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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JUNE 25, 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; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture & Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning & Development Services; J. Moller, Director, Engineering & Transportation Services; N. Olenick, Upper Lands, Planning Consultant; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

1. CALL TO ORDER

The public hearing was called to order at 6:01 p.m.

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 was 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

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. 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 the close of the public hearing on June 25, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Cypress Village and Eagleridge Approvals Package: Proposed Bylaws, Legal Agreements, and Resolutions	May 13, 2024	June 3, 2024	R-1

Written submissions received up to the close of the public hearing on June 25, 2024:

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	June 19, 2024	C-31
Redacted	June 19, 2024	C-32
Redacted	June 19, 2024	C-33
C. Jensen	June 19, 2024	C-34
Redacted	June 19, 2024	C-35
Redacted	June 19, 2024	C-36
Kiwanis North Shore Housing Society	June 20, 2024	C-37
Mulgrave School	June 20, 2024	C-38
Redacted	June 19, 2024	C-39
Redacted	June 21, 2024	C-40
Redacted	June 21, 2024	C-41
Redacted	June 21, 2024	C-42
Redacted	June 21, 2024	C-43
Redacted	June 21, 2024	C-44
R. Mundie	June 21, 2024	C-45
I. Walton	June 21, 2024	C-46
Redacted	June 21, 2024	C-47
Redacted	June 22, 2024	C-48
J. Parkins	June 22, 2024	C-49
N. Nixon	June 22, 2024	C-50
Redacted	June 22, 2024	C-51
Redacted	June 22, 2024	C-52
Redacted	June 23, 2024	C-53
P. Prior	June 23, 2024	C-54
N. Seldon	June 23, 2024	C-55
Redacted	June 23, 2024	C-56
D. Hathaway	June 23, 2024	C-57
Redacted	June 23, 2024	C-58
J. Clark	June 23, 2024	C-59
Redacted	June 23, 2024	C-60
Redacted	June 24, 2024	C-61
Redacted	June 24, 2024	C-62
Capilano University	June 24, 2024	C-63

G. Mclsaac	June 24, 2024	C-64
Redacted	June 24, 2024	C-65
Redacted	June 24, 2024	C-66
Redacted	June 24, 2024	C-67
G. Nicholls	June 24, 2024	C-68
Redacted	June 24, 2024	C-69
Redacted	June 24, 2024	C-70
Redacted	June 24, 2024	C-71
Redacted	June 24, 2024	C-72
Redacted	June 24, 2024	C-73
Redacted	June 24, 2024	C-74
Redacted	June 24, 2024	C-75
Redacted	June 24, 2024	C-76
Redacted	June 25, 2024	C-77
CiviX	June 25, 2024	C-78
H. Buch	June 25, 2024	C-79
Redacted	June 25, 2024	C-80
J. Bishop	June 25, 2024	C-81
D. Bell	June 25, 2024	C-82
G. Parkins	June 25, 2024	C-83
Redacted	June 25, 2024	C-84
Redacted	June 25, 2024	C-85
Redacted	June 25, 2024	C-86
Redacted	June 25, 2024	C-87
Redacted	June 25, 2024	C-88
Redacted	June 25, 2024	C-89
C. Hunter	June 25, 2024	C-90
Redacted	June 25, 2024	C-91
G. Shipman	June 25, 2024	C-92
H. Mersey	June 25, 2024	C-93
Redacted	June 25, 2024	C-94
Western Residents Association	June 25, 2024	C-95
Redacted	June 25, 2024	C-96
Redacted	June 25, 2024	C-97
P. Hundal	June 25, 2024	C-98
Redacted	June 25, 2024	C-99
Redacted	June 25, 2024	C-100

Hollyburn Community Services Society	June 25, 2024	C-101
W. Vaisler	June 25, 2024	C-102
Redacted	June 25, 2024	C-103
Redacted	June 25, 2024	C-104
West Vancouver Chamber of Commerce	June 25, 2024	C-105
Redacted	June 25, 2024	C-106
West Vancouver Streamkeeper Society	June 25, 2024	C-107

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 June 3, 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 June 12 and 19, 2024.

5. **STAFF PRESENTATION**

Staff provided a presentation. Council members commented.

Councillor Thompson left the hearing at 6:49 p.m. and returned to the hearing at 6:51 p.m.

G. Croll (President, British Pacific Properties) spoke relative to the proposed development. Council members commented and staff and J. Wollenberg (Principal, Wollenberg Munro Consulting Inc.) responded to Council's questions.

6. **PUBLIC INPUT**

Mayor Sager called for public input.

Councillor Watt left the hearing at 7:20 p.m. and returned to the hearing at 7:22 p.m.

P. Bowles (747 17th Street) spoke in support of the proposed bylaws and area development plan, and commented relative to the extensive public consultation process, mixed housing options, transportation, wilderness protection and other community amenities proposed in the plan.

J. Moonen (5330 Montiverdi Place) spoke in support of the proposed bylaws and generally supported the proposed area development plan and commented regarding the diversity and variety of housing options being proposed.

Council members commented.

A. Krawczyk (address not provided) spoke in support of the proposed bylaws and commented regarding his work as a former working group chair on the Upper Lands Working Group that informed the density transfer procedure that are informing this area development plan.

K. Webb (5763 Primrose Place) spoke in support of the proposed bylaws and proposed area development plan and commented regarding the proposed housing options being proposed.

Council members commented.

S. Treagus (West Vancouver resident) spoke in support of the proposed bylaws and proposed area development plan, and commented regarding the recreational opportunities that will result from the park preservation.

H. Inman (West Vancouver resident) spoke in support of the proposed bylaws and the preservation of Eagleridge, commented regarding the positive reputation of British Pacific Properties and the proposed housing options, village amenities, and consultation process.

D. Sonderhoff (West Vancouver resident) spoke in support of the proposed bylaws and proposed area development plan and commented on the diversity of housing being proposed and placement of the high-rise buildings.

J. McLean (2430 Hudson Court) spoke in support of the proposed bylaws and proposed area development plan and commented regarding the proposed community amenities and the village aspects that will be beneficial to the community.

C. Ayriss (27th Street and Palmerston Avenue) spoke in support of the proposed bylaws and proposed area development plan and commented regarding the protection and preservation of Eagleridge and Cypress Village and expressed general support for British Pacific Properties.

K. Harrison (Horseshoe Bay) spoke in support of the proposed bylaws and proposed area development plan and commented that the well balanced and thorough plan offers more options for future generations in terms of affordability.

A. Barr (Deer Ridge) spoke in support of the proposed bylaws and proposed area development plan commented regarding new walkable amenities in the village and protection of greenspace.

T. Reinsch (address not provided) spoke in support of the proposed bylaws and commented on sustainability aspects including on-site storm water management, retention of green spaces and confirmation that the preserved park will be utilized by a mix of users and used for recreational activities.

The Mayor commented and staff responded to Council's questions.

J. Nadel (North Vancouver resident, and on behalf of the North Shore Mountain Bike Association) spoke in support of the proposed bylaws and proposed area development plan and commented regarding the trail work that the association has completed within existing trails and expressed appreciation for the working relationship with British Pacific Properties and the District to maintain existing trails and trail expansion opportunities.

M. Davies (5153 Ashfeild Place, and President & General Manager of Cypress Mountain) spoke in support of the proposed bylaws and proposed area development plan, and expressed that the proposed plan will contribute to the economic viability and livability of West Vancouver for current and future generations.

Council members commented. M. Davies responded to Council's questions.

J. Kittler (West Vancouver resident, and owner of the Shed at Cypress Bowl Road) spoke in support of the proposed bylaws and area development plan, and commented regarding the preservation of Eagleridge.

A. Bardsley (President, Old Growth Conservancy Society) spoke in support of the proposed bylaws, the preservation of the Eagleridge lands as park, and commented regarding the quality of work of District staff and British Pacific Properties.

M. Gamel (address not provided) spoke in support of the proposed bylaws and proposed area development plan, specifically support for increased density and forest preservation, and commented relative to climate change impacts and opportunities for preservation of mature trees and mitigation of earth disturbance.

