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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 6

**RECONVENED PUBLIC HEARING AGENDA
SEPTEMBER 18, 2023**

***7 PM IN THE MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES**

(Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber, or via electronic communication facilities through the link provided on the District's Council Meeting webpage)

We acknowledge that we are holding this meeting on the traditional and ancestral territory of the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation. We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

****Note: At 7 p.m. in the Council Chamber and via electronic communication facilities a reconvened public hearing regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023 (2237 Palmerston Avenue) will be held. The regular Council meeting will commence in the Council Chamber and via electronic communication facilities immediately following the reconvened public hearing.***

1. CALL TO ORDER

2. RECONVENED PUBLIC HEARING

[Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023 \(2237 Palmerston Avenue\)](#) (File: 1610-20-5254)

The public hearing opened on July 17, 2023 and was adjourned to September 18, 2023.

Applicant: Soheil Mohammadi

Subject Land: 2237 Palmerston Avenue

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023: would allow the property to be subdivided from one into two single-family lots.

3. STAFF PRESENTATION

4. APPLICANT'S PRESENTATION**5. PUBLIC HEARING PROCEDURE**

The procedure for the reconvened public hearing will be described as follows:

Council is reconvening this public hearing to consider and receive further submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023 for 2237 Palmerston Avenue.

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 reconvened public hearing is to listen to the views of the public, not to debate the proposed bylaw.

After the reconvened 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 reconvened public hearing. Council is not permitted to receive further submissions once Council has closed the reconvened 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 reconvened 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 reconvened 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 reconvened public hearing.

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.

2. Please limit your remarks to 5 minutes and to the subject of the proposed bylaw. Please be respectful to others.
3. 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 and including September 18, 2023:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Memorandum: 2237 Palmerston Avenue	August 31, 2023	September 18, 2023 public hearing	R-2
Proposed Zoning Amendment to Allow Subdivision of 2237 Palmerston Avenue	June 8, 2023	June 26, 2023	R-1

Written submissions received up to and including September 18, 2023:

Written submissions listed below were received prior to the July 17, 2023 public hearing being adjourned to September 18, 2023.

To view all written submissions in this section, [click here](#).

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	July 15, 2023	C-1
Name not provided	July 15, 2023	C-2
Name not provided	July 15, 2023	C-3
Redacted	July 17, 2023	C-4
Redacted	July 17, 2023	C-5
Redacted	July 17, 2023	C-6
Redacted	July 17, 2023	C-7
Redacted	July 17, 2023	C-8
Redacted	July 17, 2023	C-9
Senior Manager of Current Planning and Urban Design	July 17, 2023	C-10
Senior Manager of Current Planning and Urban Design	July 17, 2023	C-11
Redacted	Undated	C-12

Written submissions listed below were received after the July 17, 2023 public hearing was adjourned to September 18, 2023.

To view all written submissions in this section, [click here](#).

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted (On-Table)	September 18, 2023	C-13
Vela Homes (On-Table)	September 18, 2023	C-14

On June 26, 2023 Council set the date for the public hearing. The statutory notice of public hearing was published in the North Shore News on July 5 and 12, 2023, and notices were mailed to property owners / occupants within the notification area. The public hearing opened on July 17, 2023 and was adjourned to September 18, 2023. The Deputy Corporate Officer will note written submissions received for the September 18, 2023 reconvened public hearing.

7. PUBLIC INPUT

Mayor Sager will call for public input.

8. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

If there is no further public input and Council does not request a further staff report:

RECOMMENDATION:

THAT all written and oral submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023 for 2237 Palmerston Avenue up to and including the September 18, 2023 reconvened public hearing be received and that the reconvened public hearing be closed.

OR

If Council requests a further staff report:

RECOMMENDATION:

THAT staff report back to Council regarding the September 18, 2023 reconvened public hearing regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023 for 2237 Palmerston Avenue and that the reconvened public hearing be adjourned to _____. (date, time, and location)

Council members are not permitted to receive further submissions once the public hearing is closed.