

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

**PLANNING COMMITTEE MEETING AGENDA
WEDNESDAY, JANUARY 22, 2025
4 PM IN THE RAVEN ROOM, 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

Note: Staff will confirm that the meeting is being conducted in-person, pursuant to Council Committee Procedure Bylaw No. 5020, 2019 (as amended).

2. Welcome to Members and Election of Chair

RECOMMENDATION:

THAT [Name] be elected as Co-Chair for 2025.

RECOMMENDATION:

THAT [Name] be elected as Co-Chair for 2025.

3. Committee Meeting Schedule

RECOMMENDATION:

THAT the Planning Committee Meeting Schedule for 2025 be adopted as follows:

- February 26, 2025 at 4 p.m.;
- March 12, 2025 at 4 p.m.;
- April 23, 2025 at 4 p.m.;
- May 28, 2025 at 4 p.m.;
- June 25, 2025 at 4 p.m.;
- July 23, 2025 at 4 p.m.;
- September 24, 2025 at 4 p.m.;
- October 22, 2025 at 4 p.m.; and
- November 26, 2025 at 4 p.m.

RECOMMENDATION:

THAT all remaining Planning Committee meetings for 2025 be held in-person in the Raven Room, Municipal Hall.

4. APPROVAL OF AGENDA

RECOMMENDATION:

THAT the January 22, 2025 Planning Committee meeting agenda be approved as circulated.

5. ADOPTION OF MINUTES

RECOMMENDATION:

THAT the November 20, 2024 Planning Committee meeting minutes be adopted as circulated.

REPORTS / ITEMS

6. Area 5- Rodgers Creek Area [3900 Cypress Bowl Road]

RECOMMENDATION:

THAT the presentation and discussion regarding Area 5- Rodgers Creek Area [3900 Cypress Bowl Road] be received for information.

7. Proposed Uplands Development Application for 3389 Chippendale Road and 3861 & 3875 Uplands Way

RECOMMENDATION:

THAT the presentation and discussion regarding Proposed Uplands Development Application for 3389 Chippendale Road and 3861 & 3875 Uplands Way be received for information.

8. PUBLIC QUESTIONS

9. NEXT MEETING

The next Planning Committee meeting is scheduled for February 26, 2025 at 4 p.m. and held in-person in the Raven Room, Municipal Hall.

10. ADJOURNMENT

RECOMMENDATION:

THAT the January 22, 2025 Planning Committee meeting be adjourned.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PLANNING COMMITTEE MEETING MINUTES
COUNCIL CHAMBER, MUNICIPAL HALL
WEDNESDAY, NOVEMBER 20, 2024**

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

Staff: J. Bailey, Director, Planning, Development & Environment Services (Staff Representative); D. Hawkins, Senior Manager, Community Planning & Sustainability; M. McGuire, Senior Manager, Current Planning & Urban Design; J. Allan, Upper Lands Senior Development Planner; E. Wilhelm, Senior Community Planner; 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 10:36 a.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

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

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

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

CARRIED

REPORTS / ITEMS

4. 3389 Chippendale Road

J. Allan provided a presentation to the Committee on 3389 Chippendale Road and answered Committee questions.

D. Smyth and D. Guenter (Shape Architecture on behalf of Beedie Living) provided a subsequent presentation to the Committee on 3389 Chippendale Road and answered Committee questions with support from staff.

Committee members provided comments in support of:

- The variance requests to setback and proposed siting of the multi-family building;
- The architectural plans and use of space to incorporate the rockface in the design;
- Maintaining a residential character through a horizontal line of entry points;
- The siting of the parkade and assurance of discreet garbage collection; and
- The building typology in the context of the surrounding existing and proposed development.

Having reviewed the application and heard the presentation provided by staff and the applicant:

It was Moved and Seconded:

THAT the Planning Committee support the 3389 Chippendale Road application.

CARRIED

J. Allan left the meeting at 11:33 and did not return.

5. Woodcrest Townhomes

E. Wilhelm provided a presentation to the Committee on Woodcrest Townhomes and answered Committee questions.

D. Siegrist (Siegrist Architecture) provided a subsequent presentation to the Committee on Woodcrest Townhomes and answered Committee questions with G. Kainth (Symphony Homes Limited) and support from staff.

Committee members provided comments on:

- Supporting the siting of the proposed development including its location in relation to amenities and separation from surrounding residential properties as well as supporting the size of the units for families or those who want to downsize;
- Encouraging increased porosity in the landscaping;
- The accessibility of the site, particularly as it relates to the shared outdoor spaces; and
- Supporting the proposed Floor Area Ratio of 1.05 given the physical separation of the development from the neighborhood and keeping within the Floor Area Ratio of similar development projects in West Vancouver.

Committee members spoke in concern of:

- The noise level from the Trans-Canada Highway and suggested sound dampening strategies through increased planting along the freeway and/or design considerations; and
- Potential vehicle maneuvering and traffic concerns related to the driveway aisle configuration adjacent to Woodgreen Drive.

J. Mawson (member of the public) queried about what assurances exist to ensure boulevard treatment remains consistent.

In response to Committee queries, staff confirmed the application package includes a detailed architectural and landscape package which would be considered by Council as attached to the development permit. The resultant design and landscaping (if the application is approved by Council) would be required to be consistent with the plans attached to the Development Permit.

Staff confirmed the project was previously presented to the Design Review Committee and the current proposal addressed the comments provided by the former Committee.

D. Hawkins left the meeting at 11:55 a.m. and returned at 11:59 a.m.

Having reviewed the application and heard the presentation provided by staff and the applicant:

It was Moved and Seconded:

THAT the Planning Committee support the Woodcrest Townhomes application including the architectural form and density presented within the application for the site and within the neighbourhood subject to further review of the following items by staff:

1. Careful consideration to ensure that residential units are designed to achieve adequate noise attenuation;
2. Design development to consider improvements to the circulation and access for the underground parking configuration;
3. Design development to consider planting and/or design considerations to effectively screen the development from the upper levels highway; and
4. Consideration for potential improvement to the intersection from the highway leading north to the Cypress Park Estates neighbourhood.

CARRIED

E. Wilhelm left the meeting at 12:02 and did not return.

6. Committee Meeting Schedule for 2025

Staff displayed a series of potential Planning Committee meeting dates for 2025 and provided information regarding meeting options. Councillor Thompson suggested the Raven Room as a meeting location to accommodate presenters and members of the public. Committee members commented and staff responded to queries.

It was Moved and Seconded:

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

CARRIED

7. PUBLIC QUESTIONS

J. Mawson (West Vancouver) commented on existing buildings that are not listed on the Heritage Register within the Ambleside Local Area Plan boundary as having heritage merit.

D. Millikin left the meeting at 12:10 p.m. and did not return.

8. NEXT MEETING

It was Moved and Seconded:

THAT the next Planning Committee meeting be scheduled for January 22, 2025 at 4 p.m. and held in-person in the Raven Room, Municipal Hall.

CARRIED

D. Millikin absent at the vote

9. ADJOURNMENT

It was Moved and Seconded:

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

CARRIED

D. Millikin absent at the vote

The meeting adjourned at 12:17 p.m.

Certified Correct:

Chair

Committee Clerk