

Responses to questions submitted by ADRA March 7, 2018

1. Why is draft so very general in every aspect other than housing unit numbers?

The OCP is being prepared to meet requirements of the *Local Government Act*. This includes the approximate location and amount of residential development and other policies to guide decision-making (e.g. greenhouse gas reduction targets, the approximate location of proposed new roads).

2. Will the Local Area Plans be obligated to meet housing targets outlined in the draft OCP?

No. The unit numbers are described as estimates (not targets), and draft policy 2.1.14 states the unit estimates for local areas will be confirmed through the relevant local area planning process.

3. How rigid are these housing unit targets?

Answer provided in response to question 2.

4. What if the Local Area Plans e.g. Ambleside state that there is not the capacity to absorb the proposed number of new units?

Answer provided in response to question 2.

5. What basis do the proposed number of units (1,000-1,200 Ambleside) have with land availability? With neighbourhood character?

The local area planning process for Ambleside will allow the community to consider different ways land use could change in Ambleside. Draft policy 2.1.14 clearly states that densities, heights and building forms should respond to neighbourhood character.

6. How is neighbourhood character defined? How will neighbourhood character be evaluated?

All current area-specific built form guidelines for Ambleside are retained, and so buildings in this neighbourhood (their form and character, their look and feel) will continue to be regulated as per current policy. The local area planning process for Ambleside will allow the community to consider desired character going forward.

7. Conceivably 1000-1200 new units equates to 10-12 more Grosvenor developments. What will this look like?

Please see answer provided in response to question 5. The estimated units will be confirmed or modified through local area planning processes. Different scenarios with a range of built forms can be considered by the community through that process (e.g. infills, units above commercial spaces, townhomes, etc.).

8. The report to council about the release of the OCP draft spoke to buildings up to 12 stories and above 12 stories in our village centres but there is no mention of this draft OCP. Why?

The Report to Council attached engagement findings, which included community input on a range of building types, but the report did not state what heights would be planned for new development in centres. Nor does the draft plan (please see answer to question 5 above). Please note that there are currently many buildings up to and above 12 stories in Ambleside.

9. Are buildings above 37.5 feet a possibility in Ambleside? Are buildings above 37.5 feet a certainty in Ambleside?

There are currently many buildings above 37.5 feet in Ambleside.

10. Can the housing unit targets be reached without changing current zoning? If not where might zoning changes occur? Which zoning changes might occur?

As previously mentioned, the housing unit numbers are estimates and not targets, to be guided by the local area planning process. The community can review and Council can consider any proposals for changes to zoning as they are proposed over the coming years and decades.

11. Can the targets be reached without significantly changing current restrictions for

- a) heights?
- b) density?
- c) setbacks?

Please see responses to previous questions.

12. What changes do you anticipate for
- a) heights?
 - b) density?
 - c) setbacks?

Please see responses to previous questions.

13. Where do you anticipate each of these changes?

Please see responses to previous questions.

14. Why are no new housing units suggested for Dundarave?

Please see page 15 of the draft OCP, which provides estimates for approximately 300-400 new “infill” units and 300-350 new “missing middle” units throughout the community (which includes Dundarave) by 2041.

15. Page 31 indicates Ambleside will change from a village to an “urban” area. However, small village character is repeatedly listed as one of Ambleside’s most desirable assets. (Recent Town Centre survey) Why this disconnect?

Page 31 does not indicate that. It does describe planning for commercial uses in Ambleside that acknowledge “retail, service and restaurants centred on a vibrant, urban main street”. Existing policies of Council already include the word “urban” and have recognized Ambleside as our Municipal Town Centre.

16. Quality of Life:

- a) Quality of Life in general was the central point of last OCP.
- b) All former OCPs had provisions to specifically address views and view corridors.
- c) Quality of Life is a key measurement in Community Satisfaction Surveys. (while still ranked high) has been declining.
- d) Quality of life was deemed the key element of any successful OCP by ALL three (expert) speakers at the meeting held by the Community Centres Society.
- e) Key elements (views, privacy, light) in 2016 West Vancouver Residents Guide identifies the preservation of views, view corridors, privacy and sunlight as important quality of life factors when building or renovating.
- f) Tree Bylaw group meetings reflect a keen interest in views and view preservation. (Page 41, 2.6.5, "Balance tree retention, replacement or compensation for their ecological value with consideration to access to sunlight and significant public views."

Yet, this draft does not define or measure quality of life factors. Why does this OCP not 1) clearly define Quality of Life elements and 2) provide a means to measure each for progress or decline? Why does OCP not address publicly owned lands such as 15th and Fulton Avenue, Klee Wyck, and other areas? Please provide a map.

Thanks for the background review of other documents. With respect to the OCP, the 2004 OCP states "This Community Plan provides a framework of principles and a comprehensive set of policies that together will help preserve and enhance our quality of life and ensure a beautiful, healthy and prosperous community for the generations that follow". On your suggestion, a revised OCP can certainly include similar language and the draft policies are very much proposed to work together to preserve and enhance our quality of life.

17. How many of the following do we currently have and how many unit of each do we need?

- a) supportive housing units.
- b) rental housing units.
- c) long term care (beds)
- d) affordable housing units (based on 30% of average income)

Baseline information and demand estimates have been previously provided via email on March 1, 2018. For your convenience, please find the publicly available report again through this link: <https://westvancouver.ca/sites/default/files/dwv/council-agendas/2016/jul/04/16jul04-8.pdf>

18. All recent developments have been described as providing "diversity" and options for both young families and downsizing seniors. However they have not evidently achieved this. What verifiable data do you have to indicate specific needs and options? Please see answer to question 17 for demographic and housing demand analysis. The community has also provided extensive input regarding housing needs and preferences through the OCP review process.

19. Why is there no summary document for the draft OCP? (IR5 Master plan summary provides clear portrait of growth)

There are two such summaries, with key strategies, facts, and maps from the draft plan provided in video and display board formats. Should Council adopt a new OCP, a summary document could then be prepared to illustrate its main content. This could be similar to the Squamish Nation master plan brochure document you reference.

20. Why is there no comparison sheet to illustrate differences between old and new OCP (what is same, changed, pending change and demonstrate why changes are improvements.)

Staff will prepare a table comparing existing to proposed OCP policy to be presented with the revised plan.

21. How is vibrancy measured? If this is an objective, how will we know When it is achieved?

Vibrancy is not measured and is not positioned as an objective. The draft plan does include the objective “to create new investment, business and employment opportunities”, which is something we could measure (e.g. jobs created versus the current trend of losing jobs). Vibrant is an adjective used in the OCP and by the community in the OCP process when describing the kind of future they envision.

22. What do the terms “explore” and “consider” mean in the context of the draft OCP? Are they merely suggestions?

Please apply normal usage in interpreting these terms (e.g. investigate, examine for explore; contemplate, think about for consider). If there are specific instances where the immediate context established by the policies in the draft plan does not allow for clear interpretation, please let us know.

23. Metro Vancouver Growth Strategy includes IR5 (Indian Reservation 5) in WV projections. Their proposed market housing and current rental housing (Park Royal Towers – lease ending soon) have direct impact on WV housing needs. Why is this not addressed?

Squamish Nation land is outside of the District and it is not our jurisdiction to plan for it. Metro Vancouver is responsible for coordinating regional-level planning.

24. What is the source for the above data? What are the projected numbers based on?

Please clarify what is meant by “the above data”. If referring to the projected housing needs and demand, please refer to the response to question 17.

25. What are the baselines and measurement criteria for targets on page14? How were these criteria established? What other measurement criteria were considered?

Some are based on adopted strategies (Community Energy and Emissions Plan), some are based on estimates generated by previous studies (e.g., demographic, housing and

employment projections). Per your suggestion, we will incorporate baselines in the proposed plan.

26. (page 14) Does “30% more diverse housing” include *any* new housing units?
Yes.

27. (page 14) How have these been evaluated? i.e. Are we measuring right thing? Measuring a 20% increase in participation in programs. Could this be achieved with a population increase? Would it count only West Vancouver residents or include the large portion of program users residing elsewhere? Why not measure of new West Vancouver participants not previously enrolled in programs?

The performance measure in question is based on a tangible and reliable measurement available on an annual basis, and covers programs and services which can be controlled by the District. The current measurement on participation includes all users of District programs and services and accounts for whether our services and programs are being used and remain in demand. Accounting for only new participants would discount the future needs of existing users.

28. If this is supposed to be a high-level document, why does it have prescribed numbers of housing units?

Answer is provided in question 1.

29. What are the alternatives to density bonuses?

The response to this question depends on the context and purpose of the incentives. Provincial legislation governs incentive option provisions for municipalities, and includes density bonus and financial support. Staff have previously reported to Council based on a review of the available municipal tools with regards to housing policies. For convenience, it is linked here: <https://westvancouver.ca/sites/default/files/dwv/council-agendas/2016/jul/04/16jul04-9.pdf>

30. Pg. 3 data uses 2011 numbers. Why not the more recent 2016 data? (2016 census data was available early 2017.)

2011 data is used to provide 10-year increments from the past with projections to 2041. Suggestion for inclusion of 2016 data is received and can be incorporated in the proposed plan.

31. Whose vision is represented on p 13? This has been articulated by Planners rather than community.

This vision came from engagement during Phase 1 “Objectives” of the OCP review process and was provided to Council in June 2017. Please see link: <https://westvancouver.ca/sites/default/files/dwv/council-agendas/2017/jun/19/17jun19-9.pdf>

32. How/when was VISION specifically developed by COMMUNITY?

Answer provided in response to question 31.

33. How/when was the VISION validated by the COMMUNITY?

Please see response to question 31. Council received the report and directed staff to move forward to Phase 2, which included opportunities for the community to comment on what we heard in Phase 1 and generate Ideas to make it happen.

34. What is future for Klee Wyck?

Site-specific planning is not within the scope of the District-wide OCP.

35. How will the provisions to reduce off street parking requirement affect congestion?

We assume this refers to provisions to “promote new market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities” on page 20. Reducing parking requirements for appropriate uses in appropriate locations can provide alternatives to driving.

36. Why does the Transportation section not mention:

- a) mobility pricing?
- b) congestion?
- c) levels of service? (measurements of delays at key points and all intersections with a light.)

The content of the draft OCP reflects the legislative requirements. It is not a detailed transportation plan. With respect to your examples, mobility pricing is an emerging issue being discussed at the Provincial-level, where the appropriate jurisdiction falls (we assume you are not suggesting local municipal roads be tolled). Levels of service for transit is addressed through policy 2.4.7. Traffic congestion is addressed through various policies to enhance the road network and to support transportation and land use options that reduce auto dependency (e.g., policies 2.4.1 to 2.4.22, 2.1.4, 2.1.5, etc.). Please recall the scope of this document is consistent with its nature: it is an OCP.

37. Do we have baseline level for service data?

For your convenience, transit service review information for the North Shore is available on Translink’s website: <https://www.translink.ca/site-info/document-library-result.aspx?id={6003EB86-DCB7-4089-B2F5-3A6346FB63A3}{{2F1EF192-BCDD-41A2-B3DE-42703B2BAC2C}}{C1B3B1AE-765D-4A48-9BC9-D32437901143}{{26295246-8255-44D6-90BA-373A01DF2AA5}}{4F1F37BD-D301-4651-B851-16F6377E419A}}{FE0AE5B6-1060-4200-ABF2-35D6BCD66977}{{78EFCF51-CD7E-4C78-917E-902CBBFCFED8}}{A08DE38B-99CA-4060-A53E-1261067CB9B0}}{89991962-11A0-426B-A607-D726B4245430}{{D78D85A3-0C2F-40D2-A7BF-61A632565EAC}}&ref={7151F2E1-DB00-40D6-8C61-7CBA6279BF2C}>

38. Should the OCP incorporate North Shore Transportation Planning project findings? If the study doesn't produce any short term, substantial solutions to traffic congestion, will projected number of new housing units be reduced?

