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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 4.

PUBLIC HEARING AGENDA

APRIL 8, 2024

***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: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024 (Lots C and D Daffodil Drive) will be held, and a public meeting regarding proposed Development Permit 21-131 (Lots C and D Daffodil Drive) 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. 5292, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024 \(Lots C and D Daffodil Drive\)](#)

(File: 1610-20-5292/5293 / 1010-20-21-131)

Applicant: Sterling Pacific Developments Inc.

Subject Lands: Lots C and D Daffodil Drive

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024: would create the Ground-Oriented Infill Housing Development Permit Area along with associated guidelines BF-B16 and would place the site within this Development Permit Area. The purpose of the Development Permit Area and guidelines are to control the form and character of the proposal, including context and character, building design, landscape design, and circulation and parking.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024: would rezone the site from RS10 (Single Family Dwelling Zone 10) to CD84 [Comprehensive Development Zone 84 (Lots C and D Daffodil Drive)]. The proposed CD84 zone would regulate the housing forms (ground-oriented dwelling units) that are permitted, allow for a maximum of 36 units with a maximum density of 0.38 Floor Area Ratio, define the permitted building envelope, and establish minimum parking requirements.

A public meeting will be held concurrently regarding proposed Development Permit 21-131.

Proposed Development Permit 21-131: would regulate the form and character of the proposal and require land development controls to address hazardous conditions for developments on steep slopes (sites with difficult terrain).

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 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024 for Lots C and D Daffodil Drive.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Development Permit 21-131 for Lots C and D Daffodil Drive.

Anyone who believes that their interest in property is affected by the proposed bylaws and 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.

4. REPORTS/WRITTEN SUBMISSIONS

Reports received up to and including April 8, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Official Community Plan Amendment, Rezoning, and Development Permit for Lots C and D Daffodil Drive	February 28, 2024	March 11, 2024	R-1

Written submissions received up to and including April 8, 2024:

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

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	March 4, 2024	C-1
T. McDonald	March 4, 2024	C-2
Redacted	March 4, 2024	C-3
Redacted	March 4, 2024	C-4
Redacted	March 4, 2024	C-5
Redacted	March 4, 2024	C-6
Redacted	March 4, 2024	C-7
Redacted	March 4, 2024	C-8
Redacted	March 5, 2024	C-9
Redacted	March 5, 2024	C-10
Redacted	March 5, 2024	C-11
Redacted	March 5, 2024	C-12
S. Bell	March 5, 2024	C-13
Redacted	March 5, 2024	C-14
Redacted	March 5, 2024	C-15
Redacted	March 5, 2024	C-16
Redacted	March 5, 2024	C-17
Redacted	March 5, 2024	C-18
Redacted	March 6, 2024	C-19
Redacted	March 6, 2024	C-20
Redacted	March 6, 2024	C-21
Redacted	March 6, 2024	C-22
Redacted	March 6, 2024	C-23
Redacted	March 6, 2024	C-24
Redacted	March 6, 2024	C-25
Redacted	March 6, 2024	C-26
Redacted	March 7, 2024	C-27
Redacted	March 7, 2024	C-28
Redacted	March 7, 2024	C-29
Redacted	March 8, 2024	C-30
Redacted	March 8, 2024	C-31
Redacted	March 8, 2024	C-32
Redacted	March 9, 2024	C-33

Redacted	March 9, 2024	C-34
Redacted	March 9, 2024	C-35
D. Marley	March 9, 2024	C-36
Redacted	March 9, 2024	C-37
Redacted	March 9, 2024	C-38
Redacted	March 11, 2024	C-39
Redacted	March 11, 2024	C-40
Redacted	March 11, 2024	C-41
Redacted	March 11, 2024	C-42
Redacted	March 11, 2024	C-43
Redacted	March 11, 2024	C-44
Redacted	March 11, 2024	C-45
Redacted	March 11, 2024	C-46
Redacted	March 11, 2024	C-47
Redacted	March 11, 2024	C-48
Redacted	March 12, 2024	C-49
Redacted	March 13, 2024	C-50
Redacted	March 13, 2024	C-51
Redacted	March 14, 2024	C-52
Redacted	March 14, 2024	C-53
Redacted	March 21, 2024	C-54
Redacted	March 23, 2024	C-55
Redacted	March 27, 2024	C-56
Redacted	April 1, 2024	C-57
Redacted	April 1, 2024	C-58
Redacted	April 1, 2024	C-59
Redacted	April 1, 2024	C-60
Redacted	April 1, 2024	C-61
Redacted	April 2, 2024	C-62
Redacted	April 2, 2024	C-63
Redacted	April 2, 2024	C-64
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Redacted	April 2, 2024	C-72
Redacted	April 2, 2024	C-73
Redacted	April 2, 2024	C-74
Redacted	April 2, 2024	C-75
Redacted (On-Table)	April 3, 2024	C-76
Redacted (On-Table)	April 3, 2024	C-77
Redacted (On-Table)	April 3, 2024	C-78
Redacted (On-Table)	April 3, 2024	C-79
Redacted (On-Table)	April 3, 2024	C-80
Redacted (On-Table)	April 3, 2024	C-81
Redacted (On-Table)	April 3, 2024	C-82
Redacted (On-Table)	April 4, 2024	C-83
Redacted (On-Table)	April 5, 2024	C-84
Redacted (On-Table)	April 5, 2024	C-85
Redacted (On-Table)	April 5, 2024	C-86
Redacted (On-Table)	April 5, 2024	C-87
Redacted (On-Table)	April 6, 2024	C-88
Redacted (On-Table)	April 6, 2024	C-89
Name not provided (On-Table)	April 7, 2024	C-90
Redacted (On-Table)	April 7, 2024	C-91
Redacted (On-Table)	April 7, 2024	C-92
Redacted (On-Table)	April 7, 2024	C-93
Redacted (On-Table)	April 7, 2024	C-94
Redacted (On-Table)	April 7, 2024	C-95
Redacted (On-Table)	April 8, 2024	C-96
Redacted (On-Table)	April 8, 2024	C-97
Redacted (On-Table)	April 7, 2024	C-98
Redacted (On-Table)	April 7, 2024	C-99
Redacted (On-Table)	April 8, 2024	C-100
Redacted (On-Table)	April 8, 2024	C-101
Redacted (On-Table)	April 8, 2024	C-102
Redacted (On-Table)	April 8, 2024	C-103
Redacted (On-Table)	April 8, 2024	C-104
Redacted (On-Table)	April 8, 2024	C-105
Redacted (On-Table)	April 8, 2024	C-106
Redacted (On-Table)	April 8, 2024	C-107

Redacted (On-Table)	Undated	C-108
Redacted (On-Table)	April 8, 2024	C-109
Redacted (On-Table)	Undated	C-110
Name not provided (On-Table)	Undated	C-111
Redacted (On-Table)	April 8, 2024	C-112

On March 11, 2024 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 March 27 and April 3, 2024, and notices were mailed to property owners / occupants within the notification area. The Deputy Corporate Officer will note written submissions received for the April 8, 2024 public hearing and concurrent public meeting.

5. **STAFF PRESENTATION**

6. **APPLICANT’S PRESENTATION**

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. 5292, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024 for Lots C and D Daffodil Drive and proposed Development Permit 21-131 for Lots C and D Daffodil Drive up to and including the April 8, 2024 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 April 8, 2024 public hearing regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024 for Lots C and D Daffodil Drive and proposed Development Permit 21-131 for Lots C and D Daffodil Drive 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.