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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
RECONVENED PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
SEPTEMBER 18, 2023**

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

Staff: S. Findlay, Municipal Manager; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; J. Bailey, Director, Planning & Development Services; M. McGuire, Senior Manager, Current Planning & Urban Design; and T. Azuma, Committee & Policy Coordinator.

1. CALL TO ORDER

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

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

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

4. APPLICANT'S PRESENTATION

S. Mohammadi (Designer, Vela Homes) spoke relative to the subject bylaw.

5. PUBLIC HEARING PROCEDURE

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

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.

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 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 the close of the public hearing on September 18, 2023:

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

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.

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 18, 2023	C-13
Vela Homes	September 18, 2023	C-14

Staff informed of the total number of staff reports and written submissions received to date.

7. **PUBLIC INPUT**

Mayor Sager called for public input.

E. Buchanan (Dundarave) spoke relative to the proposed bylaw and commented and queried regarding: traffic control and safety; Provincial approval and jurisdiction; and public engagement.

I. Ferguson (2226 Palmerston Avenue) referred to a written submission, spoke relative to the proposed bylaw, and commented regarding: lot subdivision; the zoning bylaw; building heights; and views.

S. Seyedi (2245 Queens Avenue) spoke in support of the proposed bylaw and commented regarding: lot sizes; housing affordability; and building heights.

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

H. Felfelian (2436 Palmerston Avenue) spoke in support of the proposed bylaw and commented regarding: floor area ratios; housing affordability; and parking. Mayor Sager commented.

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

B. Riddall (2270 Queens Avenue) spoke relative to the proposed bylaw and commented regarding views and building heights.

Council members commented and staff responded to Council's questions.

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

A. Parast (2371 Palmerston Avenue) spoke in support of the proposed bylaw and commented regarding lot sizes and neighbourhood character.

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

8. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

MOVED by Snider, seconded by Watt:

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 public hearing be closed.

CARRIED

The public hearing was closed at 7:46 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Deputy Corporate Officer]

DEPUTY CORPORATE OFFICER