

June 2, 2025

Dear Mayor & Council,

Re: May 26 Council Agenda item #4 – Preliminary Development Regarding Proposal for 1552 Esquimalt Avenue.

Regarding the Wall Centre's infill development request to add a 19-storey, 3.0 FAR apartment building at 1552 Esquimalt with 139 strata units secured as rental for 6 years.

I was dismayed to see Council (apart from Councillor Gambioli), reject staff's recommendation that this proposal be amended to comply with the OCP prior to soliciting public consultation.

As Councillor Gambioli so rightly pointed out, we have recently approved an LAP for the Ambleside Apartment Area which involved abundant public input. Before the ink has dried, we are being asked to consider a proposal that doesn't meet the requirements of this newly created plan. I agree with Councillor Gambioli – this undermines council's credibility in the public's eye.

For years now residents have asked for a degree of certainty about what may be built. They are sick and tired of having to monitor and attend meetings and public hearings and provide comment every time a developer brings forward a request that doesn't conform with our OCP. Residents expect LAPs to shield them from this onerous process by establishing clear guidelines for acceptable development and they expect council to uphold these guidelines.

The rationale given for considering this spot-zoning includes an attractive design and that extra strata density will provide Community Amenity Contributions and greater property tax revenue. There was also comment that limiting the rental term was necessary for the developer to obtain financing. (Mayor Sager said he fully believed the applicant would retain the rental tenure beyond 6 years and appeared willing to accept this on nothing more than good faith).

Such arguments indicate the newly minted LAP lacked the foresight to address these apparent issues or secure desired amenities or outcomes and needs to be revised. Does council really want to go there? I think not. Please uphold the LAP.

Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact.