



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

**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, 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. 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

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.**