

[View the video of the entire meeting](#)

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MARCH 27, 2023**

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

Councillor Snider entered the hearing at 7:01 p.m. via electronic communication facilities.

Mayor Sager informed that:

- a direct bus route from West Vancouver to the University of British Columbia will be reinstated this September;
- the Ferry Building Gallery will be reopened on April 4, 2023;
- Council has authorized staff to work with a proponent to formalize an agreement for the restoration of the Navy Jack House;
- the exit off the Westmount interchange on Highway #1 is scheduled to reopen on April 14, 2023; and
- Council will make another announcement at the April 3, 2023 regular Council meeting.

Council members commented.

2. PUBLIC HEARING

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5081, 2023 (325 Keith Road) (File: 1610-20-5081)

Applicant: R. Dickson

Subject Land: 325 Keith Road

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5081, 2023: would amend the zoning regulations of the Single-Family Dwelling Zone 3 (RS3) to facilitate subdivision of the property. The proposed zoning amendment would allow for retention of the existing coach house and single-family dwelling and implement the following changes:

1. Reduce the minimum lot size for the site to allow for the proposed subdivision; and
2. Limit the floor area ratio of both proposed lots to the existing floor area ratio already in existence.

3. STAFF PRESENTATION

Staff provided a presentation.

4. APPLICANT'S PRESENTATION

R. Dickson provided a written submission and spoke relative to the proposed development. Staff and R. Dickson responded to Council's questions. Council members commented.

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 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5081, 2023 for 325 Keith Road.

Anyone who believes that their interest in property is affected by the proposed bylaw 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 bylaw.

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 bylaw 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. 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 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.

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 bylaw. 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 27, 2023:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Zoning Amendment for 325 Keith Road to Allow Subdivision	January 23, 2023	February 6, 2023	R-1

Written submissions received up to the close of the public hearing on March 27, 2023:

SUBMISSION AUTHOR	SUBMISSION DATED	#
R. Dickson	February 6, 2023	C-1
Redacted	March 13, 2023	C-2
R. Dickson	March 21, 2023	C-3
R. Dickson	Undated	C-4

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 6, 2023 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 15 and 22, 2023.

7. **PUBLIC INPUT**

Mayor Sager called for public input.

E. Buchanan (address not provided) spoke in opposition to the proposed bylaw and commented regarding: an overall plan for West Vancouver; traffic; impacts of development on the wider community; and public consultation.

Mayor Sager queried whether there was anyone further who wished to speak.

B. Shard (address not provided) spoke in opposition to the proposed bylaw and commented regarding community amenity contributions and potential impacts on nearby infrastructure. Staff responded to a Council member's question regarding impacts on nearby infrastructure.

Mayor Sager queried whether there was anyone further who wished to speak.

C. Banham (235 Keith Road) spoke in support of the proposed bylaw and commented regarding: housing options; impact on neighbouring residents; subdivisions; community amenity contributions; impediments to property development; and the public hearing process.

M. Kiai (West Vancouver) spoke in support of the proposed bylaw and commented regarding community amenity contributions.

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

Staff and R. Dickson responded to Council's questions, and staff provided procedural advice relative to the closure or adjournment of the public hearing. Council members commented.

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

MOVED by Lambur, seconded by Thompson:

THAT staff report back to Council regarding the March 27, 2023 public hearing regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5081, 2023 for 325 Keith Road and that the public hearing be adjourned to May 8, 2023 at 7 p.m. in the Municipal Hall Council Chamber.

CARRIED

Councillors Cassidy and Gambioli voted in the negative

The public hearing was adjourned at 8 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER