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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JANUARY 22, 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 p.m.

Mayor Sager announced that Item 5 of the January 22, 2024 regular Council meeting agenda regarding Zoning Bylaw Amendments to Enhance Retail Diversity within Ambleside and Dundarave will be removed from the agenda.

2. PUBLIC HEARING

Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5280, 2023; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023; and Land Use Contract (Development Area Agreement 1957) Discharge Bylaw No. 5282, 2023 (2229 Folkestone Way)
(File: 1610-20-5280/5281/5282 / 1010-20-22-109)

Applicant: PJ Mallen

Subject Land: 2229 Folkestone Way (PID 007-649-908)

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5280, 2023: would add the parcel to the Local Commercial Sites Development Permit Area.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023: would amend text within the CD10 zone to facilitate the development of eight townhomes and a new commercial building.

Proposed Land Use Contract (Development Area Agreement 1957) Discharge Bylaw No. 5282, 2023: would discharge Land Use Contract No. 1957 that currently regulates development on the site.

A public meeting was held concurrently regarding proposed Development Permit 22-109.

Proposed Development Permit 22-109: would regulate the form and character of the proposed townhouses, commercial building, and landscaping.

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. 5280, 2023, proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023, and proposed Land Use Contract (Development Area Agreement 1957) Discharge Bylaw No. 5282, 2023 for 2229 Folkestone Way.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Development Permit 22-109 for 2229 Folkestone Way.

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.

4. **REPORTS/WRITTEN SUBMISSIONS**

Reports received up to the close of the public hearing on January 22, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Rezoning and Development Permit for 2229 Folkestone Way (Salmon House Site)	November 16, 2023	November 27, 2023	R-1

Written submissions received up to the close of the public hearing on January 22, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 10, 2024	C-1
Redacted	January 11, 2024	C-2
Redacted	January 12, 2024	C-3
Toseki Entertainment Ltd.	January 15, 2024	C-4
A.F.T. Trivest Management Inc.	January 17, 2024	C-5
Redacted	January 20, 2024	C-6
Toseki Entertainment Ltd.	January 22, 2024	C-7

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 November 27, 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 January 10 and 17, 2024.

5. **STAFF PRESENTATION**

Staff provided a presentation.

6. APPLICANT'S PRESENTATION

P.J. Mallen (Mallen Gowing Berzins Architecture) provided a presentation. P.J. Mallen and M. Vaughan (Vaughan Landscape Planning & Design) responded to Council's questions.

7. PUBLIC INPUT

Mayor Sager called for public input.

R. Ryan (75-2212 Folkestone Way) spoke in support of the proposed bylaw and development permit and commented regarding: public consultation; Salmon House Restaurant operating hours; parking; vehicle access; landscaping; views; noise; and odours. Staff and R. Ryan responded to a Council member's questions.

E. McHarg (West Vancouver Chamber of Commerce) spoke in support of the proposed bylaw and development permit and commented regarding: the Salmon House Restaurant; commercial spaces; residential units; and the Official Community Plan.

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

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

8. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

MOVED by Gambioli, seconded by Watt:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5280, 2023, proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023, and proposed Land Use Contract (Development Area Agreement 1957) Discharge Bylaw No. 5282, 2023 for 2229 Folkestone Way and Development Permit 22-109 for 2229 Folkestone Way up to and including the January 22, 2024 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 7:40 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Deputy Corporate Officer]

DEPUTY CORPORATE OFFICER