



**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER**

**PUBLIC HEARING AGENDA**

**NOVEMBER 20, 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 and ancestral territory of the Squamish Nation, Tsleil-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 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023 (Ambleside Local Area Plan (LAP): RM1 and RM2 Proposed Zoning Bylaw Amendments) will be held. The regular Council meeting will commence in the Council Chamber and via electronic communication facilities immediately following the public hearing.***

**1. CALL TO ORDER**

**2. PUBLIC HEARING**

**[Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023 \(Ambleside Local Area Plan \(LAP\): RM1 and RM2 Proposed Zoning Bylaw Amendments\)](#) (File: 1610-20-5264)**

**Applicant:** The Corporation of the District of West Vancouver

**Subject Lands:** RM1 and RM2 zoned sites in Ambleside, east of 23rd Street, within the Ambleside LAP boundary.

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023:** would update the RM1 and RM2 zoning regulations within Ambleside (east of 23rd Street) by increasing the maximum floor area ratio (FAR) for apartment buildings from 1.75 to 2.00, and by limiting residential use to rental-only on sites with existing purpose-built rental buildings.

### 3. **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 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023 regarding the Ambleside Local Area Plan (LAP): RM1 and RM2 Proposed Zoning Bylaw Amendments.

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](mailto: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 Deputy Corporate Officer during the public hearing. These documents can also be viewed online at [westvancouver.ca/news/notices](http://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 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.

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**

Reports received up to and including November 14, 2023:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
<a href="#">Ambleside Local Area Plan (LAP): Apartment Area Proposed Zoning and OCP Bylaw Amendments</a>	August 30, 2023	October 23, 2023	R-1

Written submissions received up to and including November 14, 2023:

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

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 6, 2023	C-1
Redacted	February 6, 2023	C-2
West Vancouver Chamber of Commerce	February 6, 2023	C-3
Redacted	April 12, 2023	C-4
Redacted	April 12, 2023	C-5
Senior Manager of Community Planning & Sustainability	April 17, 2023	C-6
Redacted	April 26, 2023	C-7
Redacted	May 12, 2023	C-8
Redacted	May 12, 2023	C-9
Name not provided	May 12, 2023	C-10
Redacted	May 14, 2023	C-11
Assistant Planner	May 15, 2023	C-12
Redacted	May 17, 2023	C-13
Redacted	May 18, 2023	C-14
Redacted	May 25, 2023	C-15
Name not provided	May 28, 2023	C-16
Redacted	May 30, 2023	C-17
Redacted	June 1, 2023	C-18
D. Stewart	June 2, 2023	C-19

M. Slater	June 12, 2023	C-20
Redacted	July 5, 2023	C-21
St. Stephen's Anglican Church	July 21, 2023	C-22
Redacted	July 23, 2023	C-23
Redacted	September 7, 2023	C-24
St. Stephen's Anglican Church	September 9, 2023	C-25
Redacted	September 10, 2023	C-26
Redacted	September 10, 2023	C-27
Redacted	September 10, 2023	C-28
Westshore Place Strata Council	September 25, 2023	C-29
Hollyburn Properties Limited	October 19, 2023	C-30
View Mont Estates Ltd.	October 19, 2023	C-31
Redacted	October 23, 2023	C-32
Redacted	October 23, 2023	C-33
Redacted	November 2, 2023	C-34
Redacted	November 7, 2023	C-35
Redacted	November 7, 2023	C-36
Redacted	November 7, 2023	C-37
Redacted	November 7, 2023	C-38
Name not provided	November 7, 2023	C-39
Redacted	November 7, 2023	C-40
Redacted	November 7, 2023	C-41
Redacted	November 7, 2023	C-42
Redacted	November 7, 2023	C-43
Redacted	November 7, 2023	C-44
Redacted	November 7, 2023	C-45
Redacted	November 7, 2023	C-46
Redacted	November 7, 2023	C-47
A. Marandi	November 7, 2023	C-48
Redacted	November 7, 2023	C-49
Redacted	November 7, 2023	C-50
Redacted	November 7, 2023	C-51
Redacted	November 7, 2023	C-52
Redacted	November 7, 2023	C-53
Redacted	November 7, 2023	C-54
Redacted	November 7, 2023	C-55
Redacted	November 8, 2023	C-56

Redacted	November 9, 2023	C-57
Redacted	November 9, 2023	C-58
Redacted	November 10, 2023	C-59
Redacted	November 11, 2023	C-60
Redacted	November 13, 2023	C-61
Redacted	November 13, 2023	C-62
Redacted	November 14, 2023	C-63
Redacted	November 14, 2023	C-64

On October 23, 2023 Council set the date for the public hearing. The statutory notice of public hearing was published in the North Shore News on November 8 and 15, 2023. The Deputy Corporate Officer will note written submissions received for the November 20, 2023 public hearing.

**5. STAFF PRESENTATION**

**6. PUBLIC INPUT**

Mayor Sager will call for public input.

**7. 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 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023 regarding the Ambleside Local Area Plan (LAP): RM1 and RM2 Proposed Zoning Bylaw Amendments up to and including the November 20, 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 November 20, 2023 public hearing regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023 regarding the Ambleside Local Area Plan (LAP): RM1 and RM2 Proposed Zoning Bylaw Amendments 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.**