

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
APRIL 27, 2026**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, S. Snider, S. Thompson, and L. Watt.

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture, and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development, and Environment Services; D. Hawkins, Senior Manager, Community Planning and Sustainability; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

1. CALL TO ORDER

The public hearing was called to order at 5 p.m.

Mayor Sager commented regarding a conflict of interest. Staff responded to a Council member's question.

Mayor Sager recused himself (conflict of interest as he owns property within the boundaries of the proposed Ambleside Centre Local Area Plan) and left the hearing at 5:03 p.m. Acting Mayor Gambioli assumed the Chair.

A Council member commented.

2. PUBLIC HEARING

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2026 (Ambleside Centre Local Area Plan)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: As shown on the statutory notice of public hearing

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2026: would adopt the Ambleside Centre Local Area Plan to guide decisions on land use and the form and character of development in the designated area.

3. PUBLIC HEARING PROCEDURE

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

Council is convening this public hearing to consider and receive submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2026 regarding the Ambleside Centre Local Area Plan.

Anyone who believes that their interest in property is affected by the proposed bylaw will be heard and/or may provide a written submission either in-person or 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.

After the public hearing 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. A hard copy of these may be obtained from the Corporate Officer during the public hearing. These documents can also be viewed online at westvancouver.ca/news/notices. Please note that the online copy of the documents will not include items received after noon today.

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

1. A Speakers List has been established.

For those attending in-person, you may place your name on the list at any time throughout the public hearing. If you are speaking from prepared remarks, Council requests that a copy be provided to the Corporate Officer.

To participate via Zoom, 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.

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 municipality 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. 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.

4. REPORTS/WRITTEN SUBMISSIONS

Staff responded to a Council member’s question. A Council member commented.

Reports received up to the close of the public hearing on April 27, 2026:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Memorandum: Proposed Ambleside Centre Local Area Plan	March 31, 2026	April 27, 2026 public hearing	R-2
Proposed Ambleside Centre Local Area Plan	April 25, 2025	May 12, 2025	R-1

Written submissions received up to the close of the public hearing on April 27, 2026:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Ambleside & Dunderave Residents Association	April 17, 2026	C-1
Ambleside & Dunderave Residents Association	April 17, 2026	C-2
Redacted	April 21, 2026	C-3
Redacted	April 21, 2026	C-4
Redacted	April 21, 2026	C-5
Redacted	April 21, 2026	C-6
Redacted	April 22, 2026	C-7
Redacted	April 23, 2026	C-8
Redacted	April 23, 2026	C-9
Chair, Arts and Culture Advisory Committee	April 23, 2026	C-10
Chair, Arts and Culture Advisory Committee	April 23, 2026	C-11
Redacted	April 24, 2026	C-12
Redacted	April 24, 2026	C-13
Redacted	April 22, 2026	C-14
Redacted	April 24, 2026	C-15
Redacted	April 25, 2026	C-16
Redacted	April 26, 2026	C-17
Redacted	April 26, 2026	C-18
M. Slater	April 26, 2026	C-19
Redacted	April 26, 2026	C-20
M. Slater	April 26, 2026	C-21
Redacted	April 26, 2026	C-22
Redacted	April 27, 2026	C-23
Redacted	April 27, 2026	C-24
Redacted	April 27, 2026	C-25

Redacted	April 27, 2026	C-26
G. Powroznik	April 27, 2026	C-27
Redacted	Undated	C-28
Name not provided	Undated	C-29

Staff informed: of the total number of staff reports and written submissions received to date and included in the agenda package and the public information binder; that on March 30, 2026 Council set the date for the public hearing; and that the statutory notice of public hearing was published in the North Shore News on April 15 and 22, 2026.

5. STAFF PRESENTATION

Staff provided a presentation. A Council member commented.

6. PUBLIC INPUT

Acting Mayor Gambioli called for public input.

V. Jackson (West Vancouver resident) spoke opposition to the proposed bylaw and commented regarding: lifestyle in Ambleside; high-rise towers; Village Square; views; livability; tree retention; and local businesses.

A. Murray (West Vancouver resident) spoke in opposition to the proposed bylaw and commented regarding: neighbourhood character; revitalization; Village Square; local businesses; essential services; affordability; economic stability; traffic; parking; population growth; densification; construction impacts; environmental considerations; and scale of the proposed changes.

