

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PLANNING COMMITTEE MEETING MINUTES
COUNCIL CHAMBER, MUNICIPAL HALL
WEDNESDAY, FEBRUARY 25, 2026**

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

Staff: J. Bailey, Director, Planning, Development, and Environment Services (Staff Representative); D. Hawkins, Senior Manager, Community Planning and Sustainability; M. McGuire, Senior Manager, Current Planning and Urban Design; W. Yip, Senior Community Planner; and J. Kuzmich, Planning Technician (Committee Clerk) attended the meeting in the Council Chamber, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 4:03 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the February 25, 2026 Planning Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the January 28, 2026 Planning Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Bill 25 Small-Scale Multi-Unit Housing: Working Approach

Staff provided a presentation on Bill 25 Small-Scale Multi-Unit Housing: Working Approach and answered Committee questions.

Members asked about the possibility of further discussions between the District and Province, and staff clarified that the item in question was Province-wide changes to the *Local Government Act* (with which all local governments must comply) and not the three specific Land Use Directives that West Vancouver has been issued.

Members commented in support of simplifying aspects of the zoning bylaw including average grade and Floor Area Ratio (FAR) calculations.

Members inquired on:

- The intention of the Provincial Bill 25 and the definition of a unit under the legislation; and
- The development and building permit processes.

Regarding the working approach to permit four units on a lot, members:

- Debated the efficacy of a 2-storey height maximum to achieve additional units on a lot and suggested an additional storey and height should be proposed to provide more flexibility and opportunity;
- Debated the proposed 0.6 FAR noting it would maintain the status quo, but that 1 FAR (or an FAR higher than 0.6) would encourage development and realisation of more units;
- Sought clarity that those building a single-family (with or without suite) should still be able to build to what they currently are allowed (0.45 FAR);
- Noted support for higher site coverage where more units are proposed;
- Noted that three residential buildings should be allowed on larger sites;
- Spoke in opposition of requiring one rental unit to achieve four units on a lot, noting it should be removed as it could impede development of a fourplex over a triplex; and
- Noted that the approach could encourage more infill including triplex and coach house development and signaled support for allowing coach houses to stratify.

Member Milliken left the meeting at 5:27 p.m. and did not return.

Members commented in overall strong support of the working approach to permit six units on a lot, including support for the proposed three storeys, higher site coverage, and increased FAR.

Members commented that the overall approach to Bill 25 compliance would largely preserve neighbourhood character in the 4-unit area, while increasing housing in areas close to shops, services, and amenities through the 6-unit approach.

It was Moved and Seconded:

THAT

1. The Planning Committee received the presentation titled Bill 25 Small Scale Multi-Unit Housing: Working Approach for information; and
2. The Planning Committee generally supports the proposed Working Approach to comply with Bill 25 subject to consideration of the comments provided by the Committee as summarized in the meeting minutes.

CARRIED

Member Milliken absent at the vote

5. PUBLIC QUESTIONS

A member of the public spoke in opposition to requiring a rental unit to achieve four units on a lot.

6. NEXT MEETING

It was Moved and Seconded:

THAT the March 11, 2026 Planning Committee meeting be held at 4 p.m. and in-person in the Council Chamber, Municipal Hall.

CARRIED

Member Milliken absent at the vote

7. ADJOURNMENT

It was Moved and Seconded:

THAT the February 25, 2026 Planning Committee meeting be adjourned.

CARRIED

Member Milliken absent at the vote

The meeting adjourned at 6:26 p.m.

Certified Correct
s. 22(1)
s. 22(1)

Chair

s. 22(1)

Committee Clerk