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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
NOVEMBER 23, 2021**

COUNCIL:

Mayor M. Booth and Councillors C. Cameron, N. Gambioli, P. Lambur, W. Soprovich, S. Thompson, and M. Wong attended the hearing via electronic communication facilities.

STAFF:

R. Bartlett, Chief Administrative Officer; M. Panneton, Director, Legislative Services/ Corporate Officer; J. Bailey, Director, Planning & Development Services; M. McGuire, Senior Manager, Current Planning & Urban Design; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; and K. Koufogiannakis, Assistant Planner, attended the hearing via electronic communication facilities.

1. CALL TO ORDER

The public hearing was called to order at 6 p.m.

2. PUBLIC HEARING

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5161, 2021 (2870 Bellevue Avenue) (File: 1610-20-5161 / 1010-20-21-078)

Applicant: Lamoureux Architect Incorporated

Subject Land: 2870 Bellevue Avenue

Purpose: To rezone a portion of the site to consolidate existing zoning across the property, and allow variances relative to the flood construction level to protect the site from flooding.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5161, 2021: would rezone a portion of the site along the waterfront from M1 (Marine Zone 1) to RS4 (Single Family Dwelling Zone 4), to consolidate the existing residential zoning across the property.

A public meeting was held concurrently regarding proposed Development Variance Permit 21-078.

Proposed Development Variance Permit 21-078: would allow the height, highest building face, basement floor area exemptions, and retaining walls of the proposed single-family house to be measured relative to the flood construction level (FCL). The FCL for the site, as determined by a coastal engineer, is 6.4 m (21 ft.) above sea level, compared to the existing average grade of 4.8 m. Construction of the main level of the house above the FCL is required to protect the site from flooding due to sea level rise and storm events.

3. STAFF PRESENTATION

Councillor Wong entered the hearing at 6:04 p.m. via electronic communication facilities.

Staff provided a presentation.

4. APPLICANT'S PRESENTATION

Councillor Cameron entered the hearing at 6:11 p.m. via electronic communication facilities.

B. Lamoureux (Principal, Lamoureux Architect Incorporated) spoke relative to the proposed bylaw and development variance permit. Staff and B. Lamoureux responded to Council's questions.

5. PUBLIC HEARING PROCEDURE

On behalf of Mayor Booth, staff described the procedure for the public hearing:

Council is convening this public hearing to consider and receive submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5161, 2021 for 2870 Bellevue Avenue.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Development Variance Permit 21-078 for 2870 Bellevue Avenue.

Anyone who believes that their interest in property is affected by the proposed bylaw and the proposed development variance permit will be heard and/or may make a written submission via email to correspondence@westvancouver.ca. No one will be discouraged or prevented from making their views heard.

Council members may ask questions of you following your presentation but Council's function during this public hearing is to listen to the views of the public, not to debate the proposed bylaw and proposed development variance permit.

After the public hearing and concurrent public meeting has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Your only opportunity to comment on the proposed bylaw is during the public hearing. Council is not permitted to receive further submissions once Council has closed the public hearing.

Council has received documents which are available for the public to view. These documents can also be viewed online at westvancouver.ca/notices. Please note that the online copy of the documents will not include items received after noon today.

To maintain order and ensure that everyone has a reasonable opportunity to be heard here are the rules of procedure:

1. A Speakers List has been established. Due to the ongoing COVID-19 pandemic, members of the public can only participate in this public hearing via electronic communication facilities.

To participate via telephone, please phone 604-925-7004 and provide your name and telephone number to staff who will add you to the Speakers List. When it is your turn to address Council, staff will phone you back in order to provide you with your public input opportunity.

To participate via WebEx, please phone 604-925-7004 and provide your name and telephone number to staff who will add you to the Speakers List. When it is your turn to address Council, staff will allow you to unmute your microphone and turn on your webcam in order to provide you with your public input opportunity.

Alternatively, if you are attending the Municipal Hall Atrium in order to hear, or watch and hear, these proceedings and you wish to participate in the hearing, please speak with staff in attendance; your name will be added to the Speakers List and staff can assist you with the use of WebEx via a computer in the Atrium.

Please note that staff will not be in a position to provide you with a specific time-slot when you register to speak, so we ask that participants who wish to address Council be available for the duration of the public hearing.

2. Council requests that you please begin your remarks by providing your name and city of residence. If you are speaking on behalf of some other person or organization, Council requests that you please identify the name of that person or organization.
3. Please limit your remarks to 5 minutes and to the subject of the proposed bylaw and proposed development variance permit. You will be notified when you have 15 seconds remaining to speak. Please be respectful to others.
4. After everyone has spoken once, you will have an opportunity to speak subsequent times to provide additional information, if you wish. Please follow the process outlined above to be re-added to the Speakers List.

If you have any concerns about the rules of the hearing, please address your comments to the Chair.

6. **REPORTS/WRITTEN SUBMISSIONS**

Reports received up to the close of the public hearing on November 23, 2021:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Rezoning and Development Variance Permit for 2870 Bellevue Avenue	October 1, 2021	October 18, 2021	R-1

Written submissions received up to the close of the public hearing on November 23, 2021:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff informed that: on October 18, 2021 Council set the date for the public hearing; the statutory notice of public hearing was published in the North Shore News on November 10 and 17, 2021; and notices were mailed to property owners and occupants within the notification area. Staff noted the total number of staff reports and written submissions received to date and made available in the public information binder.

7. PUBLIC INPUT

Mayor Booth called for public input. Staff informed that no members of the public had signed up to speak at the public hearing. Mayor Booth queried three times if there was anyone who wished to speak at the public hearing and there was no response.

A Council member commented.

8. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

MOVED by Soprovich, seconded by Wong:

THAT all written and oral submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5161, 2021 and proposed Development Variance Permit 21-078 for 2870 Bellevue Avenue up to and including the November 23, 2021 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 6:26 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER