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

For On-Table Items please see Item 4

**PUBLIC HEARING AGENDA**

**JUNE 24, 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, 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. 5291, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024 (Ambleside Local Area Plan Apartment Area) 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: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024 \(Ambleside Local Area Plan Apartment Area\)](#)**

(File: 1610-20-5291/5338)

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

**Subject Lands:** Within the Ambleside Local Area Plan boundary, proposed Official Community Plan Bylaw amendments would apply to the Ambleside Apartment Area, and proposed Zoning Bylaw amendments would apply to RM1 and RM2 zoned sites.

**Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024:** would introduce policy to guide subsequent zoning

decisions within the Ambleside Apartment Area, east of 23rd Street, to support opportunities for diverse forms and tenure of housing.

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024:** would update the RM1 and RM2 zoning regulations within Ambleside, east of 23rd Street, by increasing the maximum floor area ratio for apartment buildings from 1.75 to 2.00.

### 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. 5291, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024 regarding the Ambleside Local Area Plan Apartment Area.

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

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 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 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 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 bylaws. 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 18, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
<a href="#">Ambleside Local Area Plan Apartment Areas: Proposed Modified OCP Bylaw Amendment; Proposed Zoning Bylaw Amendment; and Rental Replacement and Tenant Assistance Policy</a>	May 17, 2024	May 27, 2024	R-2
<a href="#">Ambleside Local Area Plan (LAP): Revised Apartment Area Proposed OCP Bylaw Amendments</a>	January 19, 2024	January 29, 2024	R-1

Written submissions received up to and including June 18, 2024:

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

SUBMISSION AUTHOR	SUBMISSION DATED	#
R. Gordon	November 29, 2023	C-1
Redacted	November 30, 2023	C-2
Redacted	November 30, 2023	C-3
Redacted	November 30, 2023	C-4
Redacted	November 30, 2023	C-5
Redacted	November 30, 2023	C-6
Redacted	November 30, 2023	C-7
Redacted	November 30, 2023	C-8
Redacted	November 30, 2023	C-9

Redacted	November 30, 2023	C-10
Redacted	December 1, 2023	C-11
Redacted	December 1, 2023	C-12
Redacted	December 1, 2023	C-13
Redacted	December 1, 2023	C-14
Redacted	December 1, 2023	C-15
Redacted	December 1, 2023	C-16
Redacted	December 2, 2023	C-17
Redacted	December 3, 2023	C-18
Redacted	December 3, 2023	C-19
Redacted	December 3, 2023	C-20
Redacted	December 5, 2023	C-21
Redacted	December 5, 2023	C-22
Redacted	December 5, 2023	C-23
Redacted	December 6, 2023	C-24
Redacted	December 11, 2023	C-25
Redacted	January 7, 2024	C-26
Redacted	January 10, 2024	C-27
Redacted	January 11, 2024	C-28
Redacted	January 11, 2024	C-29
Redacted	January 14, 2024	C-30
Redacted	January 15, 2024	C-31
Redacted	January 15, 2024	C-32
R. Heaton	January 20, 2024	C-33
Redacted	January 24, 2024	C-34
Redacted	January 27, 2024	C-35
Redacted	January 27, 2024	C-36
Redacted	January 27, 2024	C-37
Redacted	January 28, 2024	C-38
Redacted	January 29, 2024	C-39
Senior Manager, Community Planning & Sustainability	February 1, 2024	C-40
Redacted	February 3, 2024	C-41
Ambleside Tenants Association	March 8, 2024	C-42
Redacted	March 9, 2024	C-43
Redacted	March 10, 2024	C-44
Redacted	March 10, 2024	C-45
D. Campbell	March 10, 2024	C-46

L. Chmelauskas	March 10, 2024	C-47
Redacted	March 10, 2024	C-48
Redacted	March 10, 2024	C-49
G. Shipman	March 10, 2024	C-50
Redacted	March 10, 2024	C-51
Redacted	March 10, 2024	C-52
R. Heaton	March 10, 2024	C-53
H. Freybe	March 10, 2024	C-54
I. Baggott	March 10, 2024	C-55
Argyle Point Strata	March 10, 2024	C-56
Ambleside Tenants Association	March 10, 2024	C-57
J. Salter	March 11, 2024	C-58
Redacted	March 11, 2024	C-59
Redacted	March 11, 2024	C-60
S. La Porta	March 11, 2024	C-61
Redacted	March 11, 2024	C-62
Redacted	March 11, 2024	C-63
T. O'Sullivan	March 11, 2024	C-64
D. Marley	March 11, 2024	C-65
M. Slater	March 11, 2024	C-66
L. Jando	March 11, 2024	C-67
Redacted	March 11, 2024	C-68
N. Malkin	March 13, 2024	C-69
Redacted	March 13, 2024	C-70
Redacted	March 13, 2024	C-71
Redacted	March 14, 2024	C-72
Redacted	March 14, 2024	C-73
G. Hughes	March 14, 2024	C-74
R. Heaton	March 19, 2024	C-75
Redacted	March 27, 2024	C-76
Ambleside Tenants Association	April 19, 2024	C-77
Redacted	May 25, 2024	C-78
Redacted	May 25, 2024	C-79
Redacted	May 25, 2024	C-80
Redacted	May 26, 2024	C-81
Redacted	May 31, 2024	C-82
Redacted	May 27, 2024	C-83

Redacted	June 11, 2024	C-84
Redacted	June 14, 2024	C-85
Redacted	June 15, 2024	C-86
Redacted	June 16, 2024	C-87
Argyle Point Strata	June 17, 2024	C-88
Redacted	June 17, 2024	C-89
Redacted	June 17, 2024	C-90
Redacted	June 17, 2024	C-91
Redacted	June 17, 2024	C-92
Redacted	June 18, 2024	C-93
Redacted	June 18, 2024	C-94
Redacted	June 18, 2024	C-95
Redacted	June 18, 2024	C-96
Redacted	June 18, 2024	C-97
Redacted	June 18, 2024	C-98
Redacted	June 18, 2024	C-99
Redacted	June 18, 2024	C-100
Redacted (On-Table)	June 19, 2024	C-101
Strata Plan VAS 2271 (On-Table)	June 19, 2024	C-102
Strata Council, VR251 (On-Table)	June 20, 2024	C-103
Redacted (On-Table)	June 20, 2024	C-104
Redacted (On-Table)	June 20, 2024	C-105
Redacted (On-Table)	June 20, 2024	C-106
Redacted (On-Table)	June 20, 2024	C-107
Redacted (On-Table)	June 20, 2024	C-108
Redacted (On-Table)	June 20, 2024	C-109
Redacted (On-Table)	June 19, 2024	C-110
Redacted (On-Table)	June 21, 2024	C-111
Redacted (On-Table)	June 21, 2024	C-112
Redacted (On-Table)	June 21, 2024	C-113
G. Mclsaac (On-Table)	June 21, 2024	C-114
Redacted (On-Table)	June 21, 2024	C-115
Redacted (On-Table)	June 21, 2024	C-116
Ambleside Tenants Association (On-Table)	June 21, 2024	C-117
Redacted (On-Table)	June 21, 2024	C-118
Redacted (On-Table)	June 21, 2024	C-119
Argyle Point Strata (On-Table)	June 17, 2024	C-120

Redacted (On-Table)	June 22, 2024	C-121
Name not provided (On-Table)	June 22, 2024	C-122
Redacted (On-Table)	June 22, 2024	C-123
Redacted (On-Table)	June 22, 2024	C-124
Redacted (On-Table)	June 22, 2024	C-125
Redacted (On-Table)	June 22, 2024	C-126
Redacted (On-Table)	June 23, 2024	C-127
M. Slater (On-Table)	June 23, 2024	C-128
Redacted (On-Table)	June 23, 2024	C-129
LandlordBC (On-Table)	June 23, 2024	C-130
Redacted (On-Table)	June 23, 2024	C-131
J. Sutherland (On-Table)	June 23, 2024	C-132
Redacted (On-Table)	June 23, 2024	C-133
Redacted (On-Table)	June 23, 2024	C-134
Redacted (On-Table)	June 23, 2024	C-135
A. Eady (On-Table)	June 23, 2024	C-136
Redacted (On-Table)	June 23, 2024	C-137
Redacted (On-Table)	June 23, 2024	C-138
Redacted (On-Table)	June 23, 2024	C-139
Redacted (On-Table)	June 23, 2024	C-140
Redacted (On-Table)	June 23, 2024	C-141
Redacted (On-Table)	June 23, 2024	C-142
Redacted (On-Table)	June 23, 2024	C-143
Redacted (On-Table)	June 23, 2024	C-144
Redacted (On-Table)	June 23, 2024	C-145
Redacted (On-Table)	June 23, 2024	C-146
Redacted (On-Table)	June 23, 2024	C-147
Redacted (On-Table)	June 23, 2024	C-148
Redacted (On-Table)	June 23, 2024	C-149
Redacted (On-Table)	June 24, 2024	C-150
Redacted (On-Table)	June 24, 2024	C-151
Redacted (On-Table)	June 24, 2024	C-152
Redacted (On-Table)	June 24, 2024	C-153
Redacted (On-Table)	June 24, 2024	C-154
Redacted (On-Table)	June 24, 2024	C-155
Redacted (On-Table)	June 24, 2024	C-156
Redacted (On-Table)	June 24, 2024	C-157

Redacted (On-Table)	Undated	C-158
Redacted (On-Table)	June 24, 2024	C-159
Redacted (On-Table)	June 24, 2024	C-160
Redacted (On-Table)	June 24, 2024	C-161
I. Hume (On-Table)	June 24, 2024	C-162
Redacted (On-Table)	June 24, 2024	C-163
Ambleside Tenants Association (On-Table)	June 24, 2024	C-164
Redacted (On-Table)	June 24, 2024	C-165
Redacted (On-Table)	June 24, 2024	C-166
Redacted (On-Table)	June 24, 2024	C-167
Redacted (On-Table)	June 24, 2024	C-168
Redacted (On-Table)	June 24, 2024	C-169
Redacted (On-Table)	June 24, 2024	C-170
Redacted (On-Table)	June 24, 2024	C-171
G. Powroznik (On-Table)	June 24, 2024	C-172
G. Powroznik (On-Table)	June 24, 2024	C-173
Redacted (On-Table)	June 24, 2024	C-174
Redacted (On-Table)	June 24, 2024	C-175
Redacted (On-Table)	June 27, 2024	C-176
Redacted (On-Table)	Undated	C-177
Redacted (On-Table)	Undated	C-178

On May 27, 2024 Council set the date for the public hearing. The statutory notice of public hearing was published in the North Shore News on June 12 and 19, 2024. The Corporate Officer will note written submissions received for the June 24, 2024 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 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024 regarding the Ambleside Local Area Plan Apartment Area up to and including the June 24, 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 24, 2024 public hearing regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024 regarding the Ambleside Local Area Plan Apartment Area 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.**