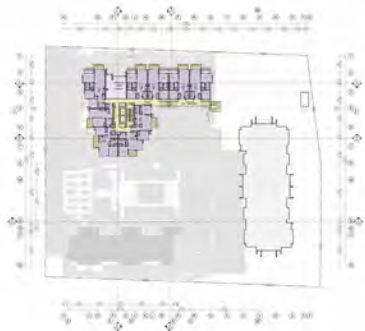
Level 1 Flats



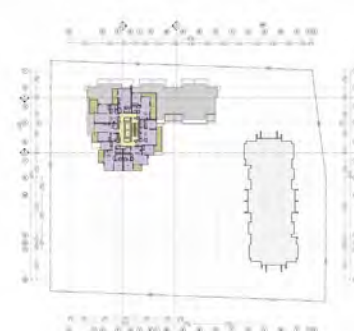
Level 2 Flats



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



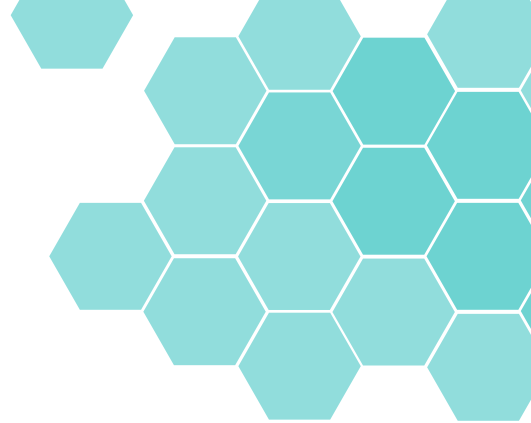
10 am



12 pm



2 pm



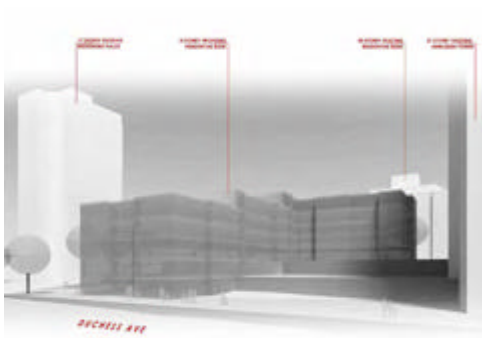
Development Options

The current proposal for the infill rental building proposes a slender, 17-storey tower of approximately 100,000 sq. ft. positioned on the site to minimize impacts on the neighbourhood.

An alternative option of similar area we explored is illustrated below.

This scheme is for 5-storey structure of approximately the same total area and number of units. We chose not to pursue the 5-storey options for the following reasons:

- It's significantly more disruptive to the neighbouring buildings' views to the west and south.
- The form of development will feel and appear much more massive from a pedestrian perspective.
- Provides for less open space.
- Less green space and less capacity for rainwater absorption to reduce runoff.



Rendering of the 5-storey building



Rendering of the 17-storey building



Shadow impacts of the of 5-storey building



Shadow impacts of the of 17-storey building



3D View



Aerial view looking southeast

May 7, 2019 Open House Display Material

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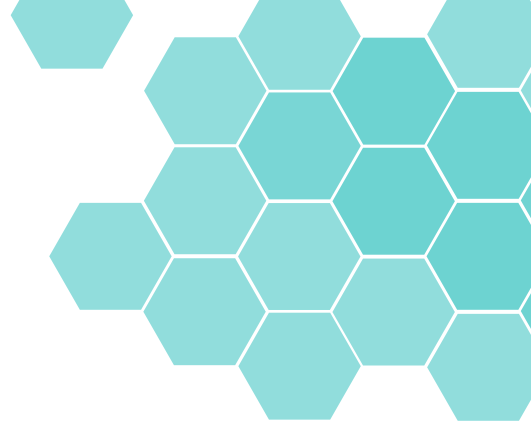
Design Concept



