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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
MARCH 29, 2022

COUNCIL:

Mayor M. Booth and Councillors C. Cameron, N. Gambioli, P. Lambur, W. Soprovich, S. Thompson, and M. Wong attended the hearing via electronic communication facilities.

STAFF:

R. Bartlett, Chief Administrative Officer; M. Panneton, Director, Legislative Services/Corporate Officer; J. Bailey, Director, Planning & Development Services; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; H. Keith, Manager, Environmental Protection; and L. Gillan, Senior Community Planner – Economic Development, attended the hearing via electronic communication facilities.

1. CALL TO ORDER

The public hearing was called to order at 6:01 p.m.

Councillors Lambur and Wong entered the hearing at 6:01 p.m. via electronic communication facilities.

Staff provided procedural information, including that the public hearing and regular Council meeting were being held via electronic communication facilities pursuant to applicable enactments, that members of the public could attend the Municipal Hall Atrium to hear, or watch and hear, the proceedings, and encouraged members of the public to stay home and participate via electronic communication facilities due to the ongoing COVID-19 pandemic.

Mayor Booth entered the hearing at 6:02 p.m. via electronic communication facilities. The Manager, Legislative Operations/Deputy Corporate Officer informed that because Mayor Booth was in-transit, Acting Mayor Cameron would continue to chair the hearing.

2. PUBLIC HEARING PROCEDURE

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

Council is convening this public hearing to consider and receive submissions regarding the following proposed bylaws:

- For Item 3, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022 to Support the Local Economy; and

- For Item 4, Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5128, 2022 for the Proposed Foreshore Development Permit Area.

Anyone who believes that their interest in property is affected by the proposed bylaws will be heard and/or may make a written submission 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. These documents can be viewed online at westvancouver.ca/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. Due to the ongoing COVID-19 pandemic, members of the public can only participate in this public hearing via electronic communication facilities.

To participate via telephone, 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 phone you back in order to provide you with your public input opportunity.

To participate via WebEx, 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.

Alternatively, if you are attending the Municipal Hall Atrium in order to hear, or watch and hear, these proceedings and you wish to participate in the hearing, please speak with staff in attendance; your name will be added to the Speakers List and staff can assist you with the use of WebEx via a computer in the Atrium.

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 city 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. You will be notified when you have 15 seconds remaining to speak. 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.

3. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022 (to Support the Local Economy) (File: 1610-20-5175)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: All zoned lands where home-based businesses and personal services are permitted; single family and duplex dwelling zones; commercial zones C1 and C2; commercial restricted zone CR2; and Ambleside zones AC1 and AC2.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022 would: clarify land use definitions and add a new “microbrewery, winery and distillery” use; introduce regulations to manage the prevalence of financial services/institutions, beauty and wellness centres and real estate offices in commercial centres; allow additional flexibility for home-based businesses; and enable child care on sites containing a single family dwelling and secondary suite.

3.1. STAFF PRESENTATION

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

3.2. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on March 29, 2022:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Bylaw Amendments to Support the Local Economy	January 24, 2022	February 14, 2022	R-1

Written submissions received up to the close of the public hearing on March 29, 2022:

SUBMISSION AUTHOR	SUBMISSION DATED	#
J. Baxter	February 14, 2022	C-1

Redacted	March 1, 2021	C-2
Redacted	March 18, 2022	C-3
Redacted	March 22, 2022	C-4
Redacted	March 28, 2022	C-5
Redacted	March 28, 2022	C-6
Redacted	March 29, 2022	C-7

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 14, 2022 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 16 and 23, 2022. Staff informed that the reports and written submissions are available for public inspection throughout the hearing.

3.3. **PUBLIC INPUT**

Acting Mayor Cameron called for public input. Staff informed that no members of the public had signed up to speak at the public hearing. Acting Mayor Cameron queried three times if there was anyone who wished to speak at the public hearing and there was no response.

4. **Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5128, 2022 (Proposed Foreshore Development Permit Area)** (File: 1610-20-5128)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: All properties located at an elevation at risk of coastal flooding.

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5128, 2022: would establish development permit guidelines to manage development near the foreshore by reducing the risk to people and property from coastal flood hazards and by protecting the natural environment of the foreshore.

4.1. **STAFF PRESENTATION**

Staff provided a presentation.

Mayor Booth assumed the Chair at 6:40 p.m. via electronic communication facilities. Councillor Soprovich left the hearing at 7:05 p.m. and returned to the hearing at 7:09 p.m. via electronic communication facilities.

Staff responded to Council's questions. Council members commented.

4.2. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on March 29, 2022:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Memorandum: Foreshore Development Permit Area – Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5128, 2022	March 9, 2022	March 29, 2022 public hearing	R-3
Foreshore Development Permit Area	January 26, 2022	February 14, 2022	R-2
Foreshore Development Permit Area	May 26, 2021	June 14, 2021	R-1

Written submissions received up to the close of the public hearing on March 29, 2022:

SUBMISSION AUTHOR	SUBMISSION DATED	#
L. Williams	June 11, 2021	C-1
Redacted	June 11, 2021	C-2
Redacted	June 14, 2021	C-3
Redacted	January 29, 2022	C-4
Manager of Environmental Protection	January 31, 2022	C-5
Redacted	February 1, 2022	C-6
Manager of Environmental Protection	February 1, 2022	C-7
Manager of Environmental Protection	February 2, 2022	C-8
Redacted	February 5, 2022	C-9
Redacted	February 10, 2022	C-10
Manager of Environmental Protection	February 10, 2022	C-11
Redacted	February 13, 2022	C-12
Redacted	February 28, 2022	C-13
Manager of Environmental Protection	March 1, 2022	C-14
Redacted	March 29, 2022	C-15

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 14, 2022 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 16 and 23, 2022. Staff informed that the reports and written submissions are available for public inspection throughout the hearing.

4.3. **PUBLIC INPUT**

Mayor Booth called for public input.

M. Thornton (West Vancouver) referred to a written submission, spoke relative to the proposed bylaw, and commented and queried regarding: setbacks; permissible home repairs; environmental protection; home valuations; and property taxes. Staff provided responses and information regarding permissible home repairs, permit requirements, home valuations, and risk mitigation.

T. Reinsch (West Vancouver) spoke in support of the proposed bylaw and commented regarding environmental protection and risk mitigation.

K. Lotfali (address not provided) spoke relative to the proposed bylaw and queried regarding apartment buildings. Staff provided a response.

D. Reinsch (West Vancouver) spoke in support of the proposed bylaw and commented regarding: public engagement and environmental protection.

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

5. **CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

MOVED by Soprovich, seconded by Cameron:

THAT all written and oral submissions regarding proposed:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022 to Support the Local Economy; and
 - Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5128, 2022 for Proposed Foreshore Development Permit Area;
- up to and including the March 29, 2022 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 7:35 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Deputy Corporate Officer]

DEPUTY CORPORATE OFFICER