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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
PUBLIC HEARING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
JUNE 24, 2024**

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Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, S. Snider, S. Thompson, and L. Watt.

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture & Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning & Development Services; D. Hawkins, Senior Manager, Community Planning & Sustainability; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

**1. CALL TO ORDER**

The public hearing was called to order at 7 p.m.

Mayor Sager announced that the Place for Sport project is on schedule, under budget and that completion is expected for Fall 2024.

Council recessed the public hearing at 7:03 p.m. and reconvened the public hearing at 7:16 p.m.

**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**

On behalf of Mayor Sager, staff described the procedure for the public hearing:

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 the close of the public hearing on June 24, 2024:

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

Written submissions received up to the close of the public hearing on June 24, 2024:

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	June 19, 2024	C-101
Strata Plan VAS 2271	June 19, 2024	C-102
Strata Council, VR251	June 20, 2024	C-103
Redacted	June 20, 2024	C-104
Redacted	June 20, 2024	C-105
Redacted	June 20, 2024	C-106
Redacted	June 20, 2024	C-107
Redacted	June 20, 2024	C-108
Redacted	June 20, 2024	C-109
Redacted	June 19, 2024	C-110
Redacted	June 21, 2024	C-111
Redacted	June 21, 2024	C-112
Redacted	June 21, 2024	C-113
G. Mclsaac	June 21, 2024	C-114
Redacted	June 21, 2024	C-115
Redacted	June 21, 2024	C-116
Ambleside Tenants Association	June 21, 2024	C-117
Redacted	June 21, 2024	C-118
Redacted	June 21, 2024	C-119
Argyle Point Strata	June 17, 2024	C-120
Redacted	June 22, 2024	C-121
Name not provided	June 22, 2024	C-122
Redacted	June 22, 2024	C-123
Redacted	June 22, 2024	C-124
Redacted	June 22, 2024	C-125
Redacted	June 22, 2024	C-126
Redacted	June 23, 2024	C-127
M. Slater	June 23, 2024	C-128

Redacted	June 23, 2024	C-129
LandlordBC	June 23, 2024	C-130
Redacted	June 23, 2024	C-131
J. Sutherland	June 23, 2024	C-132
Redacted	June 23, 2024	C-133
Redacted	June 23, 2024	C-134
Redacted	June 23, 2024	C-135
A. Eady	June 23, 2024	C-136
Redacted	June 23, 2024	C-137
Redacted	June 23, 2024	C-138
Redacted	June 23, 2024	C-139
Redacted	June 23, 2024	C-140
Redacted	June 23, 2024	C-141
Redacted	June 23, 2024	C-142
Redacted	June 23, 2024	C-143
Redacted	June 23, 2024	C-144
Redacted	June 23, 2024	C-145
Redacted	June 23, 2024	C-146
Redacted	June 23, 2024	C-147
Redacted	June 23, 2024	C-148
Redacted	June 23, 2024	C-149
Redacted	June 24, 2024	C-150
Redacted	June 24, 2024	C-151
Redacted	June 24, 2024	C-152
Redacted	June 24, 2024	C-153
Redacted	June 24, 2024	C-154
Redacted	June 24, 2024	C-155
Redacted	June 24, 2024	C-156
Redacted	June 24, 2024	C-157
Redacted	Undated	C-158
Redacted	June 24, 2024	C-159
Redacted	June 24, 2024	C-160
Redacted	June 24, 2024	C-161
I. Hume	June 24, 2024	C-162
Redacted	June 24, 2024	C-163
Ambleside Tenants Association	June 24, 2024	C-164
Redacted	June 24, 2024	C-165

Redacted	June 24, 2024	C-166
Redacted	June 24, 2024	C-167
Redacted	June 24, 2024	C-168
Redacted	June 24, 2024	C-169
Redacted	June 24, 2024	C-170
Redacted	June 24, 2024	C-171
G. Powroznik	June 24, 2024	C-172
G. Powroznik	June 24, 2024	C-173
Redacted	June 24, 2024	C-174
Redacted	June 24, 2024	C-175
Redacted	June 27, 2024	C-176
Redacted	Undated	C-177
Redacted	Undated	C-178

Staff informed of the total number of staff reports and written submissions received to date and included in the agenda package and the public information binder, and that the reports and written submissions are available for public inspection throughout the hearing.

**5. STAFF PRESENTATION**

Staff provided a presentation and responded to Council’s questions. Council members commented.

**6. PUBLIC INPUT**

Mayor Sager called for public input.

L. Dodd (West Vancouver resident) spoke in support of the proposed bylaws and commented that the community input has been extensive and encouraged Council to adopt the bylaws.

G. Richards (21st Street & Inglewood Avenue) spoke in support of the proposed bylaws and commented regarding the thorough consultation and spoke relative to St. Stephens Anglican Church.

D. Woo (on behalf of the owners of 2222 Bellevue Avenue and 2190 Bellevue Avenue) spoke in support of the proposed bylaws and commented that the proposed area plan would increase the availability and quality of rental housing.

T. Glover (on behalf of the Anglican New Westminster Church) spoke in support of the proposed bylaws and expressed support for the St. Stephens Anglican Church redevelopment and general support for redeveloping aging buildings.

R. Wagner (West Vancouver resident, and on behalf of the Ambleside Tenant Association) spoke in support of the proposed bylaws and commented that the proposed area plan would provide significant protection for tenants and owners.

S. Walker (West Vancouver resident) spoke relative to the proposed bylaws and commented regarding the heritage value of the buildings within the Ambleside area and expressed the need to maintain older housing stock to ensure a variety of building types.

A. Murray (address not provided) spoke in opposition to the proposed bylaws and expressed concern relating to noise from construction, traffic, and infrastructure capacity.

V. Jackson (West Vancouver resident) spoke in opposition to the proposed bylaws and expressed concerns of congestion from traffic and increased population resulting from the proposed new development.

D. Smith (West Vancouver resident) spoke in support of the proposed Zoning bylaw and Rental Replacement & Tenant Protection Policy and expressed concern relating to the Official Community Plan bylaw.

F. Rocker (1400 Block of Clyde Avenue) spoke in support of the proposed bylaws, and commented regarding the proposed FAR.

B. Wall (1552 Esquimalt Avenue, and President, Wall Financial Corporation) spoke in support of the proposed bylaws and commented that the proposed plan provides more housing options while protecting tenant rights.

T. De Cotiis (address not provided) spoke in support of the proposed bylaws and commented regarding the proposed FAR not being sufficient.

K. Turner (address not provided) spoke in support to the proposed bylaws and commented regarding the sufficient public consultation on the proposed area plan.

J. Millar (address not provided) spoke in support of the proposed bylaws and commented that the proposed area plan provides greater availability and affordability of housing options.

S. Leidl (West Vancouver resident) spoke relative to the proposed bylaws and expressed concern for the proposed FAR for selected properties and concern for the properties identified for redevelopment.

L. Bannister (2203 Bellevue Avenue) spoke in opposition to the proposed bylaws and commented regarding the lack of public awareness of the proposed changes and their significance.

Council members commented and staff responded to Council's questions relative to the public consultation process.

L. Maier (1390 Duchess Avenue) spoke in opposition to the proposed bylaws and commented regarding the proposed heights in the 1300 block of Duchess and concern of obstructed views with the proposed 14 stories.

A. Krawczyk (West Vancouver resident) spoke in support of the proposed bylaws and commented regarding the unaffordability of living in West Vancouver and that the proposal would provide for increased housing types.

M. Broadbent (representing Strata Corporation VR251 at 460 14th Street) spoke in support of the proposed bylaws and commented regarding the proposed FAR.

B. Wallace (2203 Bellevue Avenue, and on behalf of Strata Council) spoke in opposition to the proposed bylaws.

Councillor Watt left the meeting at 8:51 p.m. and reentered at 8:53 p.m.

S. Wilson (West Vancouver resident) spoke in support of the proposed bylaws and commented that the proposed area plan would provide improvements to rental stock, increased livability, and access to non-market housing options.

L. Schroeder (address not provided) spoke in support of the proposed bylaws and commented regarding availability and affordability of housing options that would result from the proposed area plan.

A. Laurent & V. Nayeri (1340 Duchess Avenue) spoke in support of the proposed bylaws and commented regarding the proposed FAR not being sufficient to incentivize the redevelopment of older buildings.

D. O'Neill (2203 Bellevue Avenue) spoke in opposition to the proposed bylaws and commented expressing concern relating to the public notice for the proposal, the proposed infill sites, and proposed FAR.

Council members commented. Staff responded to Council's questions.

D. Mulhern (address not provided) spoke in support of the proposed bylaws and commented regarding the need for more diversity and housing options.

A. Chicoine (West Vancouver resident) spoke in support of the proposed bylaws and commented regarding the extensive community engagement and general support for more diverse housing types to meet the needs of lower income renters.

S. Parker (West Vancouver resident) spoke in support of the proposed bylaws.

S. Fonseca (1363 Clyde Avenue) spoke in support of the proposed bylaws, and commented regarding the redevelopment of older buildings that are at end of life and the proposed FAR.

K. Lambert (West Vancouver resident) spoke in support of the proposed bylaws and commented that the proposed area plan would provide more diverse housing options.

M. Barraza (1340 Duchess Avenue) spoke in support of the proposed bylaws and commented regarding increasing the proposed FAR to make redevelopment more viable.

G. Powroznik (West Vancouver resident) spoke in support of the proposed bylaws and indicated general support for the proposed area plan.

Council recessed the public hearing at 9:30 p.m. and reconvened the public hearing at 9:40 p.m.

L. Jones (West Vancouver resident) spoke in opposition to the proposed bylaws and commented regarding vehicle traffic, incentives to employ local trades people and housing unaffordability.

J. Van Dyck (1363 Clyde Avenue) spoke in support of the proposed bylaws and commented regarding the redevelopment of aging buildings and the need for increased FAR to incentivize developers.

M. Gellar (Vancouver resident) spoke in support of the proposed bylaws and commented regarding opportunities for gentle density over time with the proposed area plan.

B. Shard (1363 Clyde Avenue) spoke in support of the proposed bylaws and commented regarding the need to increase the proposed FAR to incentivize the redevelopment of existing older buildings.

S. Nand (Duchess Avenue) spoke in support of the proposed bylaws and commented regarding height restrictions and support for more building density.

D. Khatwani (Westbrook, West Vancouver) spoke in support of the proposed bylaws and commented regarding the need for diverse and inclusive housing types and support for an increase to the proposed FAR.

L. Maier (1390 Duchess Avenue) spoke a second time in relation to the proposed heights for the 1300 block of Duchess Avenue.

Mayor Sager queried three times if there was anyone further who wished to speak at the public hearing and there was no response.

## 7. **CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

MOVED by Thompson, seconded by Gambioli:

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.

Council members commented and staff responded to Council's questions. The question was called on the motion.

CARRIED

The public hearing closed at 10:10 p.m.

Certified Correct:

*[Original signed by Mayor]*

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MAYOR

*[Original signed by Corporate Officer]*

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CORPORATE OFFICER