L. Maier (West Vancouver resident) spoke in opposition to the proposed bylaw and commented regarding: high-rise towers; Village Square; views; construction impacts; traffic; transportation infrastructure; and densification.

S. Swan (Chair, Arts and Culture Advisory Committee; and West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: affordability; downsizing; younger generations; a purpose-built arts and culture center; existing and proposed arts and culture facilities; and the economic value of the arts community.

R. Holland (West Vancouver resident) spoke in opposition to the proposed bylaw and commented regarding: revitalization; public consultation; low-rise development; provincial housing mandates; population growth; the real estate market; vibrancy; and lifestyle in Ambleside.

S. Walker (Vice President, North Shore Heritage) spoke in support of the proposed bylaw and commented regarding: population growth; neighbourhood character; livability; provincial housing mandates; heritage preservation; high-rise towers; and deconstruction instead of demolition.

N. Caroll (West Vancouver resident) spoke in opposition to the proposed bylaw and commented regarding: neighbourhood character; high-rise towers; Village Square and the Fresh Street site; Cypress Village development; population growth; infrastructure requirements; and public consultation.

A. Krawczyk (West Vancouver resident) spoke relative to the proposed bylaw and commented regarding: public consultation; future local area plans; provincial housing mandates; housing diversity; proximity to amenities; replacing aging buildings; revitalization; and existing and proposed arts and culture facilities.

G. McIsaac (Member, Ambleside Dundarave Residents Association; and West Vancouver resident) spoke in opposition to the proposed bylaw and commented regarding: neighbourhood character; building heights; densification; provincial housing mandates; future opportunities to amend the official community plan; existing zoning; population growth; infrastructure; and traffic.

E. Baku (Address not provided) spoke in opposition to the proposed bylaw and commented regarding: provincial housing mandates; neighbourhood character; beautification; and legal remedies regarding provincial imposition of the local area plan.

P. Ruscica (West Vancouver resident) spoke in opposition to the proposed bylaw and commented regarding: provincial housing mandates; public consultation; legal remedies regarding provincial imposition of the local area plan; and neighbourhood character.

A. Chicoine (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: public consultation; the history of the local area plan's development; revitalization; neighborhood character; local businesses; accessibility; housing options; building heights; and population growth.

M. O'Brien (Ambleside Dundarave Business Improvement Association) spoke in opposition to the proposed bylaw and commented regarding: revitalization; parking; commercial infrastructure and required upgrades; ageing infrastructure; local businesses; Village Square; walkability; and building heights and setbacks.

C. Myburgh (West Vancouver resident) spoke in opposition to the proposed bylaw and commented regarding: low-rise buildings; high-rise towers; neighbourhood character; gathering spaces; provincial housing mandates; walkability; and views.

B. Hall (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: lifestyle in Ambleside; neighbourhood character; managing development; provincial housing mandates; legal remedies regarding provincial imposition of the local area plan; densification; and high-rise towers.

S. Leidl (West Vancouver resident) spoke in opposition to the proposed bylaw and commented regarding: provincial housing mandates; densification; infrastructure; and affordability.

G. Powroznik (West Vancouver resident) spoke relative to the proposed bylaw and commented regarding: affordability; demographic changes; ageing in place; provincial housing mandates; densification; proximity to amenities; population growth; municipal revenues; and infrastructure.

J. Sidhu (West Vancouver resident) spoke relative to the proposed bylaw and commented regarding: public consultation; the history of the local area plan's development; housing targets; population growth; downsizing; affordability; and provincial housing mandates.

H. Mersey (Ambleside Dundarave Residents Association) spoke in opposition to the proposed bylaw and commented regarding: public consultation; provincial housing mandates; the former Masonic Hall site; a purpose-built arts and culture center; legal remedies regarding provincial imposition of the local area plan; and neighbourhood character.

M. Leung (West Vancouver resident) spoke in opposition to the proposed bylaw and commented regarding: provincial housing mandates; lifestyle in Ambleside; beautification; housing options; and traffic.

Acting Mayor Gambioli queried three times if there was anyone further who wished to speak at the public hearing and there was no response.

7. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

26-159 MOVED by Thompson, seconded by Watt:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2026 regarding the Ambleside Centre Local Area Plan up to and including the April 27, 2026 public hearing be received and that the public hearing be closed.

CARRIED
(Member Sager absent at the vote)

The public hearing was closed at 6:47 p.m.

Certified Correct:

[Original signed by Acting Mayor]

ACTING MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER