

## **June 13, 2023 ADRA Townhall June 13 5PM to 7PM**

### **INTRODUCTION TO EVENING 5:00PM**

Good evening. My name is Graham McIsaac. I am a 40-year resident of West Vancouver and the Vice President of the Ambleside and Dundarave Residents Association. I will be the moderator for this evening. Thank you for all being here on such a lovely summer evening.

I am a Chartered Accountant, and my last full-time position was with HSBC Canada as Chief Financial Officer. I got involved with ADRA due to concerns I had with the way West Vancouver was being developed with what often appeared to be ad hoc rezoning.

The Association was incorporated in 1979 and its main goal is to try to ensure residents of Ambleside and Dundarave are informed about issues likely to impact them – especially regarding protecting the character of our neighborhoods and trying to ensure that any Official Community Plan or Local Area Plan accurately reflects the vision of residents. We meet regularly with Councillors and the Mayor and with senior district staff.

As many of you know the new Council has embarked on a long-promised journey to formalize a local area plan for Ambleside (prescribed area -defined largely as an area bounded by Inglewood on the North, the waterfront on the South, 23rd street on the West and 13<sup>th</sup> Street on the East.).

The Local Area Plan will define for the future the types and heights of buildings that can be built and where in the prescribed area. The area today is composed of a commercial district, apartment district and single-family zoned district that has a few townhomes and duplexes.

Over the last three months staff, led by David Hawkins of the planning department, have presented at Focus Groups three possible visions for Ambleside to elicit discussion and feedback from residents. They are not set in stone. Any or none of these may be what emerges as the Local Area Plan. Staff will report to Council the feedback from the Focus Groups and other feedback received by emails and letters to Council. In July Council will determine next steps in the process.

The three possible visions are designed around the goal to add 1,000 to 1,200 additional housing units to Ambleside (around 2,500 to 3,000 people). This is accomplished by adding significant density in the form of different mixes of Apartment towers and Townhomes of between 5 and 9 stories high. ADRA have communicated to our Mayor and Council our concerns with all of these visions regarding the density, green space, view corridors, traffic etc. fully recognizing that some change is desirable and inevitable. Of course, it is not up to ADRA to decide the future but residents themselves along with the duly elected Mayor and Council.

Council will of course now have to take account of possible developments on Squamish Nations land in West Vancouver (350 Acres in North and West Vancouver), the Province's recent announcement of their intent to set housing targets for West Vancouver and nine other Municipalities and the plan in the fall to introduce legislation to rezone all single family lots to fourplexes. Tonight, we are not going to review the visions specifically – they are available under westvancouverite on the District website. More information is also available on ADRA's website and the presentations from tonight will be posted there.

We are though going to hear tonight from three individuals who care deeply about our community and its development. They have all invested a great deal of time in considering the future of West Vancouver. After each speaker there will be time for specific questions related to their presentation. At the end we will have time for general questions.

### **INTRODUCTIONS TO SPEAKERS**

The speakers tonight are Claus Jensen, President of CIVIX who will cover the bigger picture “How West Vancouver is meeting and exceeding housing targets”. Nancy Smeal, Vice Chair of the Neighborhood Character working group who will cover its final report and recommendations that deal with size, character and types of housing that can be built today on single family zoned lots. Last but not least is Maureen O’Brien, Executive Vice President of the Ambleside Business Improvement Association who will tell us about the results of their Imagine Ambleside initiative that received input from over 1,000 residents. A vision for the future of the Ambleside Commercial District.

### **CLAUS JENSEN**

So without further ado I will introduce Claus Jensen. Claus is a 50-year resident of West Vancouver. At 13 years old he had a job cleaning offices, at 16 he started a business then completed an MBA at University of Manitoba and qualified as a Chartered Accountant. After working as an Economic Analyst and being a President of a Public Company, he went on to own a Trucking Company for 30 years with a staff of 400. Over the last few years he got more involved in Municipal Affairs founding CIVIX which over the last two years has elicited feedback from residents on many local issues through polling and presented these results to Council. He ran for Council in the last election gaining considerable support.

### **NANCY SMEAL**

Our next speaker is Nancy Smeal. Nancy is a lifelong resident of West Vancouver and was pleased to be able to raise her children to become third generation graduates of West Vancouver High. She retired from a career in Education in North Vancouver in 2010 where she was a secondary teacher, counsellor and administrator. Since retirement she has been involved in the 2010 Olympics and West Vancouver Community Society among other endeavours. Between 2018 and 2021 Nancy was a member and the vice chair of the Neighborhood Character Working Group where the participants worked tirelessly to understand the complex concept of neighborhood character in a context of change. The Working Group was proud to produce a report with recommendations that were unanimously approved by Mayor and Council and are now being implemented.

### **MAUREEN O’BRIEN**

Our last speaker is Maureen O’Brien. Maureen is an experienced publicist with a background in communications and marketing. She has been Executive Director of the Ambleside Business Improvement Association since March 2020. In the short time Maureen has been with ABDIA they have been recognized by Business Improvement Association of British Columbia and the BC Economic Development Association for their creative initiatives.

## **CLOSING**

Thanks to our speakers for providing different and interesting information and perspectives as the LAP journey continues. They deserve another round of applause. Thank you to Sandra Leidl and the ADRA volunteers who organized this evening.

The presentations from tonight and the link to the three possible visions from the District will be posted to the ADRA website.

There is material at the back you are free to take including a brief form should you wish to join ADRA for the princely sum of \$10 per year. By joining you will receive communications regarding our activities and issues in the Community that are likely to impact you.

The future of our community for the next 20-30 years will likely be decided by the end of this year. For residents of Ambleside this will define what can be built right next to you. Please do take the time to let our Mayor and Council know how you see the future of Ambleside. You can call or write to any of the Mayor and Council to let them know your views. They really do want to hear from you.