

[View the video of the entire meeting](#)



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 6.

PUBLIC HEARING AGENDA

MARCH 6, 2023

***7 PM IN THE MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES**

(Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber, or via electronic communication facilities through the link provided on the District's Council Meeting webpage)

We acknowledge that we are holding this meeting on the traditional, ancestral, and unceded territory of the Squamish Nation, Tseil-Waututh Nation and Musqueam Nation.

We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

****Note: At 7 p.m. in the Council Chamber and via electronic communication facilities a public hearing regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022 (671, 685 & 693 Clyde Avenue and 694 Duchess Avenue) will be held, and a public meeting regarding proposed Development Permit 21-185 (671, 685 & 693 Clyde Avenue and 694 Duchess Avenue) will be held concurrently. The regular Council meeting will commence in the Council Chamber and via electronic communication facilities immediately following the public hearing and concurrent public meeting.***

1. CALL TO ORDER

2. PUBLIC HEARING

[Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022 \(671, 685 & 693 Clyde Avenue and 694 Duchess Avenue\)](#) (File: 1010-20-21-185 / 1610-20-5222/5223)

Applicant: Larco Investments Ltd.

Subject Lands: 671, 685 & 693 Clyde Avenue and 694 Duchess Avenue

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022: would amend the Clyde Avenue East of Taylor Way

Development Permit Area boundary map to include 694 Duchess Avenue into that Development Permit Area.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022: would rezone the lands from Comprehensive Development Zone 3 (CD3) to Comprehensive Development Zone 62 (CD62) to allow for a 201-unit rental apartment building. The proposed building is six storeys tall with a landscaped rooftop amenity area and includes underground parking with 40 stalls for residents and 10 stalls for visitors. The proposed zoning amendment will also amend the CD3 boundary and revise the allowable parking rate for Park Royal North which is slated to remain zoned CD3.

A public meeting will be held concurrently regarding proposed Development Permit 21-185.

Proposed Development Permit 21-185: would regulate the form and character of the proposed apartment building, landscaping and boulevard improvements.

3. **STAFF PRESENTATION**

4. **APPLICANT'S PRESENTATION**

5. **PUBLIC HEARING PROCEDURE**

The procedure for the public hearing will be described as follows:

Council is convening this public hearing to consider and receive submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022 for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Development Permit 21-185 for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue.

Anyone who believes that their interest in property is affected by the proposed bylaws and the proposed development permit 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 bylaws and proposed development 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 bylaws 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 Deputy Corporate Officer during the public hearing and concurrent public meeting. 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 and concurrent public meeting. If you are speaking from prepared remarks, Council requests that a copy be provided to the Deputy Corporate Officer.

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.

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 and concurrent public meeting.

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 bylaws and proposed development permit. 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 and including March 6, 2023:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Memorandum: 671, 685, 693 Clyde Avenue and 694 Duchess Avenue - Public Consultation Update	January 16, 2023	January 23, 2023	R-3
Proposed Zoning Amendment, OCP Amendment and Development Permit for 671, 685, 693 Clyde Avenue and 694 Duchess Avenue	November 2, 2022	January 23, 2023	R-2
Proposed Zoning Amendment, OCP Amendment and Development Permit for 671, 685, 693 Clyde Avenue and 694 Duchess Avenue	November 2, 2022	November 21, 2022	R-1

Written submissions received up to and including March 6, 2023:

Written submissions listed below were received during or following the January 23, 2023 Council meeting at which Council set the date for the March 6, 2023 public hearing.

To view all written submissions in this section, [click here](#).

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 24, 2023	A-1
Redacted	January 31, 2023	A-2
Redacted	January 31, 2023	A-3
Redacted	January 31, 2023	A-4
Redacted	February 1, 2023	A-5
Redacted	February 1, 2023	A-6
Redacted	February 1, 2023	A-7
Redacted	February 1, 2023	A-8
Redacted	February 2, 2023	A-9
Redacted	February 2, 2023	A-10
Redacted	February 7, 2023	A-11
Redacted	February 12, 2023	A-12
Redacted	February 13, 2023	A-13
Redacted	February 14, 2023	A-14
Redacted	February 15, 2023	A-15
Redacted	February 16, 2023	A-16
Redacted	February 17, 2023	A-17
Redacted	February 18, 2023	A-18

Redacted	February 20, 2023	A-19
Redacted	February 21, 2023	A-20
Redacted	February 22, 2023	A-21
Redacted	February 25, 2023	A-22
Redacted	February 25, 2023	A-23
Redacted	February 25, 2023	A-24
Redacted	February 25, 2023	A-25
Redacted	February 25, 2023	A-26
Redacted	February 25, 2023	A-27
Redacted	February 25, 2023	A-28
Redacted	February 27, 2023	A-29
Redacted	February 27, 2023	A-30
Redacted	February 28, 2023	A-31
Redacted	March 1, 2023	A-32
Redacted	March 1, 2023	A-33
CiviX West Van	March 1, 2023	A-34
Redacted	March 1, 2023	A-35
J. Sutherland	March 1, 2023	A-36
D. MacDougall	March 1, 2023	A-37
Redacted	March 1, 2023	A-38
Redacted	March 1, 2023	A-39
Redacted (On-Table)	March 2, 2023	A-40
Redacted (On-Table)	March 2, 2023	A-41
Redacted (On-Table)	March 2, 2023	A-42
Redacted (On-Table)	March 2, 2023	A-43
Redacted (On-Table)	March 2, 2023	A-44
J. Parkins (On-Table)	March 2, 2023	A-45
Redacted (On-Table)	March 2, 2023	A-46
Redacted (On-Table)	March 2, 2023	A-47
Redacted (On-Table)	March 3, 2023	A-48
Name not provided (On-Table)	March 3, 2023	A-49
Redacted (On-Table)	March 3, 2023	A-50
Redacted (On-Table)	March 3, 2023	A-51
Redacted (On-Table)	March 3, 2023	A-52
Redacted (On-Table)	March 3, 2023	A-53
Redacted (On-Table)	March 3, 2023	A-54
Redacted (On-Table)	March 3, 2023	A-55

Redacted (On-Table)	March 3, 2023	A-56
Redacted (On-Table)	March 3, 2023	A-57
Redacted (On-Table)	March 3, 2023	A-58
Redacted (On-Table)	March 3, 2023	A-59
Redacted (On-Table)	March 3, 2023	A-60
Redacted (On-Table)	March 3, 2023	A-61
Redacted (On-Table)	March 3, 2023	A-62
Redacted (On-Table)	March 3, 2023	A-63
Redacted (On-Table)	March 3, 2023	A-64
Redacted (On-Table)	March 3, 2023	A-65
CiviX West Van (On-Table)	March 3, 2023	A-66
Redacted (On-Table)	March 3, 2023	A-67
CiviX West Van (On-Table)	March 3, 2023	A-68
Redacted (On-Table)	March 3, 2023	A-69
Redacted (On-Table)	March 3, 2023	A-70
Redacted (On-Table)	March 3, 2023	A-71
Redacted (On-Table)	March 3, 2023	A-72
Redacted (On-Table)	March 3, 2023	A-73
Redacted (On-Table)	March 3, 2023	A-74
Redacted (On-Table)	March 3, 2023	A-75
Redacted (On-Table)	March 3, 2023	A-76
Redacted (On-Table)	March 3, 2023	A-77
Redacted (On-Table)	March 4, 2023	A-78
Name not provided (On-Table)	March 4, 2023	A-79
Redacted (On-Table)	March 4, 2023	A-80
Redacted (On-Table)	March 4, 2023	A-81
Redacted (On-Table)	March 4, 2023	A-82
Redacted (On-Table)	March 5, 2023	A-83
Redacted (On-Table)	March 5, 2023	A-84
Redacted (On-Table)	March 5, 2023	A-85
Redacted (On-Table)	March 5, 2023	A-86
Redacted (On-Table)	March 5, 2023	A-87
Redacted (On-Table)	March 5, 2023	A-88
Redacted (On-Table)	March 5, 2023	A-89
Redacted (On-Table)	March 5, 2023	A-90
Redacted (On-Table)	March 5, 2023	A-91
Redacted (On-Table)	March 5, 2023	A-92

Redacted (On-Table)	March 6, 2023	A-93
Redacted (On-Table)	March 6, 2023	A-94
Ambleside and Dundarave Residents Association (On-Table)	March 6, 2023	A-95
Redacted (On-Table)	March 6, 2023	A-96
Redacted (On-Table)	March 6, 2023	A-97
Positive Voices West Vancouver Society (On-Table)	March 6, 2023	A-98
Redacted (On-Table)	March 6, 2023	A-99
Redacted (On-Table)	March 6, 2023	A-100
Redacted (On-Table)	March 6, 2023	A-101
Redacted (On-Table)	March 6, 2023	A-102
Redacted (On-Table)	March 6, 2023	A-103
Redacted (On-Table)	March 6, 2023	A-104
K. Kirkpatrick, MLA	March 6, 2023	A-105
Redacted (On-Table)	March 6, 2023	A-106
Redacted (On-Table)	March 6, 2023	A-107
Redacted (On-Table)	March 6, 2023	A-108
Redacted (On-Table)	March 6, 2023	A-109
Redacted (On-Table)	Undated	A-110
Redacted (On-Table)	Undated	A-111

Written submissions listed below were received prior to the January 23, 2023 Council meeting at which Council set the date for the March 6, 2023 public hearing:

To view all written submissions in this section, [click here](#).

