

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MARCH 30, 2026**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, S. Snider, S. Thompson, and L. Watt.

Staff: S. Ketler, Acting Municipal Manager/Director, Parks, Culture, and Community Services; J. Bailey, Acting Deputy Municipal Manager/Director, Planning, Development, and Environment Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; M. McGuire, Senior Manager, Current Planning and Urban Design; and T. Azuma, Committee and Policy Coordinator.

1. CALL TO ORDER

The public hearing was called to order at 5 p.m.

2. PUBLIC HEARING

Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026 (to provide various corrections, clarifications, and improvements)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: The proposed Official Community Plan (OCP) bylaw amendments apply to lands within the District of West Vancouver subject to the “Whitby Estates” and “Clyde Avenue Area East of Taylor Way” Development Permit Areas within OCP Bylaw No. 4985, 2018 (as amended). The proposed Zoning Bylaw amendments apply to all lands within the District of West Vancouver subject to Zoning Bylaw No. 4662, 2010 (as amended).

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026: would amend the OCP to correct inadvertent policy numbering errors in Guidelines BF-B 3.2 “Whitby Estates” and Guidelines BF-B 3.3 “Clyde Avenue Area East of Taylor Way”.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026: would provide improvements and greater flexibility for non-habitable attics, power pole installation, heat pumps, accessory buildings and structures, and ferry terminal operations accessory infrastructure. In addition, the amendments would generally provide greater clarity to miscellaneous regulations, correct inadvertent errors, and address inconsistencies.

3. PUBLIC HEARING PROCEDURE

On behalf of Mayor Sager, staff described the procedure for the public hearing:

Council is convening this public hearing to consider and receive submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026 to provide various corrections, clarifications, and improvements.

Anyone who believes that their interest in property is affected by the proposed bylaws will be heard and/or may provide a written submission either in-person or via email to correspondence@westvancouver.ca. No one will be discouraged or prevented from making their views heard.

Council members may ask questions of you following your presentation but Council's function during this public hearing is to listen to the views of the public, not to debate the proposed bylaws.

After the public hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Your only opportunity to comment on the proposed bylaws is during the public hearing. Council is not permitted to receive further submissions once Council has closed the public hearing.

Council has received documents which are available for the public to view. A hard copy of these may be obtained from the Corporate Officer during the public hearing. These documents can also be viewed online at westvancouver.ca/news/notices. Please note that the online copy of the documents will not include items received after noon today.

To maintain order and to ensure that everyone has an opportunity to be heard here are the rules of procedure:

1. A Speakers List has been established.

For those attending in-person, you may place your name on the list at any time throughout the public hearing. If you are speaking from prepared remarks, Council requests that a copy be provided to the Corporate Officer.

To participate via Zoom, please phone 604-925-7004 and provide your name and telephone number to staff who will add you to the Speakers List. When it is your turn to address Council, staff will allow you to unmute your microphone and turn on your webcam in order to provide you with your public input opportunity.

Please note that staff will not be in a position to provide you with a specific time-slot when you register to speak, so we ask that participants who wish to address Council be available for the duration of the public hearing.

2. Council requests that you please begin your remarks by providing your name and municipality of residence. If you are speaking on behalf of some other person or organization, Council requests that you please identify the name of that person or organization.

3. Please limit your remarks to 5 minutes and to the subject of the proposed bylaws. Please be respectful to others.
4. After everyone has spoken once, you will have an opportunity to speak subsequent times to provide additional information, if you wish. Please follow the process outlined above to be re-added to the Speakers List.

If you have any concerns about the rules of the hearing, please address your comments to the Chair.

4. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on March 30, 2026:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Memorandum: Modified Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026	February 26, 2026	March 30, 2026 public hearing	R-2
Proposed Miscellaneous Bylaw Amendments	January 19, 2026	February 23, 2026	R-1

Written submissions received up to the close of the public hearing on March 30, 2026:

SUBMISSION AUTHOR	SUBMISSION DATED	#
R. Yaworsky on behalf of the Board of Variance	March 27, 2026	C-1

Staff informed: of the total number of staff reports and written submissions received to date and included in the agenda package and the public information binder; that on February 23, 2026 Council set the date for the public hearing; and that the statutory notice of public hearing was published in the North Shore News on March 18 and 25, 2026.

5. STAFF PRESENTATION

Councillor Thompson left the meeting at 5:08 p.m. and returned at 5:09 p.m.

Staff provided a presentation and responded to Council's questions.

6. PUBLIC INPUT

Mayor Sager queried three times if there was anyone who wished to speak at the public hearing and there was no response.

7. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

26-114 MOVED by Thompson, seconded by Watt:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026 to provide various corrections, clarifications, and improvements up to and including the March 30, 2026 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 5:14 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER