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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
PUBLIC HEARING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
MAY 6, 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; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning & Development Services; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

**1. CALL TO ORDER**

The public hearing was called to order at 7:01 p.m.

Mayor Sager welcomed Hope Dallas, the District's new Senior Manager of Legislative Services, and commented:

- that the District won the 2024 BC Recreation & Parks Association Program Excellence Award for the Welcoming and Inclusive Communities Program; and
- regarding the April 30, 2024 opening of the Keen Lau Fitness Circuit in Ambleside Park.

**2. PUBLIC HEARING**

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5328, 2024 (to Enhance Retail Diversity)** (File: 1610-20-5328)

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

**Subject Lands:** New definitions for “financial services”, “financial institution”, and “vape retail” would apply to all zoned lands where commercial uses are permitted. Proposed bylaw amendments to conditions of use would apply to AC1, AC2, and C2 zoned sites in Ambleside and Dundarave’s commercial areas.

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5328, 2024:** would enhance retail diversity by amending the zoning bylaw to: 1) introduce definitions for “financial services”, “financial institution”, and “vape retail” uses, and prohibit vape retail in every zone; and 2) amend the AC1, AC2, and C2 zones in Ambleside and Dundarave’s commercial areas, to: add business or commercial school, fitness and body care, health care office, pet care establishment, and veterinary medical clinic to the existing list of uses which, combined, must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face; limit pharmacy use, including pharmacy in a retail store or health care office, to five locations in Ambleside and one location in

Dundarave; and prohibit financial services use from locating on the ground (sidewalk level) floor.

### **3. PUBLIC HEARING PROCEDURE**

Councillor Gambioli left the hearing at 7:03 p.m. and returned to the hearing at 7:04 p.m.

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 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5328, 2024 to Enhance Retail Diversity.

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

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 bylaw 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. 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 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.

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 bylaw. 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 May 6, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Enhancing Retail Diversity within Ambleside and Dundarave: Revised Zoning Bylaw Amendments	March 27, 2024	April 8, 2024	R-1

Written submissions received up to the close of the public hearing on May 6, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	December 3, 2023	C-1
Redacted	March 4, 2024	C-2
C. Ballantine	May 3, 2024	C-3
Redacted	May 6, 2024	C-4

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; that on April 8, 2024 Council set the date for the public hearing; and that the statutory notice of public hearing was published in the North Shore News on April 24 and May 1, 2024. Staff informed that the reports and written submissions are available for public inspection throughout the hearing.

#### 5. **STAFF PRESENTATION**

Staff spoke relative to the subject bylaw and responded to Council's questions.

**6. PUBLIC INPUT**

Mayor Sager called for public input.

M. O'Brien (Executive Director, Ambleside & Dundarave Business Improvement Association) spoke in support of the proposed bylaw, and commented regarding: vibrancy and diversity in the commercial district; previous commercial restrictions; business improvement associations in other jurisdictions; and next year's Business Improvement Areas of British Columbia conference.

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

H. Mersey (Ambleside & Dundarave Resident's Association) spoke in support of the proposed bylaw and commented regarding vibrancy and diversity in the commercial district.

Mayor Sager queried for the second and third time 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 Watt:

THAT all written and oral submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5328, 2024 to Enhance Retail Diversity up to and including the May 6, 2024 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was adjourned at 7:11 p.m.

Certified Correct:

*[Original signed by Mayor]*

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MAYOR

*[Original signed by Corporate Officer]*

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CORPORATE OFFICER