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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MARCH 6, 2023

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

Staff: R. Bartlett, Chief Administrative Officer; M. Panneton, Director, Legislative Services/Corporate Officer; J. Bailey, Director, Planning & Development Services; M. McGuire, Senior Manager, Current Planning & Urban Design; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

1. **CALL TO ORDER**

The public hearing was called to order at 7 p.m.

2. **PUBLIC HEARING**

Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022 (671, 685 & 693 Clyde Avenue and 694 Duchess Avenue) (File: 1010-20-21-185 / 1610-20-5222/5223)

Applicant: Larco Investments Ltd.

Subject Lands: 671, 685 & 693 Clyde Avenue and 694 Duchess Avenue

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022: would amend the Clyde Avenue East of Taylor Way Development Permit Area boundary map to include 694 Duchess Avenue into that Development Permit Area.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022: would rezone the lands from Comprehensive Development Zone 3 (CD3) to Comprehensive Development Zone 62 (CD62) to allow for a 201-unit rental apartment building. The proposed building is six storeys tall with a landscaped rooftop amenity area and includes underground parking with 40 stalls for residents and 10 stalls for visitors. The proposed zoning amendment will also amend the CD3 boundary and revise the allowable parking rate for Park Royal North which is slated to remain zoned CD3.

A public meeting was held concurrently regarding proposed Development Permit 21-185.

Proposed Development Permit 21-185: would regulate the form and character of the proposed apartment building, landscaping and boulevard improvements.

3. STAFF PRESENTATION

Staff provided a presentation.

4. APPLICANT'S PRESENTATION

R. Amantea (Vice President of Community Partnerships & Development, Park Royal), M. Ehman (Principal, DA Architects + Planners), and P. Joyce (Senior Consultant, Bunt & Associates) provided a presentation. Council members commented. Staff, M. Ehman, and R. Amantea responded to Council's questions.

5. 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. 5222, 2022 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022 for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Development Permit 21-185 for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue.

Anyone who believes that their interest in property is affected by the proposed bylaws and the proposed development permit 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 and proposed development permit.

After the public hearing and concurrent public meeting 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 Deputy Corporate Officer during the public hearing and concurrent public meeting. 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 and concurrent public meeting. If you

are speaking from prepared remarks, Council requests that a copy be provided to the Deputy Corporate Officer.

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.

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 and concurrent public meeting.

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 and proposed development permit. 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.

6. **REPORTS/WRITTEN SUBMISSIONS**

Reports received up to the close of the public hearing on March 6, 2023:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Memorandum: 671, 685, 693 Clyde Avenue and 694 Duchess Avenue - Public Consultation Update	January 16, 2023	January 23, 2023	R-3
Proposed Zoning Amendment, OCP Amendment and Development Permit for 671, 685, 693 Clyde Avenue and 694 Duchess Avenue	November 2, 2022	January 23, 2023	R-2
Proposed Zoning Amendment, OCP Amendment and Development Permit for 671, 685, 693 Clyde Avenue and 694 Duchess Avenue	November 2, 2022	November 21, 2022	R-1

Written submissions received up to the close of the public hearing on March 6, 2023:

Written submissions listed below were received during or following the January 23, 2023 Council meeting at which Council set the date for the March 6, 2023 public hearing:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 24, 2023	A-1
Redacted	January 31, 2023	A-2
Redacted	January 31, 2023	A-3
Redacted	January 31, 2023	A-4
Redacted	February 1, 2023	A-5
Redacted	February 1, 2023	A-6
Redacted	February 1, 2023	A-7
Redacted	February 1, 2023	A-8
Redacted	February 2, 2023	A-9
Redacted	February 2, 2023	A-10
Redacted	February 7, 2023	A-11
Redacted	February 12, 2023	A-12
Redacted	February 13, 2023	A-13
Redacted	February 14, 2023	A-14
Redacted	February 15, 2023	A-15
Redacted	February 16, 2023	A-16
Redacted	February 17, 2023	A-17
Redacted	February 18, 2023	A-18
Redacted	February 20, 2023	A-19
Redacted	February 21, 2023	A-20
Redacted	February 22, 2023	A-21
Redacted	February 25, 2023	A-22
Redacted	February 25, 2023	A-23
Redacted	February 25, 2023	A-24
Redacted	February 25, 2023	A-25
Redacted	February 25, 2023	A-26
Redacted	February 25, 2023	A-27
Redacted	February 25, 2023	A-28
Redacted	February 27, 2023	A-29
Redacted	February 27, 2023	A-30
Redacted	February 28, 2023	A-31
Redacted	March 1, 2023	A-32
Redacted	March 1, 2023	A-33

CiviX West Van	March 1, 2023	A-34
Redacted	March 1, 2023	A-35
J. Sutherland	March 1, 2023	A-36
D. MacDougall	March 1, 2023	A-37
Redacted	March 1, 2023	A-38
Redacted	March 1, 2023	A-39
Redacted	March 2, 2023	A-40
Redacted	March 2, 2023	A-41
Redacted	March 2, 2023	A-42
Redacted	March 2, 2023	A-43
Redacted	March 2, 2023	A-44
J. Parkins	March 2, 2023	A-45
Redacted	March 2, 2023	A-46
Redacted	March 2, 2023	A-47
Redacted	March 3, 2023	A-48
Name not provided	March 3, 2023	A-49
Redacted	March 3, 2023	A-50
Redacted	March 3, 2023	A-51
Redacted	March 3, 2023	A-52
Redacted	March 3, 2023	A-53
Redacted	March 3, 2023	A-54
Redacted	March 3, 2023	A-55
Redacted	March 3, 2023	A-56
Redacted	March 3, 2023	A-57
Redacted	March 3, 2023	A-58
Redacted	March 3, 2023	A-59
Redacted	March 3, 2023	A-60
Redacted	March 3, 2023	A-61
Redacted	March 3, 2023	A-62
M. Slater	March 3, 2023	A-63
Redacted	March 3, 2023	A-64
Redacted	March 3, 2023	A-65
CiviX West Van	March 3, 2023	A-66
Redacted	March 3, 2023	A-67
CiviX West Van	March 3, 2023	A-68
Redacted	March 3, 2023	A-69
Redacted	March 3, 2023	A-70
Redacted	March 3, 2023	A-71

Redacted	March 3, 2023	A-72
Redacted	March 3, 2023	A-73
Redacted	March 3, 2023	A-74
Redacted	March 3, 2023	A-75
Redacted	March 3, 2023	A-76
Redacted	March 3, 2023	A-77
Redacted	March 4, 2023	A-78
Name not provided	March 4, 2023	A-79
Redacted	March 4, 2023	A-80
Redacted	March 4, 2023	A-81
Redacted	March 4, 2023	A-82
Redacted	March 5, 2023	A-83
Redacted	March 5, 2023	A-84
Redacted	March 5, 2023	A-85
Redacted	March 5, 2023	A-86
Redacted	March 5, 2023	A-87
Redacted	March 5, 2023	A-88
Redacted	March 5, 2023	A-89
Redacted	March 5, 2023	A-90
Redacted	March 5, 2023	A-91
Redacted	March 5, 2023	A-92
Redacted	March 6, 2023	A-93
Redacted	March 6, 2023	A-94
Ambleside and Dundarave Residents Association	March 6, 2023	A-95
Redacted	March 6, 2023	A-96
Redacted	March 6, 2023	A-97
Positive Voices West Vancouver Society	March 6, 2023	A-98
Redacted	March 6, 2023	A-99
Redacted	March 6, 2023	A-100
Redacted	March 6, 2023	A-101
Redacted	March 6, 2023	A-102
Redacted	March 6, 2023	A-103
Redacted	March 6, 2023	A-104
K. Kirkpatrick, MLA (West Vancouver-Capilano)	March 6, 2023	A-105
Redacted	March 6, 2023	A-106
Redacted	March 6, 2023	A-107
Redacted	March 6, 2023	A-108
Redacted	March 6, 2023	A-109

Redacted	Undated	A-110
Redacted	Undated	A-111

Written submissions listed below were received prior to the January 23, 2023 Council meeting at which Council set the date for the March 6, 2023 public hearing:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	November 19, 2022	B-1
D. Marley	November 20, 2022	B-2
Redacted	November 20, 2022	B-3
Redacted	November 21, 2022	B-4
Redacted	November 21, 2022	B-5
Redacted	November 21, 2022	B-6
Redacted	November 21, 2022	B-7
J. Sidhu	November 21, 2022	B-8
Redacted	November 21, 2022	B-9
Redacted	December 21, 2022	B-10
Redacted	January 4, 2023	B-11
Redacted	January 15, 2023	B-12
Redacted	January 15, 2023	B-13
Redacted	January 15, 2023	B-14
Redacted	January 15, 2023	B-15
Redacted	January 15, 2023	B-16
Redacted	January 15, 2023	B-17
Redacted	January 15, 2023	B-18
Redacted	January 15, 2023	B-19
Redacted	January 15, 2023	B-20
Redacted	January 15, 2023	B-21
Redacted	January 15, 2023	B-22
Redacted	January 15, 2023	B-23
Redacted	January 15, 2023	B-24
Redacted	January 15, 2023	B-25
Redacted	January 15, 2023	B-26
Redacted	January 15, 2023	B-27
Redacted	January 15, 2023	B-28
Redacted	January 16, 2023	B-29
Redacted	January 16, 2023	B-30
Redacted	January 16, 2023	B-31
Redacted	January 16, 2023	B-32

Redacted	January 16, 2023	B-33
Redacted	January 16, 2023	B-34
Redacted	January 16, 2023	B-35
Redacted	January 16, 2023	B-36
Redacted	January 16, 2023	B-37
Redacted	January 16, 2023	B-38
Redacted	January 17, 2023	B-39
Redacted	January 17, 2023	B-40
Redacted	January 17, 2023	B-41
Redacted	January 17, 2023	B-42
Redacted	January 17, 2023	B-43
Redacted	January 17, 2023	B-44
Redacted	January 17, 2023	B-45
Redacted	January 18, 2023	B-46
Redacted	January 18, 2023	B-47
Redacted	January 18, 2023	B-48
Redacted	January 18, 2023	B-49
Redacted	January 18, 2023	B-50
Redacted	January 19, 2023	B-51
Redacted	January 19, 2023	B-52
Redacted	January 19, 2023	B-53
Redacted	January 20, 2023	B-54
Redacted	January 20, 2023	B-55
Redacted	January 20, 2023	B-56
Redacted	January 20, 2023	B-57
Name not provided	January 20, 2023	B-58
Redacted	January 20, 2023	B-59
Name not provided	January 20, 2023	B-60
Redacted	January 20, 2023	B-61
Redacted	January 20, 2023	B-62
Redacted	January 20, 2023	B-63
Redacted	January 20, 2023	B-64
Redacted	January 20, 2023	B-65
Redacted	January 20, 2023	B-66
Redacted	January 20, 2023	B-67
Redacted	January 20, 2023	B-68
Redacted	January 20, 2023	B-69
Redacted	January 20, 2023	B-70

Strata Council for 533 Waters Edge	January 20, 2023	B-71
Redacted	January 20, 2023	B-72
CiviX West Van	January 20, 2023	B-73
Redacted	January 20, 2023	B-74
Redacted	January 20, 2023	B-75
Redacted	January 20, 2023	B-76
Redacted	January 21, 2023	B-77
Redacted	January 21, 2023	B-78
Redacted	January 21, 2023	B-79
Redacted	January 21, 2023	B-80
Redacted	January 22, 2023	B-81
Redacted	January 22, 2023	B-82
Redacted	January 22, 2023	B-83
Name not provided	January 22, 2023	B-84
Redacted	January 23, 2023	B-85
Redacted	January 6, 2023	B-86
Redacted	January 23, 2023	B-87
Redacted	January 23, 2023	B-88
Redacted	January 23, 2023	B-89
Redacted	January 23, 2023	B-90
Redacted	January 23, 2023	B-91

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; and provided information regarding the proposed rental tenure being secured via the zoning bylaw.

7. **PUBLIC INPUT**

Mayor Sager called for public input.

D. Peters (North Vancouver; and Chair, Community Housing Action Committee) spoke in support of the proposed bylaw and development permit and commented regarding: membership and mandate of the Community Housing Action Committee; active transportation; traffic; proximity to amenities; housing options and affordability; demographic changes; and federal and provincial housing initiatives.

A. Chicoine (Member, North Shore Advisory Committee on Disability Issues) spoke in support of the proposed bylaw and development permit and commented regarding: small unit sizes; proximity to amenities; public consultation; housing options; active transportation; accessibility; housing affordability; privacy; rental housing; and home ownership.

P. Black (Argyle Avenue and 18th Street) spoke in support of the proposed bylaw and development permit and commented regarding workforce retention and workforce housing.

M. Geller (Vancouver) spoke in support of the proposed bylaw and development permit and commented regarding: small unit sizes; housing affordability; rental housing; social and subsidized housing; density; and traffic.

C. Jensen (West Vancouver; and President, Civix West Vancouver Society) referred to written submissions, spoke in opposition to the proposed bylaw and development permit, and commented regarding: public consultation; public opinion; spot zoning; the Taylor Way Local Area Plan; housing affordability; and community amenity contributions.

J. Knight (West Vancouver) spoke in support of the proposed bylaw and development permit and commented regarding: housing affordability; rental housing; proximity to amenities; transit services; traffic; environmental protection; and workforce retention; and responded to a Council member's question.

B. Chaworth-Musters (address not provided) spoke in opposition to the proposed bylaw and development permit and commented regarding: community amenity contributions; conversations held during the 2022 general local election campaign; and making further changes to the development proposal.

R. Lees (West Vancouver) spoke in opposition to the proposed bylaw and development permit and commented regarding: traffic; spot zoning; density; existing buildings in the area; workforce housing; housing affordability; small unit sizes; downsizing; building maintenance; and making further changes to the development proposal.

S. Whiffin (West Vancouver) spoke in support of the proposed bylaw and development permit and commented regarding: housing options; density; housing affordability; home ownership; and small unit sizes.

D. McCosh (Bellevue Avenue) spoke in support of the proposed bylaw and development permit and commented regarding: rental housing; transit services; accessibility; public consultation; traffic; and proximity to amenities.

P. Stott (West Vancouver) spoke in support of the proposed bylaw and development permit and commented regarding: active transportation infrastructure; and securing the premises to prevent bicycle theft.

C. Banham (West Vancouver) spoke in support of the proposed bylaw and development permit and commented regarding: proximity to amenities; land use; municipal revenue sources; policy recommendations made by the Community Dialogue on Neighbourhood Character and Housing; housing affordability; public consultation; public opinion; spot zoning; and local area plans.

J. Zhou (707 Eyremount Drive) spoke in opposition to the proposed bylaw and development permit and commented regarding: information posted to the District's website; housing options; the Taylor Way Local Area Plan; rental housing; child care services; existing buildings in the region; converting rental units to strata; and density. A Council member commented, and staff responded to a Council member's question.

E. McHarg (West Vancouver; and Chair, West Vancouver Chamber of Commerce) spoke in support of the proposed bylaw and development permit and commented regarding: design reviews; traffic assessments; public consultation; workforce housing; housing options; supporting local businesses; energy efficiency; transit services; small unit sizes; and proximity to amenities.

T. Swan (West Vancouver) spoke in support of the proposed bylaw and development permit and commented regarding: housing affordability; demographic changes; transit services; lifestyle in West Vancouver; proximity to amenities; rental housing; and public consultation.

P. Scholefield (1288 Esquimalt Avenue) spoke in support of the proposed bylaw and development permit and commented regarding: rental housing; housing affordability; community amenity contributions; proximity to amenities; transit services; active transportation infrastructure; energy efficiency; environmental protection; public consultation; and local area plans.

E. Buchanan (Dundarave) spoke in opposition to the proposed bylaw and development permit and commented regarding: public consultation; public opinion; the Taylor Way Local Area Plan; impacts of development on the wider community; traffic; traffic studies; traffic management; and pedestrian safety.

P. Joyce (Senior Consultant, Bunt & Associates) responded to a question regarding traffic studies.

J. Millar (Bellevue Avenue; and Member, Community Housing Action Committee) spoke in support of the proposed bylaw and development permit and commented regarding: rental housing; housing options; housing affordability; demographic changes; workforce retention; traffic; energy efficiency; environmental protection; and proximity to amenities.

G. Powroznik (address not provided) spoke in support of the proposed bylaw and development permit and commented regarding: municipal revenue sources; demographic changes; asset management; land development; public opinion; and public consultation; and read from written submissions in support of the proposal.

G. McIsaac (West Vancouver) spoke in opposition to the proposed bylaw and development permit and commented regarding: the Taylor Way Local Area Plan; traffic; spot zoning; transit services; future development proposals in the area; parking; housing affordability; rental housing; workforce housing; and lifestyle in West Vancouver.

R. Fisher (address not provided) spoke in support of the proposed bylaw and development permit and commented regarding: public consultation; small unit sizes; and housing options.

N. Malkin (West Vancouver) spoke in opposition to the proposed bylaw and development permit and commented regarding: spot zoning; density; the Taylor Way Local Area Plan; traffic; real estate values; housing affordability; community amenity contributions; and public opinion.

J. Sidhu (West Vancouver; and Director, Positive Voices) spoke in support of the proposed bylaw and development permit and commented regarding: public consultation; correcting information regarding rental units; density; rental housing; housing affordability; and local area plans.

Mayor Sager queried two times if there was anyone further who wished to speak at the public hearing.

L. Sopeña (North Vancouver) spoke in support of the proposed bylaw and development permit and commented regarding workforce retention and housing affordability.

Mayor Sager queried if there was anyone further who wished to speak at the public hearing.

C. Jensen (West Vancouver; and President, Civix West Vancouver Society) spoke a second time in opposition to the proposed bylaw and development permit and commented regarding housing affordability.

Mayor Sager queried for a final time if there was anyone further who wished to speak at the public hearing and there was no response.

Staff and R. Amantea (Vice President of Community Partnerships & Development, Park Royal) responded to Council's questions. Staff clarified that the rental housing is secured by the zoning, and not a rental housing agreement.

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

MOVED by Lambur, seconded by Gambioli:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022 for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue and proposed Development Permit 21-185 for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue, up to and including the March 6, 2023 public hearing be received and that the public hearing be closed.

(9:27 p.m.)

CARRIED

The public hearing was closed at 9:27 p.m.

Mayor Sager informed that Council would consider the subject bylaws and development permit at a subsequent meeting rather than later this evening.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER