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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
APRIL 8, 2024**

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; and M. McGuire, Senior Manager, Current Planning & Urban Design.

1. CALL TO ORDER

The public hearing was called to order at 7:02 p.m.

2. PUBLIC HEARING

Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024 (Lots C and D Daffodil Drive)

(File: 1610-20-5292/5293 / 1010-20-21-131)

Applicant: Sterling Pacific Developments Inc.

Subject Lands: Lots C and D Daffodil Drive

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024: would create the Ground-Oriented Infill Housing Development Permit Area along with associated guidelines BF-B16 and would place the site within this Development Permit Area. The purpose of the Development Permit Area and guidelines are to control the form and character of the proposal, including context and character, building design, landscape design, and circulation and parking.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024: would rezone the site from RS10 (Single Family Dwelling Zone 10) to CD84 [Comprehensive Development Zone 84 (Lots C and D Daffodil Drive)]. The proposed CD84 zone would regulate the housing forms (ground-oriented dwelling units) that are permitted, allow for a maximum of 36 units with a maximum density of 0.38 Floor Area Ratio, define the permitted building envelope, and establish minimum parking requirements.

A public meeting was held concurrently regarding proposed Development Permit 21-131.

Proposed Development Permit 21-131: would regulate the form and character of the proposal and require land development controls to address hazardous conditions for developments on steep slopes (sites with difficult terrain).

3. 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. 5292, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024 for Lots C and D Daffodil Drive.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Development Permit 21-131 for Lots C and D Daffodil Drive.

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

4. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on April 8, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Official Community Plan Amendment, Rezoning, and Development Permit for Lots C and D Daffodil Drive	February 28, 2024	March 11, 2024	R-1

Written submissions received up to the close of the public hearing on April 8, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	March 4, 2024	C-1
T. McDonald	March 4, 2024	C-2
Redacted	March 4, 2024	C-3
Redacted	March 4, 2024	C-4
Redacted	March 4, 2024	C-5
Redacted	March 4, 2024	C-6
Redacted	March 4, 2024	C-7
Redacted	March 4, 2024	C-8
Redacted	March 5, 2024	C-9
Redacted	March 5, 2024	C-10
Redacted	March 5, 2024	C-11
Redacted	March 5, 2024	C-12
S. Bell	March 5, 2024	C-13

Redacted	March 5, 2024	C-14
Redacted	March 5, 2024	C-15
Redacted	March 5, 2024	C-16
Redacted	March 5, 2024	C-17
Redacted	March 5, 2024	C-18
Redacted	March 6, 2024	C-19
Redacted	March 6, 2024	C-20
Redacted	March 6, 2024	C-21
Redacted	March 6, 2024	C-22
Redacted	March 6, 2024	C-23
Redacted	March 6, 2024	C-24
Redacted	March 6, 2024	C-25
Redacted	March 6, 2024	C-26
Redacted	March 7, 2024	C-27
Redacted	March 7, 2024	C-28
Redacted	March 7, 2024	C-29
Redacted	March 8, 2024	C-30
Redacted	March 8, 2024	C-31
Redacted	March 8, 2024	C-32
Redacted	March 9, 2024	C-33
Redacted	March 9, 2024	C-34
Redacted	March 9, 2024	C-35
D. Marley	March 9, 2024	C-36
Redacted	March 9, 2024	C-37
Redacted	March 9, 2024	C-38
Redacted	March 11, 2024	C-39
Redacted	March 11, 2024	C-40
Redacted	March 11, 2024	C-41
Redacted	March 11, 2024	C-42
Redacted	March 11, 2024	C-43
Redacted	March 11, 2024	C-44
Redacted	March 11, 2024	C-45
Redacted	March 11, 2024	C-46
Redacted	March 11, 2024	C-47
Redacted	March 11, 2024	C-48
Redacted	March 12, 2024	C-49
Redacted	March 13, 2024	C-50

Redacted	March 13, 2024	C-51
Redacted	March 14, 2024	C-52
Redacted	March 14, 2024	C-53
Redacted	March 21, 2024	C-54
Redacted	March 23, 2024	C-55
Redacted	March 27, 2024	C-56
Redacted	April 1, 2024	C-57
Redacted	April 1, 2024	C-58
Redacted	April 1, 2024	C-59
Redacted	April 1, 2024	C-60
Redacted	April 1, 2024	C-61
Redacted	April 2, 2024	C-62
Redacted	April 2, 2024	C-63
Redacted	April 2, 2024	C-64
Redacted	April 2, 2024	C-65
Redacted	April 2, 2024	C-66
Redacted	April 2, 2024	C-67
Redacted	April 2, 2024	C-68
Redacted	April 2, 2024	C-69
Redacted	April 2, 2024	C-70
Redacted	April 2, 2024	C-71
Redacted	April 2, 2024	C-72
Redacted	April 2, 2024	C-73
Redacted	April 2, 2024	C-74
Redacted	April 2, 2024	C-75
Redacted	April 3, 2024	C-76
Redacted	April 3, 2024	C-77
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Redacted	April 5, 2024	C-86
Redacted	April 5, 2024	C-87

Redacted	April 6, 2024	C-88
Redacted	April 6, 2024	C-89
Name not provided	April 7, 2024	C-90
Redacted	April 7, 2024	C-91
Redacted	April 7, 2024	C-92
Redacted	April 7, 2024	C-93
Redacted	April 7, 2024	C-94
Redacted	April 7, 2024	C-95
Redacted	April 8, 2024	C-96
Redacted	April 8, 2024	C-97
Redacted	April 7, 2024	C-98
Redacted	April 7, 2024	C-99
Redacted	April 8, 2024	C-100
Redacted	April 8, 2024	C-101
Redacted	April 8, 2024	C-102
Redacted	April 8, 2024	C-103
Redacted	April 8, 2024	C-104
Redacted	April 8, 2024	C-105
Redacted	April 8, 2024	C-106
Redacted	April 8, 2024	C-107
Redacted	Undated	C-108
Redacted	April 8, 2024	C-109
Redacted	Undated	C-110
Name not provided	Undated	C-111
Redacted	April 8, 2024	C-112

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 March 11, 2024 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 27 and April 3, 2024.

Mayor Sager declared a recess at 7:07 p.m. and reconvened the hearing at 7:17 p.m. with all members of Council and the following staff present:

S. Findlay (Municipal Manager); P. Cuk (Manager, Legislative Operations/Deputy Corporate Officer); J. Bailey (Director, Planning & Development Services); and M. McGuire (Senior Manager, Current Planning & Urban Design).

5. STAFF PRESENTATION

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

6. APPLICANT'S PRESENTATION

D. Harper (Founder, Sterling Pacific Developments), B. Chapman (Surveyor), T. Webb (Realtor), J. Harper (Sterling Pacific Developments), and S. Gordon (Scott Gordon Architecture) provided a presentation. Staff, D. Harper, and J. Harper responded to Council's questions. Council members commented.

7. PUBLIC INPUT

Mayor Sager called for public input.

J. McGoldrick (5724 Cranley Drive) spoke in opposition to the proposed bylaws and development permit and commented regarding: neighbourhood character; tree retention; land value; and density.

T. Westman (5746 Cranley Drive) spoke in opposition to the proposed bylaws and development permit and commented regarding: density; supporting infrastructure; transportation options; and the original 10-lot subdivision plan; and responded to a Council member's question. A Council member commented.

V. Glover (5621 Daffodil Lane) spoke in support of the proposed bylaws and development permit and commented regarding: density; housing affordability; housing options; traffic; and access roads. Staff responded to a Council member's question.

M. Gerschman (address not provided) spoke in opposition to the proposed bylaws and development permit and commented regarding: missing middle housing; housing affordability; housing options; provincial housing requirements; and demographic changes. A Council member commented.

J. Chung (5731 Cranley Drive) spoke relative to the proposed bylaws and development permit and commented regarding: the original 10-lot subdivision plan; and coach houses.

M. Kime (Eagle Harbour) spoke in opposition to the proposed bylaws and development permit and commented regarding: housing affordability; the official community plan; density; proximity to amenities; neighbourhood character; traffic; access roads; construction timelines; and the original 10-lot subdivision plan.

D. Bauman (5728 Cranley Drive) spoke in support of the proposed bylaws and development permit and commented regarding: size of the proposed development; number of proposed homes; views; provincial housing requirements; housing options; and tree planting.

Mayor Sager declared a recess at 8:59 p.m. and reconvened the hearing at 9:10 p.m. with all members of Council and the following staff present:

S. Findlay (Municipal Manager); P. Cuk (Manager, Legislative Operations/Deputy Corporate Officer); J. Bailey (Director, Planning & Development Services); and M. McGuire (Senior Manager, Current Planning & Urban Design).

K. Rosin (West Vancouver) spoke in opposition to the proposed bylaws and development permit and commented regarding: tree retention; canopy cover; riparian protection; school traffic; and traffic safety.

J. Stiasny (West Vancouver) spoke relative to the proposed bylaws and development permit and commented regarding: the 2017 development proposal; traffic and traffic safety; and supporting infrastructure.

D. McGoldrick (5724 Cranley Drive) spoke in opposition to the proposed bylaws and development permit and commented regarding: neighbourhood character; housing affordability; and housing options.

E. Chung (address not provided) spoke relative to the proposed bylaws and development permit and commented regarding: coach houses; housing affordability; housing options; and rental housing.

E. Posen (5611 Daffodil Drive) spoke in opposition to the proposed bylaws and development permit and commented regarding: coach houses; topography; the original 10-lot subdivision plan; the official community plan; proximity to amenities; and neighbourhood character. A Council member commented.

H. Karakas (5680 Daffodil Drive) spoke in opposition to the proposed bylaws and development permit and commented regarding: housing options; demographic changes; lifestyle; the official community plan; neighbourhood character; housing affordability; and proximity to amenities.

L. Karakas (5680 Daffodi Drive) spoke in opposition to the proposed bylaws and development permit and commented regarding: supporting infrastructure; rental housing; and the original 10-lot subdivision plan.

M. Kelpin (5726 Cranley Drive) provided a written submission, spoke in opposition to the proposed bylaws and development permit, and commented regarding: riparian protection; the original 10-lot subdivision plan; parkland; site coverage; views; size of the proposed development; and neighbourhood character.

C. Beveridge (5634 Eagle Harbour Road) spoke in opposition to the proposed bylaws and development permit and commented regarding: neighbourhood character; trees; views; slope stability; and housing affordability.

S. Grant (Daffodil Drive) spoke in opposition to the proposed bylaws and development permit and commented regarding: traffic safety; the official community plan; provincial housing requirements; housing options; and neighbourhood character. A Council member commented.

B. Kelpin (5726 Cranley Drive) spoke in opposition to the proposed bylaws and development permit and commented regarding: the original 10-lot subdivision plan; the public hearing process; housing options; riparian protection; lot sizes; and neighbourhood character.

S. Walker (4475 Keith Road) spoke in support of the proposed bylaws and development permit and commented regarding: housing affordability; housing options; proximity to amenities; and diversity.

P. Seagle (5689 Marine Drive) spoke in opposition to the proposed bylaws and development permit and commented regarding: the official community plan; number of proposed homes; housing affordability; neighbourhood character; topography; views; and the original 10-lot subdivision plan.

R. Halendy (address not provided) spoke in opposition to the proposed bylaws and development permit and commented regarding: the original 10-lot subdivision plan; traffic; and traffic safety.

E. Eppich (6190 Candia Place) spoke in support of the proposed bylaws and development permit and commented regarding: housing options; demographic changes; and housing affordability.

J. Gustavson (5631 Daffodil Lane) spoke in support of the proposed bylaws and development permit and commented regarding housing options and downsizing.

P. Webb (West Vancouver) spoke in support of the proposed bylaws and development permit and commented regarding: demographic changes; provincial housing requirements; housing affordability; and density.

B. Shard (West Vancouver) spoke in opposition to the proposed bylaws and development permit and commented regarding: provincial housing requirements; parkland; housing options; downsizing; and number of proposed homes.

G. Powroznik (address not provided) provided a written submission, spoke in support of the proposed bylaws and development permit and commented regarding: need for development; demographic changes; traffic; and workforce commuters.

V. Farinha Luz (5730 Bluebell Drive) spoke in opposition to the proposed bylaws and development permit and commented regarding: the original 10-lot subdivision plan; the official community plan; number of proposed homes; housing options; proximity to amenities; transportation options; provincial housing requirements; and density.

A. Eady (4347 Erwin Drive) spoke relative to the proposed bylaws and development permit and commented regarding: fiscal responsibility; development fees and charges; traffic; construction impact; code of conduct for developers; rights of residents; and housing affordability.

A. Hicks (5753 Westport Road) spoke in support of the proposed bylaws and development permit and commented regarding: lifestyle; proximity to amenities; housing affordability; housing options; density; supporting businesses; diversity; traffic; and construction impact.

D. Mulhern (address not provided) spoke in support of the proposed bylaws and development permit and commented regarding: diversity; and density.

Mayor Sager declared a recess at 10:26 p.m. and reconvened the hearing at 10:35 p.m. with all members of Council and the following staff present:

S. Findlay (Municipal Manager); P. Cuk (Manager, Legislative Operations/Deputy Corporate Officer); J. Bailey (Director, Planning & Development Services); and M. McGuire (Senior Manager, Current Planning & Urban Design).

K. Dalton (West Vancouver) spoke in support of the proposed bylaws and development permit and commented regarding: downsizing; housing options; and provincial housing requirements.

C. Walker (618 King Georges Court) spoke in support of the proposed bylaws and development permit and commented regarding: demographic changes and housing affordability.

R. Lees (West Vancouver) spoke in support of the proposed bylaws and development permit and commented regarding: housing options; downsizing; and size of the proposed development.

C. de Jersey (address not provided) spoke in support of the proposed bylaws and development permit and commented regarding: housing affordability; housing options; and density.

J. Wong (North Vancouver) spoke in support of the proposed bylaws and development permit and commented regarding: housing affordability; and housing options.

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

M. Gerschman (Cranley Drive) spoke a second time in opposition to the proposed bylaws and development permit and commented regarding: traffic; demographic changes; neighbourhood character; housing affordability; the official community plan; and the original 10-lot subdivision plan. A Council member commented.

M. Kelpin (address not provided) spoke a second time in opposition to the proposed bylaws and development permit and commented regarding: size of the proposed development; neighbourhood character; privacy; views; environmental protection; and housing options.

G. Powroznik (address not provided) spoke a second time in support of the proposed bylaws and development permit and commented regarding: need for development; housing options; coach houses; density; and proximity to amenities.

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

At Mayor Sager's invitation, J. Harper (Sterling Pacific Developments) spoke relative to the proposed bylaws and development permit. J. Harper, B. Chapman (Surveyor), and staff responded to Council's questions. Council members commented.

8. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

MOVED by Gambioli, seconded by Snider:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024 for Lots C and D Daffodil Drive and proposed Development Permit 21-131 for Lots C and D Daffodil Drive up to and including the April 8, 2024 public hearing be received and that the public hearing be closed.

A Council member commented. The question was called on the motion.

CARRIED

The public hearing was closed at 11:21 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Deputy Corporate Officer]

DEPUTY CORPORATE OFFICER