COUNCIL:
Mayor M. Smith; Councillors M. Booth, C. Cameron, C. Cassidy, N. Gambioli, M. Lewis, and W. Soprovich.

STAFF:
N. Leemhuis, Chief Administrative Officer; B. Leigh, Deputy Chief Administrative Officer; S. Scholes, Municipal Clerk; R. Fung, Director, Engineering and Transportation; M. Koke, Chief Financial Officer; A. Mooi, Director, Parks and Community Services; B. Sokol, Director, Planning, Land Development and Permits; and M. Panneton, Deputy Clerk.

CALL TO ORDER
1. The meeting was called to order at 7:00 p.m.

APPROVAL OF AGENDA
2. Approval of February 23, 2015 Special Council Meeting Agenda
   MOVED by Booth, seconded by Soprovich:
   THAT the February 23, 2015 special Council meeting agenda be approved as circulated.
   CARRIED

REPORTS
   B. Sokol (Director, Planning, Land Development and Permits) spoke relative to the subject report dated January 29, 2015 including: implementation of the community dialogue on housing and neighbourhood character has been a priority of Council since 2009; progress in the area of housing and neighbourhood character including legalizing secondary suites, creating the infill housing block on 21st Street and Esquimalt Avenue, initiatives relating to heritage preservation, legalizing coach houses, bylaws to regulate impact of construction on neighbourhoods, implemented part one of the housing action plan; public engagement and reports to Council dealing with the issue of single family housing bulk; refining the public consultation process and refining zoning bylaw amendments to address the issues of building bulk and site alteration for new single family houses in residential neighbourhoods.
   A PowerPoint presentation was provided and C. Bishop (Manager, Development Planning) spoke relative to the subject report dated January 29, 2015 including: neighbourhood character history and background; past and recent community engagement; study findings; past Council direction; focus areas for public
engagement; 2015 public consultation; and recommendations; and responded to queries of Council.

M. Thompson (4450 Stone Crescent, and on behalf of the West Vancouver Housing Association) spoke relative to the subject report including: improving dialogue between the construction community, home owners, and District staff; concerns regarding the proposals contained in the report, timing of the report and proposals, lack of public awareness, and process transparency; the 2013 and 2014 public consultations; concern regarding the public engagement process of one month when the consultation process discussed with Council and staff was longer; time is needed for the public to understand the proposed planning policies; the community's interest and opportunities to contribute to the discussion; and more appropriate notice is required to ensure the majority of the community are able to participate.

R. Butler (5530 Marine Drive) spoke relative to the subject report including: concerns regarding how the proposals will affect their property and possible significant negative impact on property value; people who have been around for a very long time will be the ones that will suffer the most; concern regarding decrease in lot values; need to give consideration to property owners who are in a similar situation.

R. Lane (Ottawa Avenue) spoke relative to the subject report including: concern regarding how property taxes will be affected if the recommendations are implemented; we're going to have two classes of property; a lot of property owners are going to take a hard look at this and disagree with the process; and concern regarding an understanding of what is being proposed.

P. Garrow (8005 Pasco Road) spoke relative to the subject report including: the October 20, 2014 resolution regarding public consultation about housing bulk and siting; immediate impact the proposal would have on the value and development potential of many properties; issue of housing bulk is not well documented; obligation under the Local Government Act regarding comprehensive community engagement for any resolution that would adversely affect property land use; a comprehensive community engagement and the Official Community Plan would be included; emotional and financial investment for homeowners to take a project to the permit application stage and it is being suggested that those investments be thrown out by applicants whose project would conflict with a potential bylaw amendment; and section 929 of the Local Government Act not intended to hold existing bylaws in abeyance during community engagement process.

T. Davidoff (Economist, University of British Columbia, Sauder School of business) spoke relative to the subject report including: asked by the West Vancouver Housing Association to attend and contextualize the economics; the negative effect of subtracting opportunity exists; not easy to answer the question of negative effect on neighbouring properties; addressing a negative impact on neighbours with fees, maybe tax properties extra if they surpass a certain size; arresting development, imposing costs and cost calculation.
D. Trent (5340 Kensington Crescent) spoke relative to the subject report including: fully endorse the community engagement process, it is a complex issue and due process is required with all stakeholders at the table; as it relates to the specific issue on sizing it may help families that are under the duress that we are; supports the October meeting resolution regarding a proper community process; and encourage members of independent associations to be careful in terms of their speculative effects on real estate values; and having an economist at the table during the community engagement process may be helpful.

Mayor Smith informed that Councillors have requested that speakers provide their address as well.

D. Nezami (1109 Fulton Avenue) spoke relative to the subject report including: ambiguous bylaw purpose, proposal doesn’t seem to work for the common good of the entire community as some will be placed in a profitable position but many in loss; community awareness of the proposal and how it would affect them; need to educate residents about why the bylaw is being considered and how it would affect them; to make a fair decision all residents should be aware and voice whether they are for or against the bylaw; work towards the common good of all residents and avoid actions that would create inequality; key to place main focus on larger scale green areas and preserve the natural habitat of the pre-existing wildlife; and against this proposed bylaw.

J. Gould (2658 Nelson Avenue) spoke relative to the subject report including: don’t mind in what style houses are built but object to the impact and siting of new houses; if a property value is reasonably diminished by development of a new house there should be some direct recompense to the owners for the loss of property value; not entitled to a view but if you buy a house with a view and then lose the view, value is lost.

B. Chapman (688 Duchess Avenue) provided a written submission and spoke relative to the subject report including: variety in lot size is an effective means to work with slopes and undulating topography to create subdivisions capable of providing sites with both views and screening within a neighbourhood setting, and would not recommend removing this valuable design tool from us; agreed there is a problem of perceived size on some properties due to siting, massing, grading and landscaping; eliminating larger homes and large lots in a neighbourhood is not the best solution; need an effective mechanism to review larger homes on larger lots to eliminate many of the negative issues while permitting timely development; committed to working with West Vancouver, the West Vancouver Housing Association and others to develop a solution; requested that Council consider removing recommendations four and five at this time and move ahead with the public consultation.

R. Osterman (3529 Mathers Avenue) spoke relative to the subject report including: concerns regarding process, Council being asked for permission to proceed with changes without first asking professionals and the public for their opinions; unfair to owners of large lots; in a democracy majority rules, a majority is opposed and we still are pushing this through.
S. Slater (1730 Duchess Avenue) spoke relative to the subject report including: bulk housing and monster houses was the biggest issue during the election, including neighbourhood preservation; as a member of the Ambleside and Dundarave Ratepayers Association, a legitimate organization with members only in West Vancouver, it's one of their largest issues as well; happy that Council is moving forward; suggested including all the exemptions in the floor area ratio for all construction to make it easier to understand and harder to exploit with respect to a straight floor area ratio; encouraged Council to make it easier for the renovation of existing homes; when neighbours move into a new community they have some responsibility to the community themselves; and look at three factors: do no harm; do good; and do good for others.

F. Kazemzadeh (1220 Duncan Street) spoke relative to the subject report including: limited outlook into the so-called problem from the 2007/2008 Synovate Consulting survey; proposing solutions without understanding the problem or whether there is a problem; sad to see the most affected people are retirees looking to sell their homes and retire with that money; suggested that before making a decision consider impacts, not look to copy bylaws from other municipalities, if there is a specific issue try to understand the real problem and come up with a solution, more relaxed rules and reduced fees for subdivision; and the rules regarding legal suites are unrealistic and difficult to implement.

A. Afkhami (2785 Rosebery Avenue) spoke relative to the subject report including: fortunate enough have a home in West Vancouver; plans for future family home may be taken away; opposed to everything that is brought forward.

S. Heynemans (5347 Kensington Crescent) spoke relative to the subject report including: devastation caused by one of these monster homes; and looking forward to input from all stakeholders not just the small crowd representing the realtors, builders, or people in that industry.

M. Dehkordi (Top Vision Developments) spoke relative to the subject report including: have heard repeatedly from clients that the reason they bought huge lots is because they want to have huge houses, and they cannot build the house they want and concerns regarding decreased property values.

M. Slater (1050 Keith Road) spoke relative to the subject report including: concerned about potential loss of neighbourhood character; the need for diverse housing options for downsizing seniors, affordable housing for young adults; would be helpful to have clear data on housing needs for our community; and would like to see a thorough public consultation process that follows the District’s public involvement policy, has clear and measurable objectives and includes all stakeholders.

S. Whiffin (2992 Rosebery Avenue, member of the West Vancouver Housing Association) spoke relative to the subject report including: the current need for larger homes reflects how West Vancouver is changing, it is not a cottage community anymore; the proposed bylaw amendment is going to destroy a huge amount of value; heard concerns from several retired people that this is going to
affect their retirement and will affect people with mortgages because their loan to value ratios will be out of kilter; it will rebalance the tax base; and who really wants this legislation.

**P. Hill** (20-2246 Folkestone Way) spoke relative to the subject report including: some people want compensation for view loss and other aspects of their asset; if huge houses continue to be built at massive prices, good for the real estate, but concerned regarding affordability for seniors and those who want to continue to live here; and what options are being pursued to have developers build more types of places like Panorama with higher density.

**P. Sherman** (4646 Clovelly Walk) spoke relative to the subject report including: in the Clovelly Walk area people were coming in attracted by its woodsiness and by the time they were finished building houses there was no woodsiness left, developers were pushing very hard for their own interests; West Vancouver is unique environmentally and a lot of damage has been done already; concern regarding those who think about the financial impact and not about the overall environment; large scale thinking is needed for preservation of the environment; and approves the idea regarding looking at the overall impact.

**B. Pettit** (6222 St. Georges Avenue) spoke relative to the subject report including: need to ensure that we have small homes that young people can buy and where our elderly can age in place; both Delta and Martha’s Vineyard in the United States cap house size at around 3500 square feet; change is inevitable, the big question is how to do it without losing what we love about our neighbourhoods; capping house size is critical in keeping existing stock and building new homes that fit in; when a new house is built a requirement should be that space is left for a small cottage or coach house; height issue; and the long term environmental impacts.

**L. Byrd** (6228 Summit Avenue) spoke relative to the subject report including: concerns about what has been said here tonight; living in an area where, if a house is taken down it is like a nuclear bomb site, everything goes; encouraged Council to proceed; commented regarding attendance at tonight’s meeting; and affordability regarding those who grew up in and wish to stay in the community.

**N. Leernhuis** (Chief Administrative Officer) spoke relative to one of the key aspects of the report that people are worried about is the limiting of house sizes, reiterated what is in the report, including that this is an interim measure while we go through an extensive public consultation piece, and spoke relative to the recommendations and public consultation as some may be misunderstanding what’s been put out there.

**H. Johnston** (6262 St. Georges Avenue) spoke relative to the subject report including: the importance of neighbourhood character in West Vancouver; the Neighbourhood Character Working Group’s findings; keeping the beauty and magnificence of West Vancouver by recognizing that it has to change; huge pressure on this process due to economic impacts; pressure to build to the maximum floor area ratio because of land values but it degrades the property
itself; and regulating wisely with a view to the past and the future of what West Vancouver can be, to preserve the place and its property values.

H. Amiralaie (1212 Duchess Avenue) spoke relative to the subject report including: two major problems of communication and education; impact on potential secondary suite rental if density is reduced and ability to live in the municipality; increase density, promote multi-family zoning, do something for the elderly people; more tax will be gained from the building of brand new houses; and provide enough opportunities for people to voice their concerns.

P. Scholefield (1288 Esquimalt Avenue) spoke relative to the subject report including: looking forward to the public engagement process; larger homes are less energy efficient than smaller homes and those who want to build more energy efficient homes should not be penalized by any rules or regulations; the working group on community energy and efficiencies is very interested and concerned about this issue.

K. Pople (1215 Keith Road) spoke relative to the subject report including: housing character is a big issue; concept of huge houses on a consolidated lot and the way planning is going about it has merit; concern regarding changing neighbourhood character and impact; the review should pay attention to the character of houses in the neighbourhood; capping house sizes is appropriate in different residential communities, and it could be different in different community areas.

R. Sanders (1345 Whitby Road) spoke relative to the subject report including: there may be flexibility in maintaining certain areas where there is existing ambience with trees; redevelopment and percentage of new houses on his street; square footage and footprint of the house, and changing the bylaws to restrict square footage would have to have exemptions.

M. Blumfield (1112 Millstream Road) spoke relative to the subject report including: the money being put into the community with new homes is improving West Vancouver; houses that are pushing the floor area ratio but are done in a tasteful manner; damage when regulations like tree cutting are implemented; old post-and-beam homes should have been torn down years ago, and beautiful homes now coming up, replacing them, making West Vancouver a better place; tree cutting, replacement and pruning; need less, not more, regulations.

C. Burgers (992 16th Street) spoke relative to the subject report including: second generation West Vancouver architect; very supportive of Council putting an interim zoning in place to study the issue; this is not about peoples’ rights or limiting their economics; massing and floor area issue and also about massing and character of the buildings; and building houses that are sensitive to the environment.

C. Reynolds (Editor, West Van Matters) spoke relative to the subject report including: it’s a question of proportion and love of the environment, sensitive to our setting and ambiance; many do not want to lose tradition and heritage; wild
card in this is spec development, those who want to maximize how much money they can make building a house; flooding when a subdivision cleared above some homes, trees should be retained to prevent erosion; large houses should not invade smaller house neighbourhoods but have to be allowed to be somewhere; freedom of choice, but also have respect for others’ choices; and want to keep the cottage neighbourhoods, shouldn’t ruin the character.

M. Miller (North Vancouver) spoke relative to the subject report including: sold our family home after 52 years; were told that the house permitted on the lot would be higher with an extra level and increased square footage would be permitted; and the new house that is for sale is listed as 8254 square feet.

H. Lu (3281 Thompson Crescent) spoke relative to the subject report including: fully engage the community before passing anything proposed today; should regulate how we build; can introduce fees and a more strict process for building larger houses; suggest setting up community panels or committees to discuss input of design and site plan; and the community is changing fast.

R. Hadavi (745 Sylvan Avenue, North Vancouver; and Homeline Projects, on behalf of his clients from West Vancouver) provided a written submission from one of his clients and spoke relative to the subject report including: not opposed to developments which are needed for our growth; tree cutting; lot sizes and square footage permitted; families that want to live together in the community; and concerns regarding the seven day cut off line.

Mayor Smith queried if there was anyone else who wished to speak.

B. Naemi (1591 Chartwell Drive) spoke relative to the subject report including: clarification required regarding seven days from the date of today’s resolution; concerns regarding property values and impact of potential decrease in property value, there are two different crowds here, those who purchased property 30 years ago and new purchasers that will be affected.

M. Darrieih (2020 Bellevue Avenue) spoke relative to the subject report including: purchasing a fairly old house and deciding to rebuild, had to cut down a couple of trees but replanted approximately 30 cedar hedges and plants; and the need to better inform residents of any changes and public hearings.

Michelle (Fulton Avenue) spoke relative to the subject report including: moved a couple of years ago and in the process lost their view; would like to build a home, but if the restrictions proceed now with the seven days, we will not ever be able to regain our view and will lose value in the home.

Kian (2303 Orchard Lane) spoke relative to the subject report including: informed that he is a homebuilder in West Vancouver and the new laws will affect his future as investors will not come here to build new homes; will affect his property value; would continue to live here if he was able to build a future that was economically pleasing.

Mayor Smith queried if there was anyone else who wished to speak.
Y. Kiturringham (West Vancouver) spoke relative to the subject report including: don’t think that any new developments are properly communicated to the public; and need for communication so that people have time to attend meetings and provide input.

Mayor Smith queried if there was anyone else who wished to speak.

M. Burgers (1990 Fulton Avenue) spoke relative to the subject report including: when more and more is added to West Vancouver the property values may be diluted a bit; can add bigger houses but eventually the community will not have the same character; commented regarding economists and not everything can always be expressed in money; quality of life is very hard to replace; and always need to keep an eye on what is suited for the environment.

Mayor Smith queried if there was anyone else who wished to speak.

K. Willcock (1263 3rd Street) spoke relative to the subject report including: concerns expressed this evening about losing money, if all those who are concerned about losing money are accommodated then legal to impact other people negatively so they lose money; and have to set a very high standard to protect our environment.

Mayor Smith queried if there was anyone else who wished to speak.

J. Mawson (2600 block Nelson Avenue) spoke relative to the subject report including: processes over the last 30 years have repeatedly acknowledged concerns about neighbourhood character and housing bulk; many different views on these issues; respect owners rights to achieve market value for their properties and respect owners’ rights to build houses to accommodate their needs and tastes as long as they are within the bylaws; concerns regarding the clear-cutting of lots and boulevards, gross terrain alterations, large homes in neighbourhoods of otherwise modest homes which don’t respect neighbourhood character; building height and siting houses so that it completely obscures a neighbour’s view doesn’t respect the neighbourhood or the adjacent neighbour; and the intent of the recommendations proposed.

Mayor Smith queried if there was anyone else who wished to speak and there was no response.

Councillor Cameron left the meeting at 9:17 p.m.

MOVED by Lewis, seconded by Soprovich:

THAT Council receive the report dated January 29, 2015 and titled “Single Family Housing – Siting, Form and Character Public Engagement Process – 2015” is received for information, discussion and consideration.

CARRIED

Councillor Cameron absent at the vote
Councillor Cameron returned to the meeting at 9:19 p.m.

MOVED by Lewis, seconded by Soprovich:

THAT the Council of the District of West Vancouver resolves that there are well documented and recognized issues related to the compatibility of new and renovated single family residential dwellings within the District with respect to size, siting, massing, grading and landscaping and directs staff to engage the community and commence the preparation of bylaw amendments to address the issue based upon the consultation.

Council members commented.

The question was called on the motion.

CARRIED

MOVED by Lewis, seconded by Soprovich:

THAT Council direct that staff engage the community on these issues as outlined in the report dated January 29, 2015 and titled “Single Family Housing – Siting, Form and Character Public Engagement Process – 2015”.

Council members commented and queried and B. Sokol responded to queries of Council.

The question was called on the motion.

CARRIED

MOVED by Lewis, seconded by Gambioli:

THAT:

Staff be instructed to prepare amendments to Zoning Bylaw No. 4662, 2010 to prevent the floor area of single family residential dwellings on lots in RS zones other than RS1, RS6 and RS8 from exceeding 150% of the floor area that would be permitted on a lot having the minimum lot area specified in the bylaw for the zone in which the dwelling is being constructed; and that

Staff be instructed to report to Council with respect to any building permit application that is made more than 7 days after the date of this resolution and that staff consider conflicts with the bylaw amendments related to maximum floor area in preparation, to enable the Council to determine whether to direct that the permit be withheld pursuant to s. 929 of the Local Government Act pending Council’s consideration of the zoning bylaw

Council members commented.

The question was called on the motion.

DEFEATED

Mayor Smith and Councillors Booth, Cameron, Lewis and Soprovich voted in the negative

PUBLIC QUESTIONS AND COMMENTS

4. Public Questions and Comments

There were no questions or comments.
ADJOURNMENT

5. Adjournment of February 23, 2015 Special Council Meeting
   
   MOVED by Soprovich, seconded by Booth:
   
   THAT the February 23, 2015 special Council meeting be adjourned. 
   (9:56 p.m.)
   
   CARRIED

Certified Correct:

__________________________________________

MAYOR

__________________________________________

MUNICIPAL CLERK