Plaza view

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Design Concept



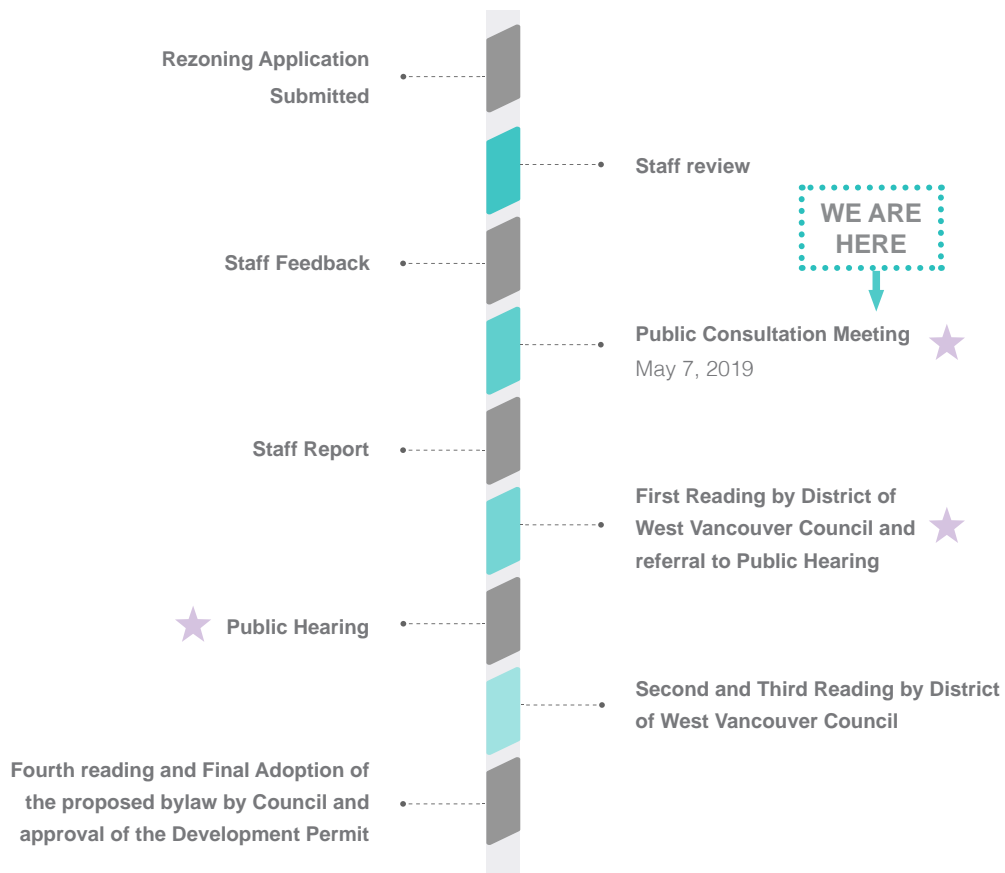
View from Esquimalt

May 7, 2019 Open House Display Material

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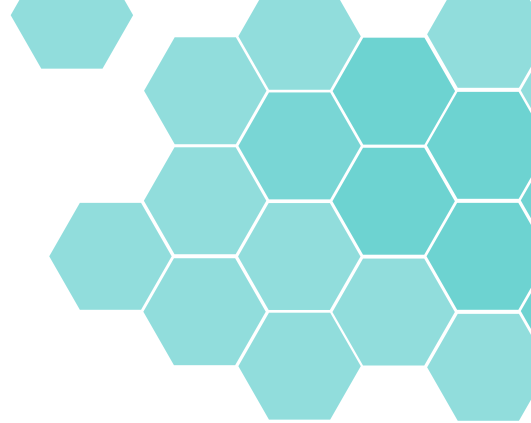
Timeline & Next Steps



WE ARE
HERE

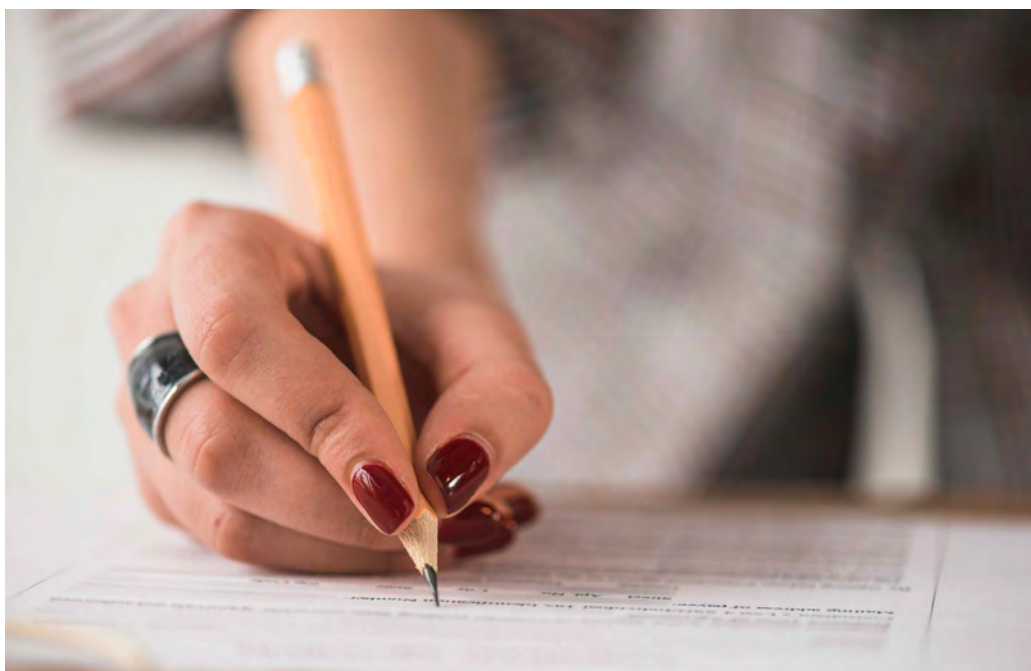


★ Opportunity for public input



Share Your Thoughts

Thank you for taking the time to attend today's public consultation meeting.

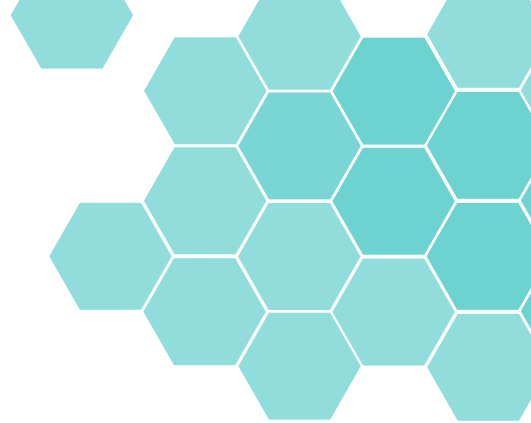


Please share your comments and feedback with us on the comment forms provided. We look forward to hearing your input.



The display material and comment form are available online at www.brookpooni.com/resources. Comments can be sent to Dan Watson at dwatson@brookpooni.com until May 22, 2019.

Appendix G: Comment Form



1552 Esquimalt Avenue Public Consultation Meeting Comment Form

Tuesday, May 7, 2019

Thank you for attending Wall Financial's Open House for 1552 Esquimalt Drive.
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 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:

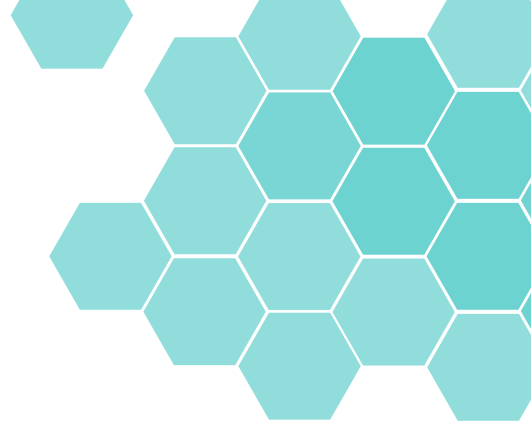


1552 Esquimalt Avenue
Public Consultation Meeting Comment Form
Tuesday, May 7, 2019

2. Please share any other thoughts you might have about the proposal.

Please submit your comments at the sign-in desk or by email to Dan Watson at Brook Pooni Associates at dwatson@brookpooi.com before May 21st. Display material will be available online at www.brookpooi.com/resources.

