

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PLANNING COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
WEDNESDAY, MARCH 12, 2025**

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

Staff: J. Bailey, Director, Planning, Development & Environment Services (Staff Representative); and J. Kuzmich, Planning Technician (Committee Clerk), attended the meeting in the Raven Room, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 4:01 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the March 12, 2025 Planning Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the February 26, 2025 Planning Committee meeting minutes be amended to include:

- “Members noted incentives (e.g. density bonus) for initial development proposals after adoption of the Ambleside Commercial Areas LAP to advance redevelopment of area” under Section 1 of Item 4; and
- “Members commented against restricting the location of a grocery store in the Ambleside Commercial Area in favour of incentivizing initial development proposals” under Section 8 of Item 4.

AND THAT the minutes be adopted as amended.

CARRIED

REPORTS / ITEMS

4. Planning Committee Work Plan

The Planning Committee members discussed:

- The role of the Planning Committee and history of similar advisory committees;
- The previous Planning Committee meetings to date and communication improvements between staff and members to facilitate members' assessments of development projects and policies;
- The evolution of the permit application process and increased submission requirements; and
- The purpose and intent of design guidelines in various development permit areas.

Members spoke against the creation of sub-committees.

D. Milliken left the meeting at 5:25 p.m. and did not return.

It was Moved and Seconded:

THAT the Planning Committee recommend that Council direct staff to consider referring the following items to the Committee:

1. Significant, large multi-family and commercial projects as referred by staff and/or Council;
2. Development projects that vary significantly from the context in which they are proposed;
3. Significant planning policy work (e.g. Ambleside Local Area Plan);
4. Lower Caulfeild Heritage Conservation Area guidelines;
5. Incentives / policy for heritage preservation;
6. Policy, bylaw and design guidelines for small-scale infill (e.g. duplexes, townhouses), aligned with workplans;
7. Approach for maximizing the benefit associated with District owned land;
8. Procedural and process improvements, including bylaw review, to facilitate and improve development; and
9. Review of engineering review and approach to public realm and engineering improvements.

CARRIED

D. Milliken absent at the vote

5. PUBLIC QUESTIONS

There were no questions.

6. NEXT MEETING

Staff confirmed that the next Planning Committee meeting is scheduled for April 23, 2025 at 4 p.m. and held in-person in the Raven Room, Municipal Hall.

7. ADJOURNMENT

It was Moved and Seconded:

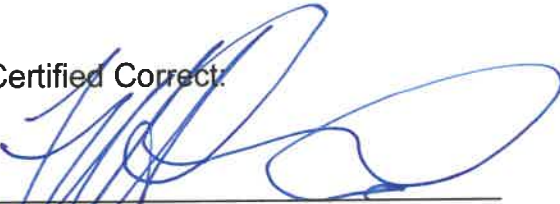
THAT the March 12, 2025 Planning Committee meeting be adjourned.

CARRIED

D. Milliken absent at the vote

The meeting adjourned at 5:41 p.m.

Certified Correct:


Chair


Committee Clerk