

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

**PLANNING COMMITTEE MEETING AGENDA**

**WEDNESDAY, NOVEMBER 20, 2024**

**10:30 AM IN THE COUNCIL CHAMBER, MUNICIPAL HALL**

*(In-person attendance only)*

*Note: Council Committee meetings are conducted in accordance with Council Committee Procedure Bylaw No. 5020, 2019 (as amended), subject to the discretion of the Chair.*

**1. CALL TO ORDER**

**2. APPROVAL OF AGENDA**

RECOMMENDATION:

THAT the November 20, 2024 Planning Committee meeting agenda be approved as circulated.

**3. ADOPTION OF MINUTES**

RECOMMENDATION:

THAT the September 25 and October 23, 2024 Planning Committee meeting minutes be adopted as circulated.

**REPORTS / ITEMS**

**4. 3389 Chippendale Road**

RECOMMENDATION:

THAT the presentation regarding 3389 Chippendale Road be received for information.

**5. Woodcrest Townhomes**

RECOMMENDATION:

THAT the presentation regarding Woodcrest Townhomes be received for information.

**6. Committee Meeting Schedule for 2025**

RECOMMENDATION:

THAT the discussion regarding Committee Meeting Schedule for 2025 be received for information.

**7. PUBLIC QUESTIONS**

**8. NEXT MEETING**

RECOMMENDATION:

THAT the next Planning Committee meeting be scheduled for January 22, 2025 at 10:30 a.m. and held in-person in the Council Chamber, Municipal Hall.

**9. ADJOURNMENT**

RECOMMENDATION:

THAT the November 20, 2024 Planning Committee meeting be adjourned.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
PLANNING COMMITTEE MEETING MINUTES  
MAIN FLOOR CONFERENCE ROOM, MUNICIPAL HALL  
WEDNESDAY, SEPTEMBER 25, 2024**

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Committee Members: R. Hollingsworth (Chair), L. Burger, D. Hawreluck, D. Milliken, M. Vaughan, H. Wood, C. Yao; and Councillor Thompson attended the meeting in the Main Floor Conference Room, Municipal Hall. Absent: S. Nicholls, and R. Brown.

Staff: J. Bailey, Director, Planning & Development Services (Staff Representative); D. Hawkins, Senior Manager, Community Planning & Sustainability; M. McGuire, Senior Manager, Current Planning & Urban Design; P. Cuk, Manager, Legislative Services/Deputy Corporate Officer; T. Azuma, Committee & Policy Coordinator; and J. Kuzmich, Planning Clerk (Committee Clerk) attended the meeting in the Main Floor Conference Room, Municipal Hall.

**1. CALL TO ORDER**

The meeting was called to order at 10:31 a.m.

**2. Election of Chair**

Committee members introduced themselves and commented regarding the Committee's Terms of Reference.

It was Moved and Seconded:

THAT Steve Nicholls be elected as Co-Chair for 2024.

CARRIED

It was Moved and Seconded:

THAT Russell Hollingsworth be elected as Co-Chair for 2024.

CARRIED

**3. Committee Meeting Schedule**

It was Moved and Seconded:

THAT the Planning Committee Meeting Schedule for 2024 be adopted as follows:

- October 23, 2024 at 10:30 a.m.; and
- November 20, 2024 at 10:30 a.m.

CARRIED

It was Moved and Seconded:

THAT all remaining Planning Committee meetings for 2024 be held in-person in the Main Floor Conference Room, Municipal Hall.

CARRIED

Committee members queried on meeting procedure. Staff and Councillor Thompson answered questions. It was suggested that a discussion to amend meeting times be heard at a later date.

#### **4. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the September 25, 2024 Planning Committee meeting agenda be approved as circulated.

CARRIED

### **REPORTS / ITEMS**

#### **5. Committee Introduction**

Staff and Councillor Thompson commented on how the Planning Committee could benefit staff and decision making and the role of the Planning Committee within the larger body of advisory committees.

Committee members discussed the role and objectives of the Planning Committee including:

- Providing big-picture analyses for long range planning initiatives and policy development and/or updates (e.g. Ambleside Local Area Plan and review of existing and planned design guidelines); and
- General design review of development permit applications for larger projects as referred by Council and/or the Director, Planning & Development Services.

Committee members voiced concerns including:

- The frequency of Committee meetings to effectively discuss long-term projects; and
- The development of subcommittees.

Staff commented that additional and/or evening meetings could be added as necessary.

T. Azuma left the meeting at 11:22 a.m. and did not return.

It was suggested that smaller projects that would benefit from Committee guidance be added to future agendas by staff as needed.

Members discussed the potential of advising on heritage projects. Staff commented

that heritage projects would be referred to the Committee by Council and/or staff as necessary.

P. Cuk left the meeting at 11:30 a.m. and did not return

It was Moved and Seconded:

THAT the discussion regarding Committee Introduction be received for information.

CARRIED

J. Bailey left the meeting at 11:34 a.m. and returned at 11:36 a.m.

## **6. Ambleside Local Area Plan Commercial Areas**

D. Hawkins (Senior Manager, Community Planning & Sustainability) provided a presentation. Staff responded to the Committee's questions.

Committee members provided comments on:

- Supporting the work to date, the materials provided, and how the Local Area Plan has progressed to this point;
- Highlighting the Hollyburn area as an example of where higher density makes sense;
- Adding more density to commercial zones to enable redevelopment;
- Encouraging greater density to prioritize financially viable development in the Local Area Plan;
- The fundamental risk that the Local Area Plan becomes another example of work in Ambleside that does not lead to any actual change;
- A cohesive vision for the commercial area;
- Addressing equity concerns regarding spot zoning;
- Whether sites are considered developable within 5 or 20 years based on existing conditions and the potential densities and heights;
- Land ownership in Ambleside; and
- Providing for increased flexibility in zoning recognizing how the market will evolve (e.g. regarding retail and office demand).

Councillor Thompson relayed Council considerations on balancing land use change and development in Ambleside with public opinion and village feel.

Committee members suggested that the October meeting focus on a more "macro-level" discussion around overarching planning objectives the District should pursue with part of the conversation focused on project economics to deliver the intended outcomes of planning directions.

It was Moved and Seconded:

THAT the memorandum titled Ambleside Local Area Plan (LAP): Commercial Areas provided by the Senior Manager, Community Planning & Sustainability be received for information.

CARRIED

It was Moved and Seconded:

THAT the discussion regarding Ambleside Local Area Plan Commercial Areas be received for information.

CARRIED

Councillor Thompson left the meeting at 12:34 p.m. and did not return.

## **7. PUBLIC QUESTIONS**

J. Mawson (West Vancouver) commented on the Planning Committee' role in reviewing built heritage and noted concern regarding the retention rate of existing homes and buildings. He suggested that the Committee discuss supporting "retention and infill" from a business perspective to understand what could make it more competitive.

D. DeCosta (West Vancouver) suggested that the Planning Committee discuss the merits of incentives and noted that previous Ambleside planning failures were due to a lack of successful incentives.

N. Smith (West Vancouver) highlighted the importance of considering accessibility for seniors in planning.

## **8. NEXT MEETING**

Staff confirmed that the next Planning Committee meeting is scheduled for October 23, 2024 at 10:30 a.m. and held in-person in the Main Floor Conference Room, Municipal Hall.

## **9. ADJOURNMENT**

It was Moved and Seconded:

THAT the September 25, 2024 Planning Committee meeting be adjourned.

CARRIED

The meeting adjourned at 12:44 p.m.

Certified Correct:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Committee Clerk

DRAFT

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
PLANNING COMMITTEE MEETING MINUTES  
COUNCIL CHAMBER, MUNICIPAL HALL  
WEDNESDAY, OCTOBER 23, 2024**

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Committee Members: R. Hollingsworth (Chair), R. Brown, L. Burger, D. Hawreluk, D. Milliken, S. Nicholls, M. Vaughan, C. Yao; and Councillor Thompson attended the meeting in the Council Chamber, Municipal Hall. Absent: H. Wood.

Staff: H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning & Development Services (Staff Representative); D. Hawkins, Senior Manager, Community Planning & Sustainability; M. McGuire, Senior Manager, Current Planning & Urban Design; and J. Kuzmich, Planning Clerk (Committee Clerk) attended the meeting in the Council Chamber, Municipal Hall.

**1. CALL TO ORDER**

The meeting was called to order at 10:31 a.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the October 23, 2024 Planning Committee meeting agenda be approved as circulated.

CARRIED

With the consent of Committee members, the Chair varied the agenda to consider Item 4 immediately prior to Item 3.

**REPORTS / ITEMS**

**4. Higher-Level Objectives: Economic Viability and Ensuring Planning Directions Achieve Intended Outcomes**

Staff recalled that the Committee had requested a higher-level discussion regarding methods for achieving the objectives of planning initiatives in response to Committee concerns at the previous meeting that the ongoing Ambleside Local Area Plan may not achieve actual outcomes.

S. Nicholls left at 10:34 a.m. and returned at 10:38 a.m.

Committee members compared West Vancouver planning practices (including development negotiations, zoning frameworks and municipal approval processes) with those of other municipalities and cities. Members expressed concern for the District's methods of prescriptive planning and pattern of downsizing development proposals in the review process.



Members identified density and flexibility as the two key components for enabling redevelopment, in terms of achieving both the viability and variety of new buildings.

Members further discussed the conditions needed to allow developers to achieve Local Area Plan objectives including creating more flexible regulations and utilizing site specific (versus blanket) zoning to create “anchor development sites” such as the Fresh St. Market lot.