Appendix H: Comment Form Transcriptions



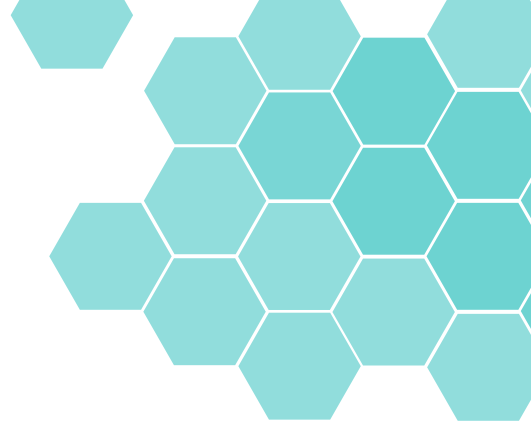
Number	Other comments	Please share any thoughts you might have about the proposal.
1	NA	NA
2	NA	NA
3	Chronic shortages of employees for businesses Community demographics leading to an unsustainable future for businesses and infrastructure Need to attract young families as a priority	NA
4	Rentals are an important part of the housing mix, and the District should do more (increased density, parking relaxations, relief from fees) to attract more new rentals.	Fantastic to see secure purpose-built rental being proposed for West Van. West Van needs more housing options, including purpose-built rentals near transit. Proposal serves this important objective and supports Official Community Plan I strongly support this proposal and encourage the District to do more to attract these types of "win-win" projects. Thank you
5	I especially support the plan for the reason of NO displacement, while also adding to the local rental supply.	Landscape seems well thought out! Very exciting. Perhaps will see kids like me who grew up in WV and work in WV enjoying the option and opportunity to live here.
6	My kids - finishing university would be looking at rentals.	NA
7	I am in favour of this proposal with the separate tower and podium of townhouses. This type of housing is needed for the missing younger demographic, who given land prices, incomes are more likely to be renters for life. There is a new seniors rental in this community, but I feel that we need to balance the needs and not perpetuate the imbalances	I like it! Please consider the possibility of allocating space in the parkade for: 1) car share - everyone not just residents; 2) public access parking Please consider a multi-use dedicated drop-off facility for mobile delivery services such as 1) skip the dishes 2) dry-cleaning services 3) amazon or UPS drivers. This is addition to the usual and not secure Canada post mailboxes. I sincerely hope that you do not get bullied into building the ugly squat 5-storey alternative option. I would be in favour of a taller building than proposed provided there would be variety in the heights of the existing neighbouring towers @ 1st and or 16th. The fact that Wall Financial already owns the land takes a lot of price risk out of the deal. This is a good thing for the ultimate users - the renters - for pricing
8	Please see other side.	As a renter who lives across the street and currently has an ocean view... I'm disappointed. However, as a businesswoman, I think it's a brilliant investment for Wall Financial/the building owners. West Van does also need the housing options so I understand that side of it. As a renter I wouldn't dream of trying to stand in the way of this project. We will move before this new project breaks ground as it will be disruptive. However I recognize the need and the business sensibility. My only suggestion is to revisit the parking. Many families live in the area so their children can attend West Vancouver schools. Most of these families have two cars. You'll need at least one stall per unit.
9	The project fits in nicely with all of the discussions around the OCP - need for more rental, more density near Marine Drive/public transit/shops. Can walk to services. Probably main concern will be traffic/parking.	NA
10	Hope to have some room in the future to be rented. Can all the tenants have a parking space in the future?	NA
11	Largely supportive of new developments that will help provide additional rental units in the community. Hopefully they be able to strike the right balance between housing for downsizing seniors, families, and workers in our city, at affordable prices.	NA
12	I already rent in the area but building is 50 years old. Although well maintained, has no in suite laundry or hardwood floors.	If renting a 1- bedroom apartment (which is what I need) would like in suite laundry, guest washroom, possibly smaller appliances (fridge, stove), shower, grab bars.
13	I think a project like this which is rental and makes use of the existing space is needed.	Accessibility by elevator to all the suites (other than the ground floor) is useful to the aging demographic. I would suggest greater emphasis on aging in place and make more suites meet universal design. The SAFER Home Standards are a good place to look. Consider making the balconies and patios accessible by people with mobility devices so they would not lose access to these areas as they age.
14	I am 20 years old. My mother, [redacted] was an original tenant and resident until 2005. Rental Stock is great, and much needed. Having lived through the municipal/police building construction, not good to imagine more disruption. I will be interested in any changes to the existing proposal. Parking.. PTO	I rely on the secured parkade for my newish car. Hope that this will be solved during the construction and we won't have to rely on street parking: scarce. I will be contacting my building management about options for the future. The plans are good. I would find it helpful if an actual model was provided. Easier to imagine. Height - for me, I'd like it 10-12 storeys.
15	Rental housing needed for empty nesters - not yet seniors - who want a quality apartment with reasonable market rents as they sell their houses.	Parking could be an issue. Despite trying to make W.V. a transit community some people still need cars for their job - they don't just go to and from one location and sit in an office all day. Renting here would not be an option if we were unable to have 2 parking spots - and where would visitors park? I didn't see that in the plan.
16	Less density would be great. Lower building and more green space and more underground parking.	I would prefer a smaller building to keep the views for the buildings across from them. And to keep as much of the green space as possible.
17	West Vancouver needs to allow more car share services in order to manage transportation needs of growth in the population. Does this proposal include accommodation/parking spots for car share stock for the use of all area residents?	NA



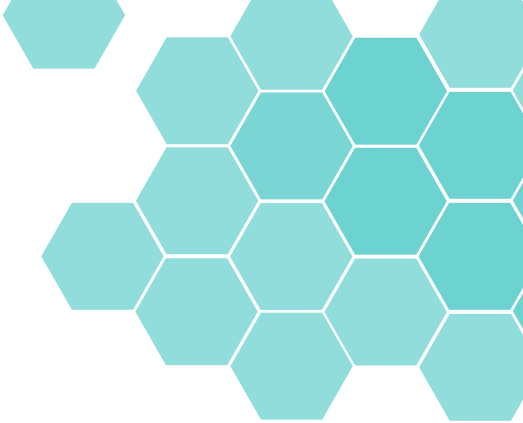
18	Only reservation I have is the lack of street parking in the area. We have already lost a lot around our apartment due to new police station. It looks like the street parking opposite our building will also be lost.	NA
19	Very concerned about transportation issues with the approaches to both bridges to get off the North Shore.	More affordable homes for rental are definitely needed, but densification needs to be more managed. Infrastructure has to keep pace with densification.
20	I am most concerned about taking up limited street parking.	NA
21	Concerns re: density, parking, but rental units are necessary to increase available workforce in this area.	Create an inclusive community but respectful of others space.
22	I rent at [redacted] s. 22(1) but own near [redacted] s. 22(1). Possibly family but family that already reside here can't afford the area anyway.	Many of the residents in [redacted] appears to be families crammed into one or 2 bedroom suites as it is. They can't afford what a 2 or 3 bedroom apartment or townhouses would be at "market rate". This does not appear to be a development for low income so I wonder about the scope to provide 2 and "3" bedrooms suites and townhouses. many of the apartments I see on Bellevue only have 2 bedrooms posted. No one wants to move into those. The parking issue is ridiculous. just because the present tenants under utilize the space does not mean the new Tower and townhouses won't need it!
23	The reality of the parking situation in the area I strongly believe is not reflected by the limited survey done by your consultant. The lack of consequences from the City re" parking bylaw infractions, plus the cost of renting parking spots leads those requiring street parking into (sometimes verging on violent) competition for any street spots including illegal parking, which causes double parking for loading/unloading purposes and may lead to a tragedy one dark rainy night. Consider including the parking cost in your rental rate fee rather than contributing to the current ongoing situation. Thank you.	NA
24	NA	NA
25	NA	NA
26		Constructing new buildings for rentals in the said area will create more chaos than help to existing residents, tenants and neighbours. Taking to consideration that the current building (Ambleside Towers) owned by Wall Financial's have lots of areas w/c needs to be improved. My husband and I have been renting for two years and noticed a lot of areas where in it is not managed properly. To mention a few, window cleaning, water leakage in the storage rooms, plumbing problems and limited space for bike parking. It is more rational thing to do is improve the current building, rather than creating a new building for your management to maintain.
27	Needs more parking.	There will be terrible parking issues with this project. Too much infill for the site.
28	If it's affordable and no more than 12 floors. This building is going to be too tall, blocking views and the scarce sunlight we get at the apartments of [redacted] s. 22(1). It's going to be detrimental to our well-being despite the high rents we already pay there.	I am not in favour of this building due to: We living around have endured years of construction noise and dust since 2013 to 2017 because of construction of new police building, repair of balconies, new roof and new windows at [redacted] plus long renovations at 1552 Esquimalt (pink building). We pay high rents at [redacted] s. 22(1) and it will be losing the mountains view that at least we have now. The green area that the pink building has now will be lost. It's nice to have it amidst all the many concrete buildings in that block. The families and dogs (at least 20) there wont have a space to play anymore. These rental apartments will not be affordable at all.
29	The current apartment building is not well maintained.	There is not enough parking purposed with the new tower - either for renters or their guests. Duchess at 15th going east and west is frequently jammed with people from the existing building. This proposal will result in even more people parking on the street.
30		Literally the area is too much overpopulation. So in fact it has a direct impact on traffic. And plus wellfair. By the way, if find a way to control both issues, the proposal would be interesting.
31	The proposed building is too high 1/2 the size could be tolerable and I have no objection to townhomes. This area is dense enough!!	NA
32	We do not need more densification and traffic.	NA
33	New rentals will have to be affordable to seniors and others. "Market" rents won't. Younger people will have cars for which there isn't sufficient parking available.	In order to be approved, proposed rents should be mandated to be in line with rents presently paid in buildings surrounding the development. 17-storeys are too intrusive for the area and should be reduced to no more than 10. Careful studies regarding parking availability should be undertaken. Presentation is too vague. There is nothing available on Esquimalt presently. Noise will be a major issue during and after construction with an influx of large amounts of people and cars.
34	Building too high. Parking problems exist adding more will be an issue. Existing building on Esquimalt will lose light. Not many use public transportation/bikes. Most prefer cars for getting around. Too much traffic.	Already clogs surrounding streets and if construction proceeds, vehicles already parked at 1552 Esquimalt will have difficulty finding somewhere else to park while construction is ongoing. Privacy could also be an issue - could a tenant overlook/see into an existing apartment?
35	The construction will make noise, dust, trouble traffic - parking.	NA
36	The construction will make noise, dust, trouble traffic - parking.	NA



37	The project will surely bring too difficulties for all of residential who are living in this building. We expected to get more information regularly your plans in future your proposed optional items for us. Please be consider that most of us have	really concern regarding this projects for safety noisy times, inconvenience times, dusty and so et... please you consider best option for whom likes to stay in same building or move new one in future.
38	I am moving because of this possible construction. 1) Drive way is already condensed. You must move it to another area. 2) In summer time that is the only sunny months one building affected by the shadow. 3) Dust. We had enough! 4) much more (noise, management, etc...) 5) Children Safety....	We have different grades here! Slope makes it difficult.
39	Ambleside already has plenty of rental units, so possibly in Dundarave	parking on streets is already a problem with cleaning restrictions, police, fire department restrictions, and employees working in Ambleside using area for parking. Traffic congestion on 15th and along Marine Drive is already challenging. Lane access to parking is too small.
40	Instead of the new building how about creating a garden synonymous with that the of the community gardens. This is supporting the Agenda 2020, making Vancouver Green.	Existing building needs improvements on: - water leakage on the (north eastern side) storage rooms. - no annual windows/external cleaning - not enough room or space for bikes - plumbing problems. Drain on laundry area clogs up causing water to leak out. foul smelling (health-hazard) - Fitness room equipments not functioning well New building: - creation of the new proposed buildings can cause no to limited parking spaces to existing tenants. - construction would create safety-hazard (small children), cause less parking spaces for neighbouring building, cause more traffic. - recreational/sport areas will be fewer since the tennis court will be irradiated. With these being said, we definitely do not support this proposal. Consequences/negative facotrs outeigh the positive effects of the proposed building constructions.
41	There are too many negative points and issues about this construction project. I do not agree!	NA
42	I disagree consult a new building near 1552 Esquimalt Drive because it make large noise and no park spot.	NA
43	Parking during construction UNSATISFACTORY Parking after construction INSUFFICIENT NUMBER. Traffic - already more than the streets can handle - congested. Bridge congestion noise!! Pollution.	NA
44	Not enough parking, street parking is inadequate. Too much density, removal of natural trees, introducing too many people and cars.	Since I live across the road I am not happy that I will look into another building and it will look into me.
45		This project will harm the neighbourhood because too many people and cars and noise etc. Will also lose our green space. The construction will drive us nuts. I love the trees.
46	The project is not compatible with West Van living standards, it will be to stressful to the neighbourhood. Too much density, traffic, noise, etc.	The construction will be terrible due to noise for 18 months from 7 am to 5 pm. There are about 300 residents within a 100 feet who will be subjected to this noise.
47	Way too crowded/extremely noisy already. Not enough parking/increased traffic. Have you checked out the laneway - no where enough at all, have you done an alley survey. How much more garbage services would be needed. How will the structures handle the water use.	Increased noise. Increased use of police/fire and who is going to pay for that. Already at max levels for schools. LGH is already at breaking point they don't need more patients. How are you going to do this construction without harming trees. What about quality of life for current residents during construction. We just went through construction hell and new police department addition - trust me you are asking us to go through that again. You got to do laneway study, this will impact current residents ability to get around. You should have included residents on your development committee.
48	Three large buildings in one block is too much. Traffic will get worse. No privacy in our building. Wall does not take care of its surrounding property.	NA
49		Too sharp and too quick change in our neighbourhood. We have fire station, police in one spot which creates so much commotion in the area. Adding another high-rise will mean more traffic, problems to access 15 St (highway) and Marine Drive. Ambleside is supposed to be quiet residential (senior) area. Not another quick pace, busy Lower Lonsdale. Park-like environment should be preserved as it was originally planned by authoritites some time ago. Please be respectful of our senior community! Money can be made somewhere else!
50	Parking! Parking! Parking! Not enough parking on the streets and even more congestion during uilding. The development, does not even provide enough space for the number of tenants. Some of us commute out. Don't ride bikes! If this goes ahead I may think of moving out.	NA
51	We are surrounded by rental buildings around where I live. I am in favour of rentals but should be fairly distributed in other parts of West Van. Not all in Ambleside.	My immediate concern is my health. I have breathing problem. How does one cope with ill-health and construction going on in front of my #? Also, dealing with shaking hands, Looking forward to your reply re: this concern. There are several other people in the building with ill-health. Kindly send a copy to District council, West Vancouver



52	<p>Please note that some of the OCP goals for Neighborhood character needs in West Vancouver are: the importance of green space, trees, consideration of neighbors, privacy, and impact of completed property.</p> <p>My concerns are:</p> <p>1. I strongly object to 17 storeys. There are no other blocks with buildings facing the same street above Marine Drive in the Ambleside town centre which have 3 buildings over 11 storeys. No more than 11 storeys should be constructed. Residents and neighbors cannot see the sky. Views and a feeling of space (so residents and neighbors are not looking into others' bedrooms, living rooms with flashing tv's, or kitchens) are essential to privacy and quality of life for all in the area. Perhaps your original/earlier plan for 5 storeys with more buildings (and hopefully green space on the perimeter) is a better option. Revisit it.</p> <p>2. Your plans for green space are for a courtyard enclosed by your development buildings. This is not obvious or to be seen and enjoyed by any pedestrians, nearby residents who also need to enjoy some natural environment and the calm and pleasure it brings. They don't want to look only at the starkness of buildings. There should be trees-large and medium height around your buildings for privacy and beauty. Also, many area residents are not mobile enough to get to parks. The OCP strongly suggests developers provide green space for all.</p>	<p>3. You are adding only 23 parking spaces for 130 new units. Your survey of residents is not nearly conclusive enough to indicate that reduction in number of stalls. Some residents park on the street to avoid paying the stall rental cost, thus curtailing on street parking for other needs: workers in the buildings, visitors, resident drop offs, etc. Perhaps W.V. and developers need to consider locations for Car2Go, Modo, etc. for folks who luckily don't need a car for work, but need one for a holiday or get-a-way travel. Unfortunately, there isn't more transit available for short trips.</p> <p>4. I do like your plan for a few townhouses. It gives a bit more feeling of a residential neighborhood. To answer some of your questions on Page 1: [Personal information redacted] I rent. I am retired. I agree with more rental units in the area only if they can keep Neighborhood character (this is not downtown Vancouver), quality of life, green space, reasonable distance views, and not contribute to a lot more congestion Thank you for using this commentary in your response to the West Vancouver requirements.</p>
53	NA	<p>As you can see from my address, I live in this neighbourhood and I have lived here since December 2015. In fact, I live right behind and across the street from the newly proposed building on Esquimalt Ave...:-) Going by the material you provided, it's clear to me that, once the new tower is erected, it will completely block the ocean view I currently enjoy from my apartment on the [REDACTED] s, 22(1) [REDACTED] This is of course unpleasant and unwelcome news for me but I doubt this feedback will have any impact on the decision to build the new tower...:-) Being a renter myself, I am in general in favour of new rental units in West Vancouver, so instead of writing a letter of complaint, I would like to find out please if, as an existing renter and someone who is impacted by this new development, I would be able to get 'first dibs' so to speak on applying for a studio apartment with ocean view in the new building? Also, could you please provide me with an indication on when construction is likely to start and when the project is expected to be completed?</p>
54	<p>Good afternoon, I am writing in support of this project that proposes new rental suites in West Vancouver. I live in White Rock but am looking to relocate to the North Shore where I now work. There is very little rental housing in West Vancouver and it is because of generations of NIMBYs that nothing has been done. This project is a step in the right direction and it hopefully can be the first of many, as the need for rental is only on the rise everywhere, but especially in WV.</p>	NA
55	<p>Hi, As a young professional, I am in a tricky spot. I want to live in areas like West Vancouver however due to the extreme price of owning a home this is looking very difficult. If housing projects, especially ones which are rental based are not built I as well as many other young professionals will be forced to move out of the province. West Vancouver needs to have housing options for younger income making professionals. Otherwise, local businesses will not be able to have a market to sell to. Thus, I feel it is crucial that this development gets passed and built as soon as possible.</p>	NA
56	<p>We attended the open house for the redevelopment of 1552. I questioned all of it, but I did get an odd response when asking why so few additional parking spots for 131 new units? I was told folks at the existing building on at 1552 prefer street parking. Hmmm really? So did a bit of digging and no people don't prefer street parking, they don't want to pay for building parking as it is 60 or 80 dollars a month on top of rent! Got two figures, not sure which is correct. So their parkade is half empty and the streets are full. There is something fundamentally wrong with that, agree? Same thing on Duchess 1500 block large rental, also parking half full. 2nd fee for parking. Again currently I move my car blocks away for guests, will only be worse. So should any part of this project go through, there will be zero street parking. As another 131 cars will be circling the block! There should be a new bylaw to enforce parking be included in rents so there is no decision. Include or work it to the rental fee, parking for each tenant. Particularly as the parking is ready to go! Here is another mind bender, since people at 1552 don't park underground where the garbage disposal is, they put their trash in their cars drive it up the alley, block the alley and take it in to the bins which are just inside from the alley. I wondered for years why people drive garbage around, there it is! Bad situation all around.</p>	NA
57	17 storeys seems excessive for this area.	NA
58	<p>Your new building will ruin my view. I live in this building because of good management, larger suites per square foot and most of all, for the view and we pay extra rent for the view.</p>	<p>I am quite sure the management of our rental building will not lower our monthly rent when your new building ruins our great view. This infield building should not be allowed! Bad politicians (West Van City). I wonder who got a political donation!?? The civic politicians want more tax</p>



59		<p>I write to you in support of the proposed project at 1552 Esquimalt Ave. West Vancouver like much of the Lower Mainland, is suffering from a housing affordability crises. While this is a multi-faceted crisis, the lack of purpose built rental in Metro Vancouver is a clear contributing factor. Millennials like me are being driven out of the province due to a lack of housing options. I ask that you support this project and bring more diverse housing options to the region so that families like mine can continue to live in and contribute to this community.</p>
60		<p>Since Park Royal expanded the traffic has been bottlenecked from Cap Mall to 16 Street along Marine Drive with crows of persons at bus stops and often buses are full on 15 (no seats), perhaps standing room or full. There is a lot of traffic on 15th St, Fulton St. and 17 St. There is, both a police and a fire station on 16 & Esquimalt & they have challenges with traffic. Also we need to keep the trees & natural areas we already have & there is a considerable amount of greenery which would be eliminated. Just to say when West Vancouver removed likely over 40 trees to build a parking lot & expanded City Hall, many song birds disappeared & flocks of erows moved in. Also there is more flooding on the Seawall & also on 15th since additional trees were removed. Trees prevent flooding and half strong wind.</p>
61		<p>I attended the Public Consultation meeting on May the 7th. I own a condo at [redacted] s. 22(1) where I have resided for the past 18 months. As far as additional rental housing in the Ambleside area. I there is a need for rental housing in this area, I am not opposed. As far as what is needed, I would think small efficient units for single people, of any age, would be useful, and housing to accomodate families that would like to live in this area, and take advantage of our schools, parks, and transit. I am in opposition to the proposal, as it is too big for the site, and will create the look of Metrotown, and other very dense areas of the lower mainland. I think the street level townhouses are very appropriate, and perhaps a building of a maximum height of 6 stories.</p>
62		<p>Please see my comments below for proposed development 1552 Esquimalt: I agree that more rental accommodation for all demographics is required in the area, however I disagree that the low vacancy rate is a bad thing - from my experience looking for an apartment in February 2017, there were ample options within our price range of \$1000-\$1600 (cheaper than the new tower would likely offer), further the competition to get any of these apartments was very low, as West Vancouver appears to be off the radar for temporary workers/travelers, youth, and many people looking to live near downtown Vancouver. Contrast this to the West end of Vancouver, where there was extreme competition to get an apartment in this range, also the size of apartments and by out was horrible, so the existing rental situation in West Vancouver is actually very good at all price ranges and dens when accompanied by the low demand. Existing commuting transit is unpleasant from West Vancouver to either downtown or North Vancouver, so I don't see good commuting as an attractant to living here. Many of the apartments also house longterm tenants / seniors, many of whom will need to move to care homes eventually, making available more rental stock. The proposal for significant increase in floor area for the site is excessive. While it seems like a good idea to provide 2-3 room apartments for families, I do not see what contributions to the neighborhood are being made for the increase in rental income of the property owner. The proposed tower has significant shading affects on the building to the North of Esquimalt, greatly impacts local street parking in the area, and I do not see what amenities are being provided, such as daycare or playground, for other children in the area, or for the proposed building with 'family' units. Existing bus transport is already at the maximum during morning commutes, and given the challenge of improving bus service in the rental areas of Ambleside and Dundarave, the nearest public transit would not be an appeal to live in the building with existing crowded transit options. Existing street parking is also at maximum in the evenings. The shadow studies show that for over 6 months of the year, existing buildings North of Esquimalt will be in the shadow of proposed building for much of the day. Existing buildings are concrete and require as much sunshine as possible for the assembles to dry out through the year, as mold is already an issue on the interior of the exterior walk. New building should minimize the affect on views from both buildings, especially of the water, as these views are already minimal, so they should not be eliminated where they currently exist. Quality of life for existing tenants should not be decreased with views or reduced sunlight. I recommend relocating proposed tower to the South side of site, onto Duchess, and also be reduced in height to minimize affect on all adjacent buildings. A variety in height of the tower will also enhance a bit more variety in the built form on this block between 15th and 16th, as having three towers all relatively the same size is quite uninteresting, and appears to be a 'Tower Forest'. Proposed new parking of 23 spaces is insufficient for 130 new units. Especially as many of these will be family, or 2-3 room units, these must all have at minimum 1 dedicated parking space. Practically and to enhance affordability, many of these units will be occupied by younger multiple tenants, and there may be 2-3 vehicles for these units. Family units always require at least one vehicle, if not two working couples. Further, the assessment of parking spaces used by tenants does not take into affect tenants who choose to park in the street, as underground parking adds another \$40-60 to the monthly rent, unaffordable for many. Existing street parking is currently at maximum in the evenings in the local area and could not absorb up to 100 more vehicles in the evenings without causing significant headache for many people in the area. Further demand will require the City to introduce paid street parking or resident passes to control street parking. Many of the existing buildings in the area do not meet current seismic requirements. Part of constructing a new building on the site should also include seismic or energy upgrades to the existing building, to also improve the existing rental stock of the area. What plans will be made to upgrade the current building? The new buildings should demonstrate the high standards that West Vancouver should have, both for design, and energy performance. As this is the first rental tower being built in a long time in West Vancouver, it is important that a good precedent is set in terms of fitting this into the existing neighborhood without detracting from existing lifestyle, and contributing to the local community and amenities. I would expect that that the two buildings North of Esquimalt will also be redeveloped / replaced in the relatively near future, so the precedent of infill tower must be carefully considered how this same proposal will be met in other locations. I would like to see the proposed tower at the Southern side of the site, with ground oriented townhomes relocated to the North Side, to reduce impact on buildings North of Esquimalt. More parking must be provided on site at a reasonable rate for tenants, either by adding another parking level, or by reducing number of proposed units. Proposed tower should be reduced in size to promote level of 'Tower Forest' between 15th and 16th Avenue and minimize affect of views of existing building North of Esquimalt (and houses beyond). Consider townhouses also facing the lane to bring life to the alley between 15th and 16th. Provide amenity for children, such as playground, or relocate the existing interior pool to an exterior swimming pool in the interior courtyard area. Consider a public preschool/daycare as a public amenity for increased floor area and re-zoning. Propose what other public amenities can be provided in exchange for rezoning to such a high floor area ratio. Apartment size and layout should also be thoughtful, with kitchens and full bathrooms that are useable, and not undersized as is typical with new buildings in Vancouver. Rental rate should be</p>
63		<p>I am writing to voice my support for the development of rental housing at 1552 Esquimalt Avenue. I am a current resident of the neighboring building [redacted] s. 22(1), along with my parents who have owned our unit for over a decade. This kind of development is exactly what our neighborhood needs. Giving people options and diversity regarding housing in West Van is fantastic to see. As a young person and recent university graduate it is comforting to know there will be housing in the place I grew up that will allow me to stay here and be a part of this community going forward, and that the people working in local businesses and teaching at our schools will have housing available to them. I graduated from West Vancouver Secondary School and I cannot tell you how many fantastic young teachers we lost because they often commutes over an hour to work each day. I know others in my building are organizing in opposition to this project, and appear to be presenting themselves as the buildings representatives. This is unequivocally not the case, and they do not speak for the residents of [redacted] s. 22(1). My parents and many other residents of the building are thrilled to see this project going forward. Thank you so much for your consideration, and for undertaking such a worthwhile venture in our community,</p>

