

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



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 4

PUBLIC HEARING AGENDA

JUNE 17, 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 6 p.m. the Committee of the Whole meeting will commence in the Council Chamber and via electronic communication facilities. 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. 5335, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024 (14 Glenmore Drive) will be held, and a public meeting regarding proposed Development Permit 23-100 (14 Glenmore Drive) will be held concurrently. The special 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. 5335, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024 \(14 Glenmore Drive\)](#)

(File: 1610-20-5335/5336 / 1010-20-23-100)

Applicant: Sterling Pacific Developments Inc.

Subject Land: 14 Glenmore Drive

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5335, 2024: would amend a map within the Official Community Plan and expand the "Duplex Areas" Development Permit Area to include the subject land.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024: would create a new site-specific Comprehensive Development Zone 87 (CD87) and rezone the subject land to CD87 to facilitate the proposed six-unit duplex development proposal.

A public meeting will be held concurrently regarding proposed Development Permit 23-100.

Proposed Development Permit 23-100: would regulate the form and character of the proposed six-unit duplex development and ensure that the proposal meets wildfire hazard prevention guidelines.

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. 5335, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024 for 14 Glenmore Drive.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Development Permit 23-100 for 14 Glenmore Drive.

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 timeslot 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 June 12, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Official Community Plan Amendment, Rezoning and Development Permit for 14 Glenmore Drive (6-unit multifamily/duplex development)	April 22, 2024	May 6, 2024	R-1

Written submissions received up to and including June 12, 2024:

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

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	May 3, 2024	C-1
Redacted	May 6, 2024	C-2
E. Fung	June 5, 2024	C-3
Redacted	June 6, 2024	C-4
Collingwood School (On-Table)	June 14, 2024	C-5

On May 6, 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 June 5 and 12, 2024, and notices were mailed to property owners / occupants within the notification area. The Deputy Corporate Officer will note written submissions received for the June 17, 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. 5335, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024 and proposed Development Permit 23-100 for 14 Glenmore Drive, up to and including the June 17, 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 June 17, 2024 public hearing regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5335, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024 and proposed Development Permit 23-100 for 14 Glenmore 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.