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	November 19, 2022	B-1
D. Marley	November 20, 2022	B-2
Redacted	November 20, 2022	B-3
Redacted	November 21, 2022	B-4
Redacted	November 21, 2022	B-5
Redacted	November 21, 2022	B-6
Redacted	November 21, 2022	B-7
J. Sidhu	November 21, 2022	B-8
Redacted	November 21, 2022	B-9
Redacted	December 21, 2022	B-10
Redacted	January 4, 2023	B-11
Redacted	January 15, 2023	B-12
Redacted	January 15, 2023	B-13

Redacted	January 15, 2023	B-14
Redacted	January 15, 2023	B-15
Redacted	January 15, 2023	B-16
Redacted	January 15, 2023	B-17
Redacted	January 15, 2023	B-18
Redacted	January 15, 2023	B-19
Redacted	January 15, 2023	B-20
Redacted	January 15, 2023	B-21
Redacted	January 15, 2023	B-22
Redacted	January 15, 2023	B-23
Redacted	January 15, 2023	B-24
Redacted	January 15, 2023	B-25
Redacted	January 15, 2023	B-26
Redacted	January 15, 2023	B-27
Redacted	January 15, 2023	B-28
Redacted	January 16, 2023	B-29
Redacted	January 16, 2023	B-30
Redacted	January 16, 2023	B-31
Redacted	January 16, 2023	B-32
Redacted	January 16, 2023	B-33
Redacted	January 16, 2023	B-34
Redacted	January 16, 2023	B-35
Redacted	January 16, 2023	B-36
Redacted	January 16, 2023	B-37
Redacted	January 16, 2023	B-38
Redacted	January 17, 2023	B-39
Redacted	January 17, 2023	B-40
Redacted	January 17, 2023	B-41
Redacted	January 17, 2023	B-42
Redacted	January 17, 2023	B-43
Redacted	January 17, 2023	B-44
Redacted	January 17, 2023	B-45
Redacted	January 18, 2023	B-46
Redacted	January 18, 2023	B-47
Redacted	January 18, 2023	B-48
Redacted	January 18, 2023	B-49
Redacted	January 18, 2023	B-50

Redacted	January 19, 2023	B-51
Redacted	January 19, 2023	B-52
Redacted	January 19, 2023	B-53
Redacted	January 20, 2023	B-54
Redacted	January 20, 2023	B-55
Redacted	January 20, 2023	B-56
Redacted	January 20, 2023	B-57
Name not provided	January 20, 2023	B-58
Redacted	January 20, 2023	B-59
Name not provided	January 20, 2023	B-60
Redacted	January 20, 2023	B-61
Redacted	January 20, 2023	B-62
Redacted	January 20, 2023	B-63
Redacted	January 20, 2023	B-64
Redacted	January 20, 2023	B-65
Redacted	January 20, 2023	B-66
Redacted	January 20, 2023	B-67
Redacted	January 20, 2023	B-68
Redacted	January 20, 2023	B-69
Redacted	January 20, 2023	B-70
Strata Council for 533 Waters Edge	January 20, 2023	B-71
Redacted	January 20, 2023	B-72
CiviX West Van	January 20, 2023	B-73
Redacted	January 20, 2023	B-74
Redacted	January 20, 2023	B-75
Redacted	January 20, 2023	B-76
Redacted	January 21, 2023	B-77
Redacted	January 21, 2023	B-78
Redacted	January 21, 2023	B-79
Redacted	January 21, 2023	B-80
Redacted	January 22, 2023	B-81
Redacted	January 22, 2023	B-82
Redacted	January 22, 2023	B-83
Name not provided	January 22, 2023	B-84
Redacted	January 23, 2023	B-85
Redacted	January 6, 2023	B-86
Redacted	January 23, 2023	B-87

Redacted	January 23, 2023	B-88
Redacted	January 23, 2023	B-89
Redacted	January 23, 2023	B-90
Redacted	January 23, 2023	B-91

On January 23, 2023 Council set the date for the public hearing and concurrent public meeting. The statutory notice of public hearing was published in the North Shore News on February 22 and March 1, 2023 and notices were mailed to property owners / occupants within the notification area. The Corporate Officer will note written submissions received for the March 6, 2023 public hearing and concurrent public meeting.

7. PUBLIC INPUT

Mayor Sager will call for public input.

8. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

If there is no further public input and Council does not request a further staff report:

RECOMMENDATION:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022 for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue and proposed Development Permit 21-185 for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue, up to and including the March 6, 2023 public hearing be received and that the public hearing be closed.

OR

If Council requests a further staff report:

RECOMMENDATION:

THAT staff report back to Council regarding the March 6, 2023 public hearing regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022 for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue and proposed Development Permit 21-185 for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue, and that the public hearing be adjourned to _____. (date, time, and location)

Council members are not permitted to receive further submissions once the public hearing is closed.