

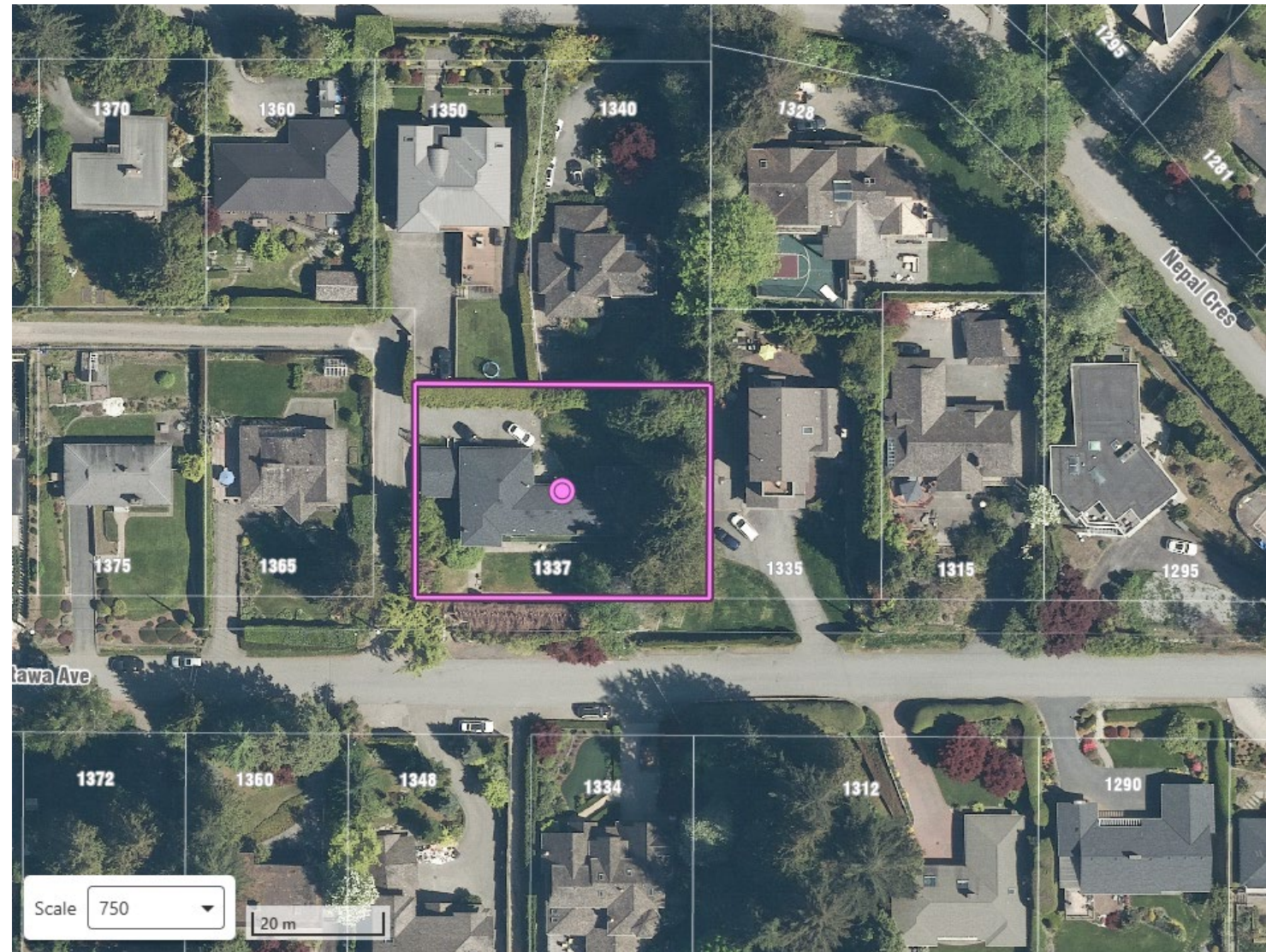
# 1337 Ottawa Avenue

## Council Meeting

June 8, 2026

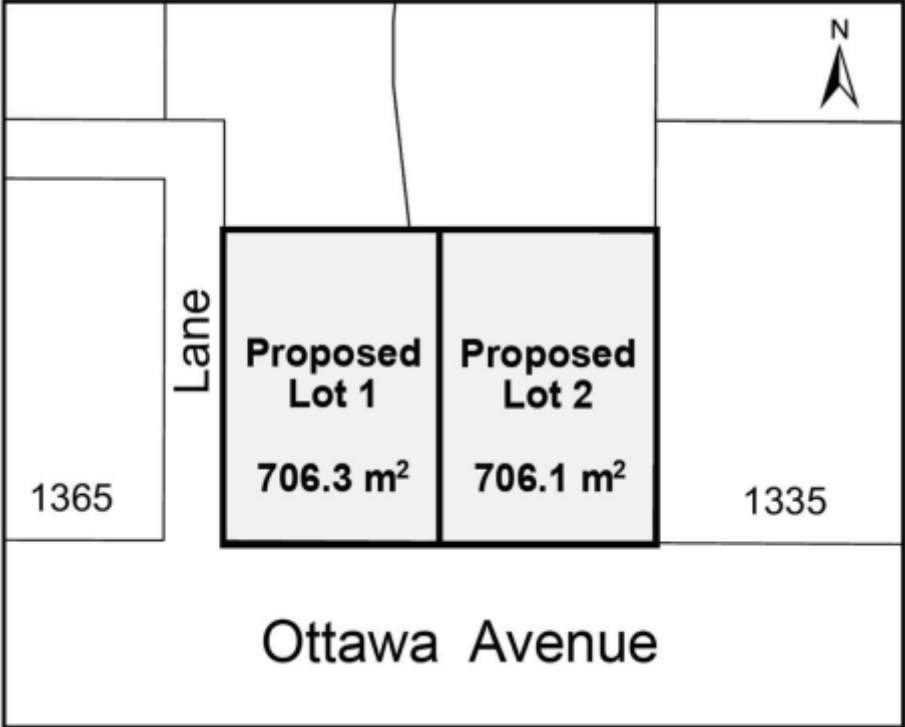
# Site and Context

- Total site area:  
1,414 m<sup>2</sup>  
(15,204 SF)
- Located within  
Ambleside  
neighbourhood
- Zoned RS3
- Currently  
developed with  
single family  
home
- Surrounded by  
single family  
dwellings



# Proposal

- Proposed zoning amendment for a site-specific exception to RS3 zone to allow the proposed subdivision
- Required as proposed lots do not comply with minimum site area
- No OCP amendment or zoning variances to RS3 zone



	<b>Area</b>	<b>Width</b>
<b>RS3 Zone Minimum Regulation</b>	975 m <sup>2</sup>	18.3 m
Proposed West Lot	706.1 m <sup>2</sup>	22.06 m
Proposed East Lot	706.3 m <sup>2</sup>	22.06 m

# Staff Analysis – Neighbourhood Character



Rendering showing scale of new houses (for illustrative purposes only)

- Surrounding sites vary greatly in size, ranging from approximately 566 m<sup>2</sup> (6,092 SF) to 2,400 m<sup>2</sup> (25,833 SF) in area
- Proposed new lots within range of lot sizes in neighbourhood.
- Proposal in keeping with scale and character of existing homes

# Policy Considerations

## Official Community Plan - Sensitive Infill Development

- OCP Policy 2.1.1 – Consideration of site-specific applications to enable development of smaller houses on smaller lots; and
- OCP Policy 2.1.9 – Ensure new single family dwellings respect neighbourhood character

## Sustainable Building Policy

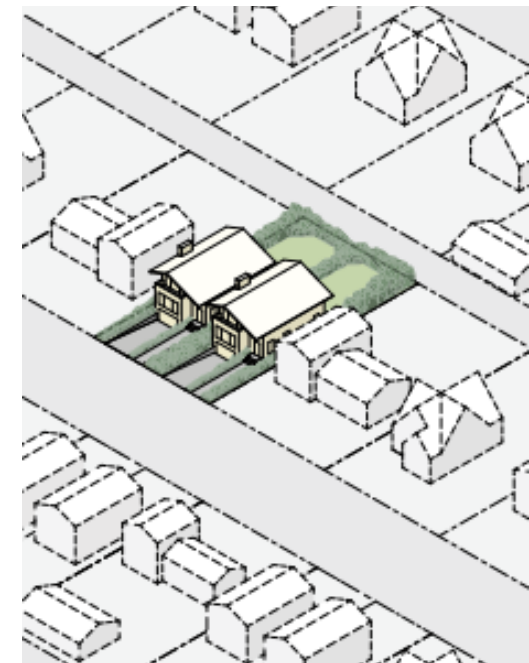
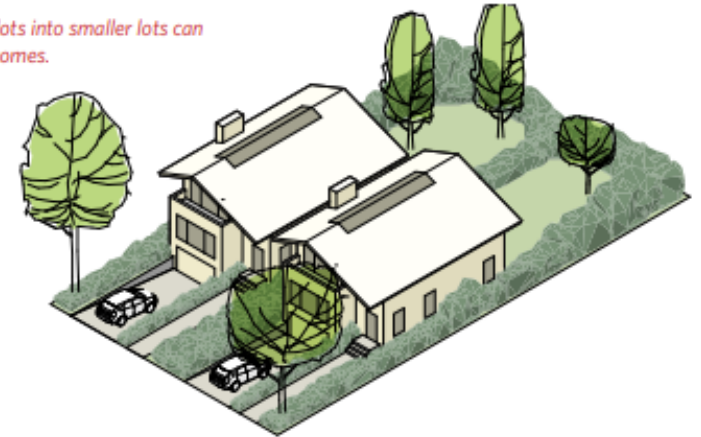
Achieve Step 5 of BC Energy Step Code and comply with the Zero Carbon Step Code Level EL-3

## Public Amenity Policy

Proposed Community Amenity Contribution (CAC) of \$27,500

### Subdivision

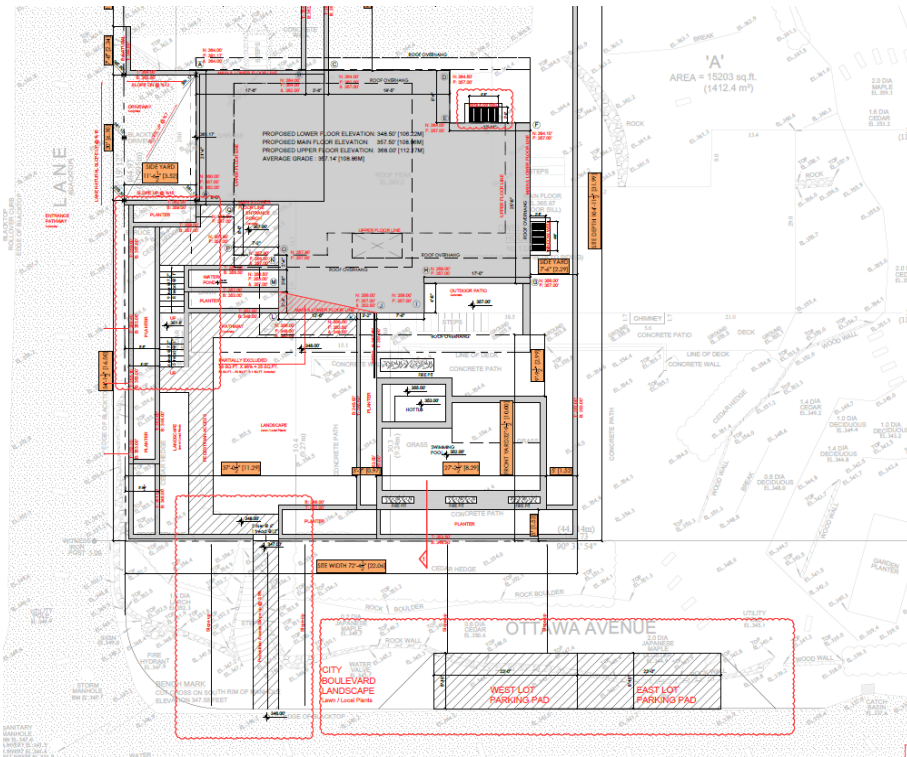
*Subdividing large lots into smaller lots can allow for smaller homes.*



# Public Consultation

- **October 3, 2024 – Initial Preliminary Public Consultation Meeting**
  - 8 neighbours attended and asked various questions
- **December 12, 2025 – Development Information Meeting**
  - Held at West Vancouver Community Centre
  - Number of attendees: 3
  - Questions regarding parking for suites, pedestrian access, traffic impact and property values
- **May 2026 – Notice of Consideration**
  - Newspaper advertisement and notification provided to surrounding neighbours
  - Site sign installed by owner
  - District website and calendar updated

# Applicant Response to Public Feedback



- Added a pedestrian pathway connecting Ottawa Avenue to the west single family dwelling
- Proposed two parking stalls on the boulevard, one in front of each lot
- To be secured by a development covenant

# Staff Recommendation

That Council give first, second, and third readings of the proposed zoning bylaw amendment:

- Is appropriate and supportable based on OCP Policy 2.1.1 for infill development and OCP Policy 2.1.9 for respecting character in existing neighbourhoods; and
- The application would allow for two smaller houses to be built on each lot, gently increasing the density within the block

**Thank You!**  
**Questions?**

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