Appendix I: Petitions



The following residents of [REDACTED] s. 22(1) are signing this petition in expressing their extreme concern regarding the rezoning and the new development at 1552 Esquimalt Ave.

	Date	Print Name/Last Name	Signature	Suite #
1	19/5/19			
2	19/5/2019			
3	19/5/2019			
4	19/5/2019			
5	19/5/2019			
6	19/5/2019			
7	19/05/2019			
8	19/05/2019			
9	9,05,2019			
10	9,05,2019			
11	May 19			
12	May 19			
13	May 19			
14	May 19			
15	May 19			
16	May 19			

s. 22(1)



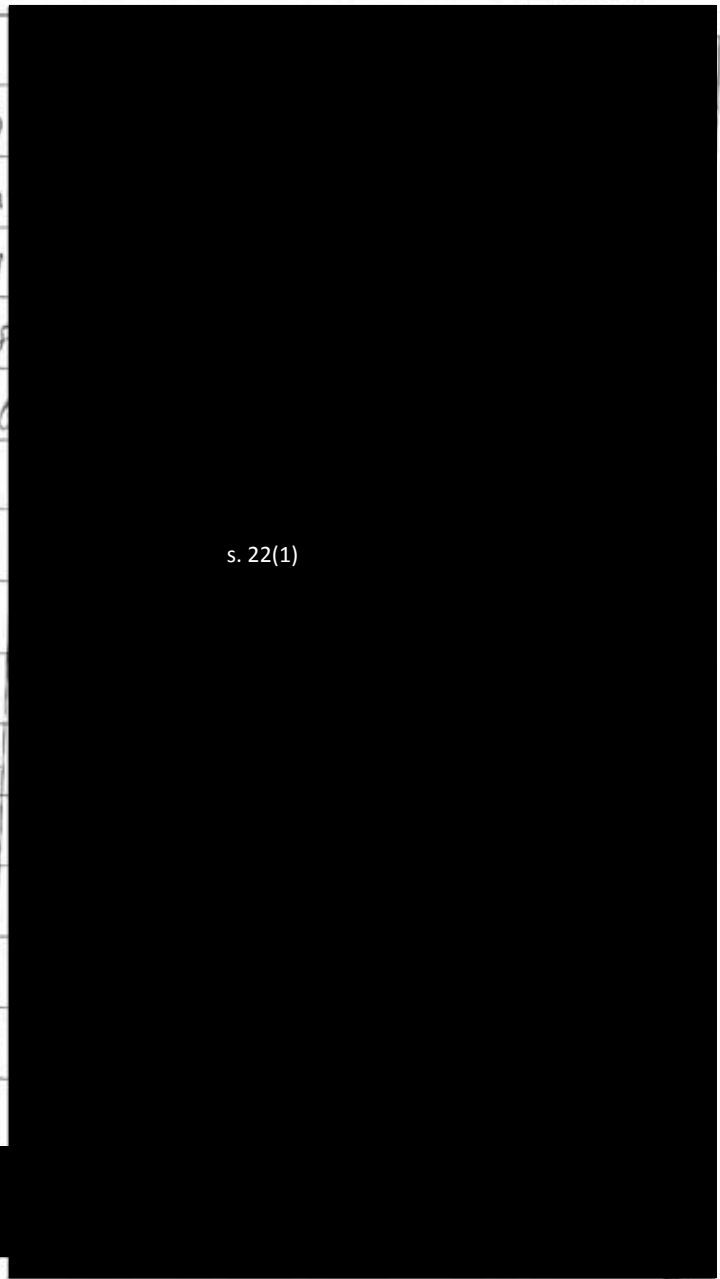
The following residents of s. 22(1) s. 22(1) are signing this petition in expressing their extreme concern regarding the rezoning and the new development at 1552 Esquimalt Ave.

