

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



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

**For On-Table Items please see Items 3.2, 4.3, and 5.3.**

**PUBLIC HEARING AGENDA**

**OCTOBER 21, 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 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 PROCEDURE**

The procedure for the public hearing will be described as follows:

Council is convening this public hearing to consider and receive submissions regarding the following proposed bylaws:

- For Item 3, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 regarding Regulating Short-term Rental Accommodation;
- For Item 4, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 regarding Cannabis Retail at 1453 Bellevue Avenue; and
- For Item 5, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 regarding Cannabis Retail at 6609 Royal Avenue.

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.

**3. PUBLIC HEARING**

[Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 \(Regulating Short-term Rental Accommodation\)](#) (File: 1610-20-5356)

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

**Subject Lands:** All zoned lands in the District of West Vancouver where residential uses are permitted.

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024:** would enable short-term rental (STR) accommodation in a dwelling unit, limited to a host’s principal residence (the place where the host usually lives). Where a secondary or detached secondary suite is permitted (e.g. a basement suite and/or coach house), STR is limited to one of: the primary dwelling unit, or secondary suite, or detached secondary suite.

**3.1. STAFF PRESENTATION**

**3.2. REPORTS/WRITTEN SUBMISSIONS**

Reports received up to and including October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
<a href="#"><u>Regulating Short-term Rental Accommodation</u></a>	September 13, 2024	September 23, 2024	R-1

Written submissions received up to and including October 21, 2024:

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

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 23, 2024	C-1
Redacted (On-Table)	October 21, 2024	C-2
Name not provided (On-Table)	Undated	C-3

On September 23, 2024 Council set the date for the public hearing. The statutory notice of public hearing was published in the North Shore News on October 9 and 16, 2024. The Corporate Officer will note written submissions received for the October 21, 2024 public hearing.

**3.3. PUBLIC INPUT**

Mayor Sager will call for public input.

Following receipt of public input regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 (Regulating Short-term Rental Accommodation), Council will consider and receive submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue).

**4. PUBLIC HEARING**

**[Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 \(Cannabis Retail at 1453 Bellevue Avenue\)](#)** (File: 1610-20-5347)

**Applicant:** R. Hardin

**Subject Land:** 1453 Bellevue Avenue

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024:** would add cannabis retail to the Ambleside Centre 1 zone for 1453 Bellevue Avenue to allow the existing cannabis retail store to operate in perpetuity. The existing store is currently in operation under an approved temporary use permit.

**4.1. STAFF PRESENTATION**

**4.2. APPLICANT’S PRESENTATION**

**4.3. REPORTS/WRITTEN SUBMISSIONS**

Reports received up to and including October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
<a href="#">Zoning Amendment for Cannabis Retail at 1453 Bellevue Avenue</a>	September 3, 2024	September 23, 2024	R-1

Written submissions received up to and including October 21, 2024:

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

SUBMISSION AUTHOR	SUBMISSION DATED	#
Jones & Company (On-Table)	October 16, 2024	C-1
Redacted (On-Table)	October 16, 2024	C-2

On September 23, 2024 Council set the date for the public hearing. The statutory notice of public hearing was published in the North Shore News on October 9 and 16, 2024, and notices were mailed to property owners / occupants within the notification area. The Corporate Officer will note written submissions received for the October 21, 2024 public hearing.

**4.4. PUBLIC INPUT**

Mayor Sager will call for public input.

*Following receipt of public input regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue), Council will consider and receive submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue).*

**5. PUBLIC HEARING**

[Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 \(Cannabis Retail at 6609 Royal Avenue\)](#) (File: 1610-20-5339)

**Applicant:** D. Bellringer

**Subject Land:** 6609 Royal Avenue

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024:** would add cannabis retail to the Commercial 1 zone for 6609 Royal Avenue to allow the existing cannabis retail store to operate in perpetuity. The existing store is currently in operation under an approved temporary use permit.

**5.1. STAFF PRESENTATION**

**5.2. APPLICANT’S PRESENTATION**

**5.3. REPORTS/WRITTEN SUBMISSIONS**

Reports received up to and including October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
<a href="#"><u>Zoning Amendment for Cannabis Retail at 6609 Royal Avenue</u></a>	September 3, 2024	September 23, 2024	R-1

Written submissions received up to and including October 21, 2024:

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

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	October 7, 2024	C-1
Redacted (On-Table)	October 21, 2024	C-2

On September 23, 2024 Council set the date for the public hearing. The statutory notice of public hearing was published in the North Shore News on October 9

and 16, 2024, and notices were mailed to property owners / occupants within the notification area. The Corporate Officer will note written submissions received for the October 21, 2024 public hearing.

#### 5.4. **PUBLIC INPUT**

Mayor Sager will call for public input.

#### 6. **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:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 regarding Regulating Short-term Rental Accommodation;
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 regarding Cannabis Retail at 1453 Bellevue Avenue; and
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 regarding Cannabis Retail at 6609 Royal Avenue;

up to and including the October 21, 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 October 21, 2024 public hearing regarding proposed:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 regarding Regulating Short-term Rental Accommodation;
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 regarding Cannabis Retail at 1453 Bellevue Avenue; and
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 regarding Cannabis Retail at 6609 Royal Avenue;

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.**