

2515-01  
(4)

Mayor and Council  
750 17<sup>th</sup> Street  
West Vancouver, BC  
V7V 3T3

( )

September 1, 2008

Dear Mayor and Council,

I have enclosed a copy of a survey from the Sentinel Hill Alliance. As a senior citizen living in West Vancouver, I am aware of the limited opportunities for seniors who have lived in their homes for a long time, to down size. It seems to me that infill dwellings on large existing lots and re-zoning to allow for duplex development would help to alleviate the down size issue and at the same time provide an opportunity for new residents to purchase reasonable cost housing in this most beautiful part of the world. Frankly, I would sooner see duplex and infill type development than monster, five thousand plus square foot homes being built where bungalows previously existed. A well designed West Coast style duplex, in my opinion, does not alter the character of a neighborhood. Two entrance ways instead of one is not going to have a negative impact. However, should this be the direction Council takes, design controls would be essential.

As far as Ambleside Village re-development is concerned, very creative thinking is needed. My wife and I have just returned from twenty eight days in Spain. We walked wide, tree-lined Pradas (no vehicles), sat in beautiful people only squares, and we enjoyed many wonderful fountain filled green spaces, and side walk cafes. It can be done but only if the automobile is secondary to people. It seems to me that in the planning, underground parking facilities for vehicles would be essential. To just provide for commercialism in Ambleside without addressing the needs of people for light, space, socializing, and serenity, would, indeed, be tragic.

I hope these comments, perhaps voiced by many others, might be of some value in your most important deliberations.

Sincerely yours,

( )

cc: Sentinel Hill Alliance  
PO Box 91010 Ambleside  
West Vancouver, BC  
V7V 3N3

**Sentinel Hill Alliance**  
PO Box 91010 Ambleside  
West Vancouver, BC V7V3N3

23 July 2008

We are most concerned by the Mayor's and some Council members' plans for major changes to the character of West Vancouver. We seek your opinion, whether you agree or disagree, to help guide Council for the future.

**1. Duplex or Secondary Suites in Your Neighbourhood**

The Mayor in a publication indicated future zoning to permit duplexes or secondary suites (which are now illegal in single family zones) in any neighbourhood.

*Are you in favour of permitting duplexes or secondary suites throughout your neighbourhood?*

YES  NO

**2. High Density Infill - Proposed Zoning Amendments**

The Mayor's committee on community character reported this June the developer's view that there should be various types of infill in existing single family neighbourhoods; *i.e.* infill houses added to existing lots, town houses, triplexes, etc.

*Do you agree that zoning should be amended to permit higher density development such as townhouses and triplexes in your neighbourhood?*

YES  NO

**3. New Proposed Zoning for Rogers Creek Area**

The Mayor placed this subject on the Council Agenda and a Public Hearing is scheduled for 28 July 08. The bylaw if passed will permit 736 dwelling units with approximately 87% as multiple family units with high rise apartments. The present zoning would permit 308 single family units. The OCP, before it was changed in 2004, would only permit approximately 150 dwelling units on this very steep land between creek zones.

Previous Mayors promised West Van residents that no significant public hearing would be held during the summer.

*If available, would you be in favour of the recall and removal of council members who voted in favour of this public hearing in late July for an enormous increase in population and density?*

YES  NO

*If West Van used the Swiss democratic system would you vote in a ballot to retain:*

*Mostly Single Family Units in this area?*

YES  NO

*To retain the great majority of this steep land with trees and free of development as required by the previous OCP?*

YES  NO

**4. Destruction of Ambleside Village**

The Mayor has placed on Council's agenda amendments to the Zoning Bylaws and Official Community Plan for the Ambleside Business District. These changes would implement the now not secret plan to convert Ambleside from its village character to a major Town Centre. The effect of the proposed changes is to permit high rise buildings in certain areas, convert commercial zoning to residential, and doubling the density in the remaining areas not subject to possible high rise.

Are you in favour of changing the character of the Ambleside business district from a village character (as it has been in all Official Community Plans in the past) to a high density, high rise Town Centre?

\* YES  NO  See separate comments

West Vancouver Council alienated a large percentage of the public when they allowed the Park Royal Hotel to be replaced by high density apartments. Should we permit any further loss of the remaining commercial zoning in the Ambleside District?

\* YES  NO  Separate comments

Are you in favour of the Mayor and Council's pushing for rapid redevelopment in Ambleside which will eliminate the affordable sites for the service industry, i.e. fish stores, vegetable shops, shoe repair, coffee shops, etc?

\* YES  NO  Depends - See Comments

The proposed new Bylaws would greatly increase the peak hour traffic in the Ambleside District. Would the increased density and traffic be a benefit to West Vancouver?

YES  NO

Do you wish to retain the quaint village character of the Ambleside District?

YES  NO  This is Not a Yes or No issue

Should West Vancouver Council do everything that is reasonable to maintain the present commercial amenities in the Ambleside district - which simply would be a firm policy statement that there will be no increase in zoning density?

YES  NO

Comments: \* Just returned from Spain. Walked beautiful tree lined wide PRADA - No cars, lovely green spaces, public squares, sidewalk cafes. It can be done in a way that development and character areas co-exist.  
**Please complete and return in supplied prepaid envelope.**  
If you wish to be on our mailing list please include your name, e-mail or other address below.

Name: ( )

Address: ( )

E-Mail: ( )

See enclosed letter to the Mayor + Council

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