	Date	Print Name/Last Name	Signature	Suite #
17	May 18/19			
18	May 18, 2019			
19	May 18, 2019			
20	May 18, 2019			
21	May 18 2019			
22	May 18, 2019			
23	MAY 18, 2019			
24	MAY 18		s. 22(1)	
25	MAY 18			
26	MAY 18			
27	May 18			
28	May 19			
29	May 19			
30	May 19			
31	May 19			
32	May 19			

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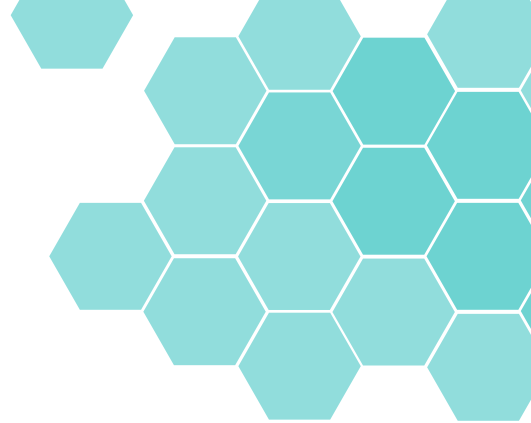


The following residents of s. 22(1) s. 22(1) are signing this petition in expressing their extreme concern regarding the rezoning and the new development at 1552 Esquimalt Ave.

	Date	
33	19/5/19	
34	19 May 19	
35	May 19/2019	
36	May 19 19	
37	2019/05/20	
38	2019/05/20	
39	2019/05/19	
40	2019/05/19	
41	2019/05/19	
42	2019, 05, 19	
43	May 19/2019	
44	May 19/2019	
45	May 19/2019	
46	May 19/2019	
47	May 19/2019	
48	May 19/2019	

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3



The following residents of [redacted] s. 22(1) [redacted] s. 22(1) are signing this petition in expressing their extreme concern regarding the rezoning and the new development at 1552 Esquimalt Ave.

	Date	Print Name/Last Name	Signature	Suite #
49	5/19/2019	[redacted]	[redacted]	[redacted]
50	5/19/2019	[redacted]	[redacted]	[redacted]
51	5/19/2019	[redacted]	[redacted]	[redacted]
52	3/19/2019	[redacted]	[redacted]	[redacted]
53	5/19/2019	[redacted]	[redacted]	[redacted]
54	5/19/2019	[redacted]	[redacted]	[redacted]
55	5/17/2019	[redacted]	[redacted]	[redacted]
56	5/14/19	[redacted]	[redacted]	[redacted]
57	May 19/19	[redacted]	[redacted]	[redacted]
58	May 19 '19	[redacted]	[redacted]	[redacted]
59	May 19/19	[redacted]	[redacted]	[redacted]
60	May 19 2019	[redacted]	[redacted]	[redacted]
61	[redacted] s. 22(1)	[redacted]	[redacted]	[redacted]
62	May 19/19	[redacted]	[redacted]	[redacted]
63	MAY 19/19	[redacted]	[redacted]	[redacted]

s. 22(1)



The following residents of [redacted] s. 22(1) [redacted] s. 22(1) are signing this petition in expressing their extreme concern regarding the rezoning and the new development at 1552 Esquimalt Ave.

	Date	Print Name/Last Name	Signature	Suite #
64	2019 15/11	[redacted]	[redacted]	[redacted]
65	2019 16/11	[redacted]	[redacted]	[redacted]
66	2019 May	[redacted]	[redacted]	[redacted]
67	2019 May 19	[redacted]	[redacted]	[redacted]
68	2019 May 19 May 19	[redacted]	[redacted]	[redacted]
69	[redacted]	[redacted]	[redacted]	[redacted]
70	2019 May 19	[redacted]	s. 22(1)	[redacted]
71	2019 May	[redacted]	[redacted]	[redacted]
72	May 19 2019	[redacted]	[redacted]	[redacted]
73	MAY 20, 2019	[redacted]	[redacted]	[redacted]
74	May 20, 2019	[redacted]	[redacted]	[redacted]
75	May 20 2019	[redacted]	[redacted]	[redacted]
76	May 20 2019	[redacted]	[redacted]	[redacted]
77	May 20, 2019	[redacted]	[redacted]	[redacted]

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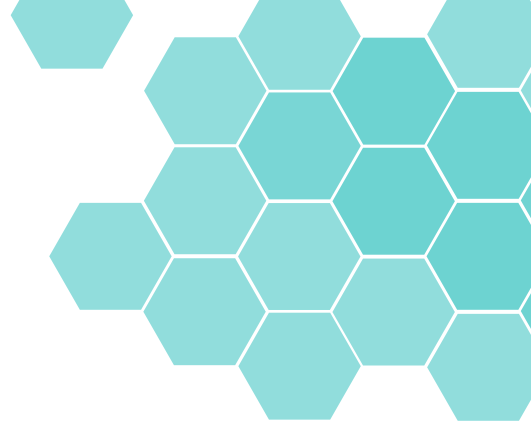


s. 22(1)

Date	Print Name/Last Name	Signature	Suite #
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May 18, 2019			
15/05/19			

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Page 1



s. 22(1)

Date	Print Name/Last Name	Signature	Suite #
18/05/19	s. 22(1)		
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18/5/19			
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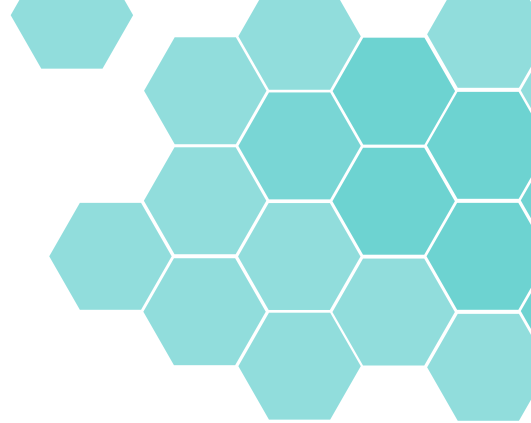
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FRI MAY 17/2019			

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s. 22(1)

Date	Print Name/Last Name	Signature	Suite #
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05/15/2019			
05/15/2019			
16/5/19			
16/05/2019			

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PETITION Return By May 21, 2019
to WV Council (please sign?)

s. 22(1)

Date	Print Name/Last Name	Signature	Suite #
May 15, 2018			
MAY 15 2019			
May 15 2019			
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s. 22(1)

s. 22(1)

Page 1

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s. 22(1)








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s. 22(1)



s. 22(1)

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s. 22(1)



s. 22(1)

Date	Print Name/Last Name	Signature	Suite #
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