



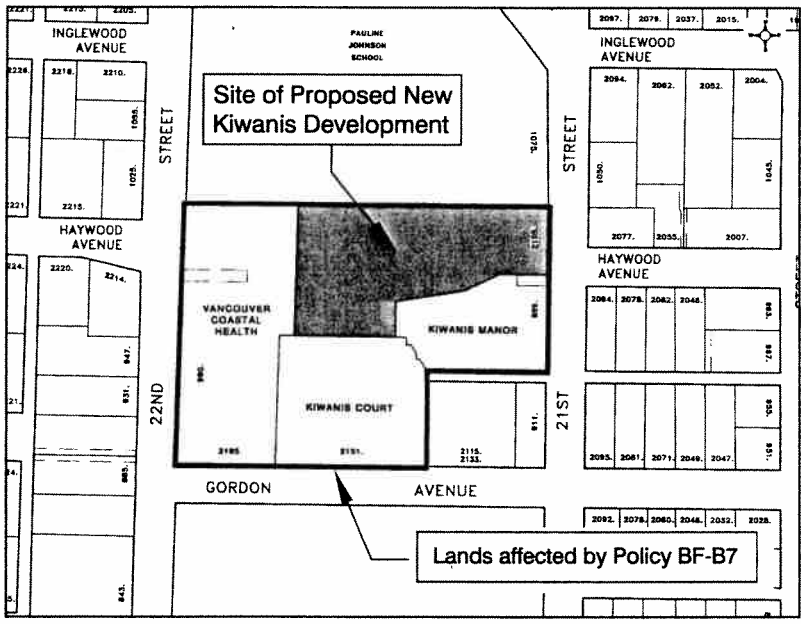
NOTICE OF PUBLIC HEARING AND PUBLIC MEETING

**Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4694, 2011;
 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4689, 2011;
 Development Cost Charge Waiver Bylaw No. 4695, 2011;
 AND Development Permit Application No. 11-005
 for the 900 Block of 21st Street**

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, October 3, 2011 at 7:00 pm** to consider the following:

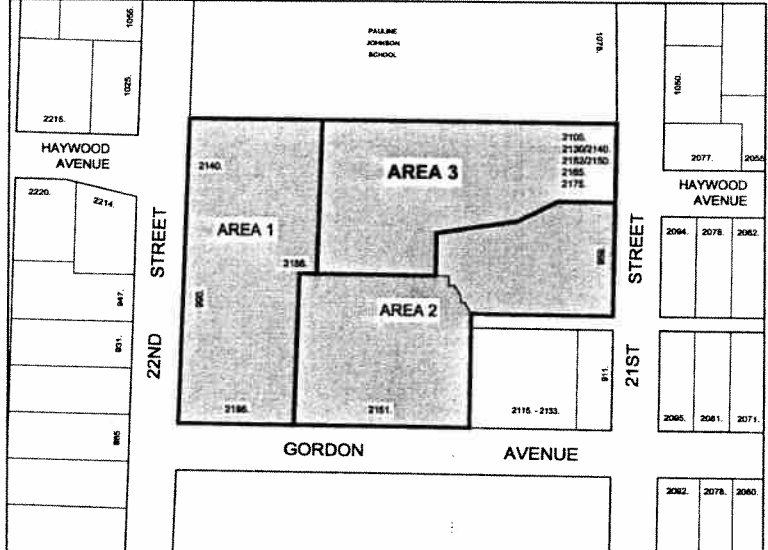
Applicant:	Kiwanis Seniors Housing Society of West Vancouver
Purpose:	Kiwanis has applied to redevelop one of its three properties to provide seniors' low-cost housing. The proposal involves building two new apartment buildings that will include resident amenity space and gardens, new landscaping, and underground parking. The proposal requires an amendment to the Official Community Plan (OCP) and the Zoning Bylaw, which are described below.

1. OFFICIAL COMMUNITY PLAN BYLAW NO. 4360, 2004, AMENDMENT BYLAW NO. 4694, 2011

Proposed Official Community Plan Amendment:	If adopted, Official Community Plan Bylaw No. 4630, 2004, Amendment Bylaw No. 4694, 2011 would amend Policy BF-B7 to allow for a care facility or seniors' low-cost housing to be developed at a maximum Floor Area Ratio of 1.5. The existing BF-B7 policy allows for a maximum Floor Area Ratio of 1.5 for a care facility and 1.15 for seniors' low-cost housing.
Subject Lands:	Policy BF-B7 applies to the lands shown on the map below: 

CONTINUED ON REVERSE SIDE

2. ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 4689, 2011

<p>Proposed Zoning Bylaw Amendment:</p>	<p>If adopted, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4689, 2011 would amend the 'CD5-Comprehensive Development Zone 5' to divide the existing "Area 2" into "Area 2" and "Area 3," as shown on the map below.</p> <p>The amendment would allow for the following within "Area 3":</p> <ul style="list-style-type: none"> • apartment buildings for senior's low-cost housing; • maximum Floor Area Ratio of 1.5; • maximum Lot (site) Coverage of 45%; and • maximum Building Height of 16.2 metres and up to five storeys.
<p>Subject Lands</p>	<p>Civic Addresses: 2105, 2130/2140, 2152/2150, 2165, and 2175 Haywood Avenue</p> 

3. DEVELOPMENT COST CHARGE WAIVER BYLAW NO. 4695, 2011

If adopted, Development Cost Charge Waiver Bylaw No. 4695, 2011 would waive 100% of the District of West Vancouver Development Cost Charges (DCCs) payable pursuant to Development Cost Charge Bylaw No. 3801, 1993, for not-for-profit rental housing in the 900 Block of 21st Street by the Kiwanis Seniors Housing Society of West Vancouver.

4. DEVELOPMENT PERMIT APPLICATION NO. 11-005

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. 11-005 imposes requirements and conditions for the development of the subject lands, including:

- Two apartment buildings comprising of a four-storey building on the east side of the property and a five-storey building on the west side;
- Maximum Floor Area Ratio of 1.5 and maximum site coverage of 45%;
- 49 underground parking spaces and 8 surface parking spaces;
- Resident amenity spaces and gardens; and
- New landscaping.

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

Copies of the proposed bylaw, bylaw amendments, the Development Permit and other related documents may be inspected from September 16, 2011 to October 3, 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, bylaw amendments and the 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 their entirety, 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
September 16, 2011