At any given time, various initiatives by various levels of government are underway. Council may consider amendments to the OCP at any time, as determined by how they think land use regulation should change.

39. Eagle Island is exempted from change (coach houses) yet twice Planning has endorsed a coach house proposal. Why this inconsistency? What has changed?

This reflects community input and is consistent with previous Council decision.

40. Why will staff prepare report indicating how we fit into regional context statement only after Draft OCP is approved? (Page 4.) Would like to see report indicating how WV fits into regional context statement as part of Draft OCP, not after Draft approved.

The regional context statement does not introduce new or change any OCP policy. Rather it describes how an OCP is generally consistent with the Metro Vancouver Regional Growth Strategy (RGS). Therefore it will be prepared when we have a final proposed plan whose relationship to the RGS can be described, and would be referred to MetroVancouver after 1st reading of an OCP bylaw.

41. Page 7 indicates three quarters of the workforce and students commute to West Vancouver from other areas, but does not provide numbers of how many West Vancouver residents commute to other areas. Why this omission? Do we have these numbers? Can they be included in the Draft report?

Thank you for the suggestion. We will incorporate in the proposed plan.

42. How do our numbers differ from other areas in the GVRD?

Please refer to page 4 for a comparison of the expected housing growth by 2041 across municipalities in Metro Vancouver. West Vancouver's growth is expected to be amongst the one of the lowest in the region.

43. Please define "underutilized" as per page 19, 2.1.16.

"Underutilized site area" means there is usable site area available for infill development.

44. What is a "commercial node"? Where are commercial nodes?

Commercial sites are indicated on Map 10 on page 34 of the draft plan.

45. How will you measure support of small business?

The OCP is a land use document, hence its main contributing role in this regard would be to provide land uses that are supportive of commercial activities and economic development (e.g. how we provide commercial spaces). Specific non land-use actions to support small businesses can also be implemented and measured through the District's Economic Development function.

46. How high is a "story"?

The height of a storey depends on the context (e.g. type of building).

47. How will another monster on Mathers or great wall of Lawson be prevented?
Draft policy 2.1.8 provides direction to review regulations controlling the scale of new single-family dwellings and to apply or update built-form guidelines, as relevant.
48. Page 19, 2.1.15 lifts the moratorium on development while Local Area Plans are pending. Why would we allow development when further certainty is pending?
There is no moratorium on development. Policy 2.1.15 on page 19 is consistent with Council's Interim Zoning Amendment Policy.
49. What other groups has Planning met with re: draft OCP? What are their issues? Do you have a list of their Questions and Answers? How did they poll their members for input?
Staff has met with a number of stakeholders and continues to do so. A summary of Phase 4 public engagement will be provided to Council.
50. Is there a compilation of Questions and Answers from the Information Booths and other individual engagements with Planning? If so can this information be circulated to the public so they may have time to read and comment? (i.e. extend March 16 deadline)
Extensive notes are being taken at the Information Booths, and engagement findings from Phase 4 will be provided to Council, consistent with all phases of the OCP review.
51. Will the statement "responding to neighbourhood context and character" apply to all neighbourhoods (including commercial)? If not, why not?
Existing area-specific built form and character guidelines are maintained and the draft plan describes how new local area plans will be prepared.
52. Why is there no summary document for the draft OCP? (IR5 Master plan summary provides clear portrait of growth)
This seems to be the same as question 19, please see response provided.
53. Why is there no comparison sheet to illustrate differences between old and new OCP which would demonstrate why changes are improvements.
This seems to be the same as question 20, please see response provided.
54. Why is Phase 4, arguably, the most important, so rushed?
All phases are important and Phase 4 is not rushed. The deadline for feedback on the draft plan will be extended to March 29. Staff expect comparable levels of feedback from this phase, which will be as valuable as feedback received in previous phases.
55. Other than a public hearing, why is there no plan for public input to any edited plan?
A public meeting will be scheduled to allow for this.
56. How will changes to the draft be made known to the public?
Answer is provided in response to question 57.

57. Can any changes to draft plan be highlighted? e.g. coloured font
Good suggestion. We will incorporate as part of the documentation to accompany the proposed plan.
58. Will the next phase go straight to a public hearing without further public input?
Please see answer to question 55 above. The public also has opportunities to provide input to Council at all Council meetings prior to the Public Hearing.
59. Will any changes to Section 2 require a public hearing?
Yes. All amendments to the OCP will require a public hearing as per legislated process.
60. Why is there no plan for public town hall meetings on this critical document?
Thank you for your suggestion. Please see question 55.
61. Why would Planning not meet with a large group of citizens interesting in learning more about the draft OCP?
Staff has invited stakeholder groups for meetings and staff are available at info booths, by phone, or in person for community members interested in learning about the draft OCP. The treatment of stakeholder groups has been consistent for all groups.
62. How can this draft OCP be assessed by the public without considering all of Section 2?
All draft policies, including those of Part 2: Existing Area-Specific Policies & Guidelines are available. The first pages on both Parts 1 and 2 reference the other document. The District invites the community to consider the overarching plan as a whole as they read through the draft plan (as stated in the draft plan).
63. Why was Section 2 not made available to many members of the public who requested a copy?
It has been and is still available (online and in hard copy). Please refer us to any community member who would like to obtain a copy.
64. How does the Waterfront Strategy fit into this plan?
Existing OCP policy regarding Ambleside Waterfront has been retained unchanged.
65. When will we have an opportunity to discuss location of an Arts Centre?
Location of an Arts Centre is outside of the scope of the OCP. Please consider participating in the Arts and Culture Strategy, and its subsequent implementation.
66. All former OCPs had view protection provisions. Many people want them strengthened, but they have been removed. Why are there none in this OCP?
Existing policies that are retained that discuss views include Policies BC-B4, BF-B7.1, BF-B8, BF-C4, BF-D4. Additionally, draft policy 2.6.5 discusses consideration for significant public views.

67. How/When did the view protection provisions in the former OCP (Part 2?) get removed? Please provide date of public hearing, and motion.

“Policy BF-C-4 – Buildings up to three stories above the adjacent street in the Ambleside Town Centre may be considered to encourage meritorious design. Building design should contribute to visual street interest, not significantly reduce views from existing residential uses generally, maintain the overall low scale village character, not significantly impede available sunlight to the street, and not increase the total building floor area that would otherwise be permitted in a two-story building.”

As previously provided via email on March 1, 2018, the referenced BF-C4 policy above was amended 10 years ago on July 28, 2008 through Amendment Bylaw No. 4543 (which was also provided through same email). The public hearing was held on July 21, 2008. For your convenience, a link to the Amendment Index for the current OCP for all past amendments to date is provided again below.

<https://westvancouver.ca/sites/default/files/dwv/assets/gov/docs/strategies-and-plans/OCP/00%20-%20Amendment%20Index-01.pdf>

68. The library recently disposed of historic OCPs making research challenging. They provide historical context and chart changes. Can Planning provide the WV library with copies of all historical OCPs and amendments?

Historic copies of the OCP were provided to ADRA, as per a previous request at the municipal hall. Planning do not determine what resources the Library chooses to retain and/or display, but can provide them with copies.

69. The justification to develop the upper lands was that Ambleside was built out to desired capacity. What was the criteria for this original decision, what has changed and when?

Upper Lands neighbourhoods have been zoned and developed residentially since before the 1958 establishment of Ambleside’s 50 acre high-rise apartment area. The Upper Lands continue to develop, and the draft OCP provides for their future planning.

70. What does “informed by” on p. 9 mean?

“Informed by” means that the OCP will supply District-wide context, policies and objectives. Further policy guidance is provided on page 19.

71. How is vibrancy measured? If this is an objective, how will we know when it is achieved?

This seems to be the same as question 21, please see response provided.

72. What do the terms “explore” and “consider” mean in the context of the draft OCP? Are they merely suggestions?

This seems to be the same as question 22, please see response provided.