



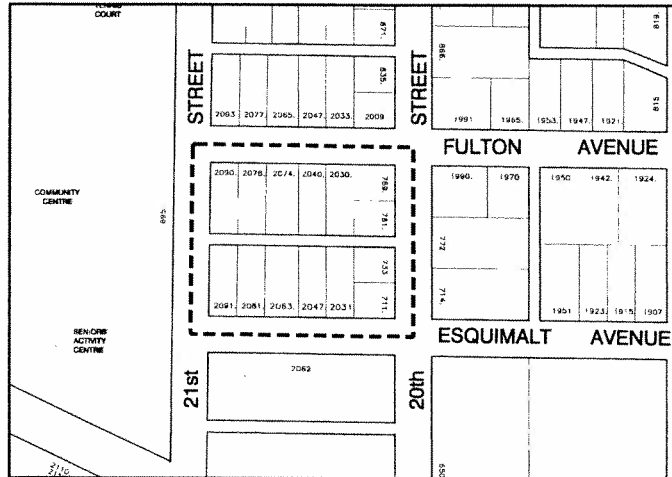
NOTICE OF PUBLIC HEARING AND PUBLIC MEETING

**Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4619, 2011;
 and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4678, 2011;
 and Development Permit Application No. 08-041
 for 2031, 2047 and 2063 Esquimalt Avenue**

Notice is given that a **PUBLIC HEARING AND PUBLIC MEETING** will be held in the Council Chamber of the Municipal Hall of The Corporation of the District of West Vancouver at 750 - 17th Street, West Vancouver, BC, on **Monday, May 16, 2011 at 7:00 pm** to consider the following:

1. OFFICIAL COMMUNITY PLAN BYLAW NO. 4360, 2004, AMENDMENT BYLAW NO. 4619, 2011

Subject Lands: Civic Addresses: 2031, 2047, 2063, 2081 and 2091 Esquimalt Avenue; 711, 733, 761 and 789 20th Street; and 2030, 2040, 2074, 2078 and 2090 Fulton Avenue (as shown within the dashed outline on the map below).



**Proposed OCP
 Amendment
 Bylaw:**

If adopted, the Official Community Plan bylaw amendment would, subject to rezoning, allow future infill housing development on the subject lands. The proposed policies for infill housing development are:

- Infill housing is to enhance the character of the local neighbourhood and meet a high quality of building and landscape design;
- Infill housing is to be ground-oriented and may include: smaller single-family dwellings, coach houses, duplexes, triplexes, and/or combinations thereof;
- An infill housing project may include consolidation of individual lots;
- An infill housing development must not exceed a maximum Floor Area Ratio of 0.61; and
- The subject lands are designated as Infill Housing Development Permit Area BF-B 13 under subsections 919.1 (1) (e), (h), (i) and (j) of the *Local Government Act*; the objectives of the designation and the guidelines that will govern the issuance of development permits for development in the area are specified.

2. ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 4678, 2011

Applicant:	Geller Properties Ltd.
Subject Lands:	<u>Civic Addresses:</u> 2031, 2047 and 2063 Esquimalt Avenue, as shown shaded and outlined on the map below. <u>Legal Descriptions:</u> Lots 9 and 10, Block 6, District Lot 775, Plan 4155; and Lot 4 of Lot 7, Blocks 7 to 12, District Lot 775, Plan 4595, as shown shaded and outlined on the map below.
Purpose:	To provide for development of a 9-unit ground-oriented strata residential project with nine enclosed parking spaces.
Proposed Zoning Amendment Bylaw:	To create the CD47 Comprehensive Development Zone 47 (Hollyburn Mews) and to rezone the lots located at 2031, 2047 and 2063 Esquimalt Avenue from RS5 Single Family Dwelling Zone 5 to CD47 Comprehensive Development Zone 47 (Hollyburn Mews).

3. DEVELOPMENT PERMIT APPLICATION NO. 08-041

<p>If the Official Community Plan Amendment and Zoning Amendment bylaws described above are approved, the applicant will be required to construct the development in accordance with a Development Permit approved by Council. Proposed Development Permit No. 08-041 imposes requirements and conditions for the development of the subject lands, including:</p> <ul style="list-style-type: none"> ▪ 9 two-level plus basement strata units comprised of: 6 duplex units fronting Esquimalt Avenue, and 3 coach houses at the rear lane; ▪ Floor areas (exclusive of basements) of 1,155 sq.ft. for each coach house; and duplex units ranging in size between 1,430 and 1,625 sq.ft.; ▪ A floor area (to site area) ratio of 0.61, and maximum site coverage of 45%; and ▪ Enclosed parking for nine cars, and driveways that can be used as four visitor parking spaces.

All enquiries regarding the proposed bylaw amendments and Development Permit may be directed to the West Vancouver Planning Department, Municipal Hall. Phone: 604-925-7055.

Copies of the proposed bylaw amendments and Development Permit and other related documents may be inspected from April 29, 2011 to May 16, 2011 at the Municipal Hall at 750-17th Street, West Vancouver, BC, on regular business days (Monday to Friday except for statutory holidays) between the hours of 8:30 am and 4:30 pm.

For convenience only, some of the documents may also be available for viewing on the District's website at westvancouver.ca or at the West Vancouver Memorial Library at 1950 Marine Drive, West Vancouver, BC (phone 604-925-7400 for current information on Library hours of operation).

All persons who believe that their interest in property is affected by the proposed bylaw amendments and Development Permit will be given an opportunity to be heard and to present written submissions at the Public Hearing and Public Meeting. Submissions received for the Public Hearing and Public Meeting will be included in the public information package for Council's consideration and for the public record.

Submissions received after the close of the Public Hearing will not be considered by Council.

S. Scholes, Municipal Clerk
 April 29, 2011