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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 4

PUBLIC HEARING AGENDA

JUNE 25, 2024

***6 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, Tseil-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 6 p.m. in the Council Chamber and via electronic communication facilities a public hearing regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024; and Phased Development Agreement Authorization Bylaw No. 5207, 2024 (Cypress Village and Eagleridge Development) will be held, and a public meeting regarding proposed Road Closure and Removal of Highway Dedication Bylaw No. 5208, 2024 (Cypress Village Development) will be held concurrently. The special Council meeting will commence in the Council Chamber and via electronic communication facilities immediately following the public hearing and concurrent public meeting.***

1. CALL TO ORDER

2. PUBLIC HEARING

[Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024; and Phased Development Agreement Authorization Bylaw No. 5207, 2024 \(Cypress Village and Eagleridge Development\)](#)

(File: 1610-20-5205/5206/5207/5208)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: The subject lands are as shown shaded in the images on the notices of public hearing and concurrent public meeting which form part of this agenda package.

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024: would add an Area Development Plan (“ADP”) to guide the development of Cypress Village over the next 20 to 25 years, redesignate lands in Eagleridge from “Future Neighbourhoods” to “Limited Use and Recreation Area”; and make consequential text/map amendments to the Official Community Plan. The ADP anticipates a maximum of 3711 housing units plus employment space (commercial/business park) and community amenities.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024: would rezone lands in the Cypress Village area from single family zones to a new comprehensive development zoning, with a portion rezoned to a community use zone, and would rezone lands in the Eagleridge area from single family zones to a community use zone. The zoning bylaw amendment would enable the development of the Cypress Village area with a maximum of 3711 housing units, employment space (commercial/business park), and community amenities.

Proposed Phased Development Agreement Authorization Bylaw No. 5207, 2024: would provide for an agreement between the District and the developer, British Pacific Properties Limited (BPP), for a term of 20 years. The proposed agreement: (a) requires BPP to provide certain amenities and infrastructure in conjunction with the development of Cypress Village as contemplated in the ADP, (b) requires BPP to transfer ownership of its lands in Eagleridge to the District, and (c) commits the District to certain obligations including spending money currently held in District reserve funds for certain servicing infrastructure and community amenities in Cypress Village, and towards the acquisition of major park lands in Eagleridge. The proposed agreement specifies zoning bylaw provisions contained in proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024 (see above for further information), and other provisions in Zoning Bylaw No. 4662, 2010, to secure the developer’s right to develop Cypress Village in accordance with those provisions for the 20-year term of the agreement. It would have the same effect for certain subdivision and servicing standards. The PDA, or portions of the PDA, may be assigned to a subsequent owner only with the consent of the District.

A public meeting will be held concurrently regarding proposed Road Closure and Removal of Highway Dedication Bylaw No. 5208, 2024.

Proposed Road Closure and Removal of Highway Dedication Bylaw No. 5208, 2024: would close and remove the dedication of portions of District highway near Chippendale Road, Uplands Way, and Wentworth Avenue.

3. PUBLIC HEARING PROCEDURE

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

Council is convening this public hearing to consider and receive submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024, proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024, and proposed Phased Development Agreement Authorization Bylaw No. 5207, 2024 regarding the Cypress Village and Eagleridge Development.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Road Closure and Removal of Highway Dedication Bylaw No. 5208, 2024 regarding the Cypress Village Development.

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

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 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 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. 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 and including June 18, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Cypress Village and Eagleridge Approvals Package: Proposed Bylaws, Legal Agreements, and Resolutions Appendix 1 Appendices 2-22 Appendix 23 a-c Appendix 23 d-g Appendices 24-25	May 13, 2024	June 3, 2024	R-1

Written submissions received up to and including June 18, 2024:

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

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	May 29, 2024	C-1
Redacted	May 29, 2024	C-2
Redacted	May 29, 2024	C-3
Redacted	May 29, 2024	C-4
Redacted	May 30, 2024	C-5
Cypress Mountain	May 30, 2024	C-6
Redacted	May 30, 2024	C-7
Redacted	May 30, 2024	C-8
Redacted	June 3, 2024	C-9
Redacted	June 10, 2024	C-10
Redacted	June 3, 2024	C-11
BC Hydro	June 12, 2024	C-12
A. Christie	June 13, 2024	C-13
Redacted	June 14, 2024	C-14
C. R. Day	June 15, 2024	C-15
J. Barratt	June 15, 2024	C-16

C. Ryan	June 16, 2024	C-17
P. Curtis	June 16, 2024	C-18
A. Robinson	June 16, 2024	C-19
Redacted	June 16, 2024	C-20
B. Zurkovic	June 17, 2024	C-21
Redacted	June 17, 2024	C-22
Redacted	June 17, 2024	C-23
J. Noble	June 17, 2024	C-24
Redacted	June 17, 2024	C-25
Redacted	June 18, 2024	C-26
Redacted	June 18, 2024	C-27
Redacted	June 18, 2024	C-28
Redacted	June 18, 2024	C-29
Redacted	June 18, 2024	C-30
Redacted (On-Table)	June 19, 2024	C-31
Redacted (On-Table)	June 19, 2024	C-32
Redacted (On-Table)	June 19, 2024	C-33
C. Jensen (On-Table)	June 19, 2024	C-34
Redacted (On-Table)	June 19, 2024	C-35
Redacted (On-Table)	June 19, 2024	C-36
Kiwanis North Shore Housing Society (On-Table)	June 20, 2024	C-37
Mulgrave School (On-Table)	June 20, 2024	C-38
Redacted (On-Table)	June 19, 2024	C-39
Redacted (On-Table)	June 21, 2024	C-40
Redacted (On-Table)	June 21, 2024	C-41
Redacted (On-Table)	June 21, 2024	C-42
Redacted (On-Table)	June 21, 2024	C-43
Redacted (On-Table)	June 21, 2024	C-44
R. Mundie (On-Table)	June 21, 2024	C-45
I. Walton (On-Table)	June 21, 2024	C-46
Redacted (On-Table)	June 21, 2024	C-47
Redacted (On-Table)	June 22, 2024	C-48
J. Parkins (On-Table)	June 22, 2024	C-49
N. Nixon (On-Table)	June 22, 2024	C-50
Redacted (On-Table)	June 22, 2024	C-51
Redacted (On-Table)	June 22, 2024	C-52
Redacted (On-Table)	June 23, 2024	C-53

P. Prior (On-Table)	June 23, 2024	C-54
N. Seldon (On-Table)	June 23, 2024	C-55
Redacted (On-Table)	June 23, 2024	C-56
D. Hathaway (On-Table)	June 23, 2024	C-57
Redacted (On-Table)	June 23, 2024	C-58
J. Clark (On-Table)	June 23, 2024	C-59
Redacted (On-Table)	June 23, 2024	C-60
Redacted (On-Table)	June 24, 2024	C-61
Redacted (On-Table)	June 24, 2024	C-62
Capilano University (On-Table)	June 24, 2024	C-63
G. McIsaac (On-Table)	June 24, 2024	C-64
Redacted (On-Table)	June 24, 2024	C-65
Redacted (On-Table)	June 24, 2024	C-66
Redacted (On-Table)	June 24, 2024	C-67
G. Nicholls (On-Table)	June 24, 2024	C-68
Redacted (On-Table)	June 24, 2024	C-69
Redacted (On-Table)	June 24, 2024	C-70
Redacted (On-Table)	June 24, 2024	C-71
Redacted (On-Table)	June 24, 2024	C-72
Redacted (On-Table)	June 24, 2024	C-73
Redacted (On-Table)	June 24, 2024	C-74
Redacted (On-Table)	June 24, 2024	C-75
Redacted (On-Table)	June 24, 2024	C-76
Redacted (On-Table)	June 25, 2024	C-77
CiviX (On-Table)	June 25, 2024	C-78
H. Buch (On-Table)	June 25, 2024	C-79
Redacted (On-Table)	June 25, 2024	C-80
J. Bishop (On-Table)	June 25, 2024	C-81
D. Bell (On-Table)	June 25, 2024	C-82
G. Parkins (On-Table)	June 25, 2024	C-83
Redacted (On-Table)	June 25, 2024	C-84
Redacted (On-Table)	June 25, 2024	C-85
Redacted (On-Table)	June 25, 2024	C-86
Redacted (On-Table)	June 25, 2024	C-87
Redacted (On-Table)	June 25, 2024	C-88
Redacted (On-Table)	June 25, 2024	C-89
C. Hunter (On-Table)	June 25, 2024	C-90

Redacted (On-Table)	June 25, 2024	C-91
G. Shipman (On-Table)	June 25, 2024	C-92
H. Mersey (On-Table)	June 25, 2024	C-93
Redacted (On-Table)	June 25, 2024	C-94
Western Residents Association (On-Table)	June 25, 2024	C-95
Redacted (On-Table)	June 25, 2024	C-96
Redacted (On-Table)	June 25, 2024	C-97
P. Hundal (On-Table)	June 25, 2024	C-98
Redacted (On-Table)	June 25, 2024	C-99
Redacted (On-Table)	June 25, 2024	C-100
Hollyburn Community Services Society (On-Table)	June 25, 2024	C-101
W. Vaisler (On-Table)	June 25, 2024	C-102
Redacted (On-Table)	June 25, 2024	C-103
Redacted (On-Table)	June 25, 2024	C-104
West Vancouver Chamber of Commerce (On-Table)	June 25, 2024	C-105
Redacted (On-Table)	June 25, 2024	C-106
West Vancouver Streamkeeper Society (On-Table)	June 25, 2024	C-107

On June 3, 2024 Council set the date for the public hearing and concurrent public meeting. The statutory notice of public hearing was published in the North Shore News on June 12 and 19, 2024, and notices were mailed to property owners / occupants within the notification area. The Corporate Officer will note written submissions received for the June 25, 2024 public hearing and concurrent public meeting.

5. STAFF PRESENTATION

6. PUBLIC INPUT

Mayor Sager will call for public input.

7. 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 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024, proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024, and proposed Phased Development Agreement Authorization Bylaw No. 5207, 2024 regarding the Cypress Village and Eagleridge Development, and regarding proposed Road Closure and Removal of Highway Dedication Bylaw No. 5208, 2024 regarding the Cypress Village Development, up to and including the June 25, 2024 public hearing be received and that the public hearing be closed.

OR

If Council requests a further staff report:

RECOMMENDATION:

THAT staff report back to Council regarding the June 25, 2024 public hearing regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024, proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024, and proposed Phased Development Agreement Authorization Bylaw No. 5207, 2024 regarding the Cypress Village and Eagleridge Development, and regarding proposed Road Closure and Removal of Highway Dedication Bylaw No. 5208, 2024 regarding the Cypress Village Development, and that the public hearing be adjourned to _____ . (date, time, and location)

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