Members debated the level of density that prompts financially viable development including a Floor Area Ratio of 3-5 and a height up to 15 storeys and noted broader concerns that current Local Area Plan ideas of adding a single storey to existing development rights (in some instances) will not achieve anything.

Members noted equity concerns in spot zoning, with a path forward being to identify primary development sites and/or blocks where more height and density is allowed, and secondary sites and/or blocks where lower-rise redevelopment is enabled through strategies like parking and amenity relaxations.

Members commented on the form and character of Ambleside in the context of redevelopment and revitalization highlighting the uniqueness of Ambleside’s south-facing geography and public waterfront and commented in support of a variety of building typology including pockets of higher density with low-density strategies to promote Ambleside’s strengths and bring more life to the commercial areas.

Members elaborated on the strategy of “anchor sites” as a form of balance where said “anchor sites” serve as catalysts and focal points, and areas of lower-rise redevelopment and assembly may be better enabled to highlight Ambleside’s character and location. The overall effect would be variety and more meaningful revitalization, better pedestrian flows from the waterfront, and places people would want to live and shop.

Committee members provided suggestions on how the Ambleside Local Area Plan Commercial Areas can support revitalization by:

- Zoning for retail and commercial at the ground level, and providing more flexible options for uses above street-level;
- Enabling community use and public benefits through redevelopment;
- Addressing the lack of hotels in West Vancouver;
- Having a Local Area Plan that invites creative responses from owners and architects;
- Exploring opportunities to encourage missing business types to come work in West Vancouver; and
- Encouraging design that connects the waterfront and Marine Drive.

Members noted external factors that make redevelopment difficult in West Vancouver and Ambleside such as:

- Competition with new centers and redeveloping malls in Metro Vancouver;

- Market conditions and regulations that communicate that West Vancouver is not open to new ideas and development;
- Transportation planning involving several levels of government; and
- Land ownership in Ambleside consisting of small, individually owned parcels that limit willingness of developer and owner to buy and sell.

Members commented on parking considerations related to redevelopment and suggested the Local Area Plan consider varying parking strategies to adequately accommodate required parking while not requiring prohibitively expensive underground parking for all sites in order to encourage low rise infill development in specific areas.

Members commented on Grosvenor as an example of redevelopment that was adopted with a smaller footprint than was originally proposed, garnered negative public feedback, but ultimately led to regeneration of that area.

Members reasserted that redevelopment is the means to revitalization and discussed the risks of policy that does not fulfill its objectives (i.e. revitalization of Ambleside's commercial areas). Members noted concern that the Local Area Plan might be another wasted opportunity.

Members commented on the cyclical nature and prevalence of public opposition regarding new development proposals, and the current outcome of existing, older buildings that are not easy to operate within and do not have strong historic value.

Councillor Thompson commented that public pushback to development typically focuses on traffic concerns, specifically regional transportation considerations including congestion related to bridges and highway infrastructure.

Members commented that it is not an easy situation and that there will not be a single or simple answer, and that the Committee would like to see and discuss a more enabling plan at a future meeting. Members recommended enabling heights and densities, but not to the intensity of neighboring centers such as Brentwood or downtown Vancouver.

It was Moved and Seconded:

THAT the Planning Committee recommend that Council direct staff to:

1. Encourage redevelopment as a core tenet of the Local Area Plan;
2. Explore potential height and Floor Area Ratio increases and varied parking strategies in some locations; and
3. Refer a draft plan back to the Planning Committee.

CARRIED

It was Moved and Seconded:

THAT the discussion regarding Higher-Level Objectives: Economic Viability and Ensuring Planning Directions Achieve Intended Outcomes be received for information.

CARRIED

**3. ADOPTION OF MINUTES**

Committee members queried on procedure regarding minute adoption and staff responded.

It was Moved and Seconded:

THAT the adoption of the September 25, 2024 Planning Committee meeting minutes be deferred until the next Planning Committee meeting scheduled for November 20, 2024.

CARRIED

**REPORTS / ITEMS**

**4. Higher-Level Objectives: Economic Viability and Ensuring Planning Directions Achieve Intended Outcomes**

This item was considered immediately prior to Item 3.

**5. PUBLIC QUESTIONS**

Councillor Thompson acknowledged a member of the Youth Advisory Committee.

**6. NEXT MEETING**

Chair queried discussing future meeting times and staff responded.

It was Moved and Seconded:

THAT the next Planning Committee meeting be scheduled for November 20, 2024 at 10:30 a.m. and held in-person in the Council Chamber, Municipal Hall.

CARRIED

**7. ADJOURNMENT**

It was Moved and Seconded:

THAT the October 23, 2024 Planning Committee meeting be adjourned.

CARRIED

The meeting adjourned at 12:10 p.m.

Certified Correct:

\_\_\_\_\_  
Chair

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Committee Clerk

DRAFT