S. Baune (Executive Director, Kiwanis North Shore Housing Society) spoke in support of the proposed bylaws and commented regarding the extensive planning process and that the phased development proposal provides variety of housing options and attractive amenities suitable for the proposed area.

R. Wood (Cypress Bowl Road) spoke in support of the proposed bylaws and proposed area development plan and commented regarding the need for transit in this area, and thanked staff and British Pacific Properties for their commitment in presenting this proposal that will benefit future generations.

Mayor Sager commented regarding transit.

J. Graham (3315 Cypress Bowl Road) spoke in support of the proposed bylaws and proposed area development plan, and commented regarding concerns of infrastructure, transit service, wildlife considerations and Mulgrave traffic in the area.

Mayor Sager requested clarification from staff regarding the wildlife corridor mitigation proposed in the plan. Staff responded.

Council recessed the public hearing at 8:25 p.m. and reconvened the public hearing at 8:35 p.m. Councillor Cassidy returned to the hearing at 8:36 p.m.

P. Lepp (2962 Rosebery Avenue) spoke relative to the proposed bylaws and commented regarding tree canopies, air pollution, and the need for bird-friendly policy in the proposed buildings.

Council members commented. B. Tupper (Vice President, Planning & Development, British Pacific Properties) and staff responded to Council's questions.

V. Mendes (1987 Kings Avenue, and on behalf of Pauline Johnson Outdoor Learning and Community Park) spoke in support of the proposed bylaws and area development plan and commented regarding the preservation of the Eagleridge Lands, the proposed multi-family and other diverse housing options for younger generations, and concerns relating to traffic congestion.

C. Jensen (1020 King Georges Way, and on behalf of Civix) spoke in relation to a Civix survey completed for Cypress Village and expressed opposition to the proposed bylaws and area development plan and disagreement with the financial analysis.

Council members commented. Staff, B. Erb (Principal, Coriolis Consulting), and J. Wollenberg (Principal, Wollenberg Munro Consulting Inc.) responded to Council's questions.

K. Shultze (address not provided) spoke in support of the proposed bylaws and proposed area development plan and commented regarding the need for diverse housing options and environmental protection measures.

G. Powroznik (West Vancouver resident) spoke in support of the proposed bylaws and proposed area development plan and commented regarding the need for varied housing and village-type experiences.

J. Swanson (North Vancouver resident) spoke in support of the proposed bylaws and proposed area development plan, and extended praise for British Pacific Properties' work in the community and the proposed plan.

E. McHarg (West Vancouver resident, and on behalf of D. Rhodes) spoke in support of the proposed bylaws and proposed area development plan and commented regarding density and diversity of housing options, and the protection of Eagleridge as an important aspect of the proposed development.

S. Nicholls (Whytecliffe) spoke in support of the proposed bylaws and proposed area development plan and commented regarding density and protection of environmentally sensitive lands.

K. Robinson (22nd Street and Bellevue Avenue) spoke in support of the proposed bylaws and proposed area development plan, and commented regarding the preservation of Eagleridge lands and general support for small footprint high-density community with amenities.

R. Baker (address not provided) spoke relative to the proposed bylaws and proposed area development plan, and commented regarding the population projections, emergency services and traffic concerns.

C. Gehl (Tower Hill Crescent) spoke in support of the proposed bylaws and proposed area development plan and commented regarding proximity to amenities for an active lifestyle, Council's fiduciary duty, and designing walkable neighbourhoods.

C. Jensen spoke a second time in opposition to the proposed bylaws and area development plan and commented regarding incremental costs of other jurisdictions, results of the Civix survey on the plan, and that the District should hold a referendum prior to proceeding.

Mayor Sager thanked C. Jensen for his online outreach to the community and commented regarding his communications with residents.

J. Rae (West Vancouver resident) commented regarding the extensive public consultation process.

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

Staff, G. Croll (President, British Pacific Properties), and B. Tupper responded to Council's questions.

7. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

MOVED by Snider, seconded by Lambur:

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.

CARRIED

The public hearing was closed at 10:04 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER