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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MAY 27, 2024**

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

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

1. CALL TO ORDER

The public hearing was called to order at 7:01 p.m.

Mayor Sager commented on the announcement earlier in the day regarding West Vancouver's dedication of 1932 acres of park land and a donation of \$3 million towards the preservation and stewardship of the newly formed park lands.

2. PUBLIC HEARING

Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024 (Caulfeild Land Use Contract Area and Other Land Use Contract Sites) (File: 1610-20-5301/5321)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: All Land Use Contract (LUC) sites that are subject of the proposed bylaw amendments are listed in the following table:

ADDRESS	LAND USE CONTRACT NUMBER
Folkestone Way	1957
525 Clyde Avenue	2876
6645 Nelson Avenue	2500
585 16th Street	2533
1340 Duchess Avenue	2384
1495 Esquimalt Avenue	2439
2030–2040 Marine Drive	2735
2119 Bellevue Avenue	2456
202–250 16th Street, 1571–1579 Bellevue Avenue	2444
440 13th Street, 1285 & 1289 Keith Road	2270

1363 Clyde Avenue	2385
4957 Marine Drive	1940
1858–1896 Bellevue Avenue	2218
312–320 Keith Road	2233
5500 Block Parthenon Place, 5490 Marine Drive	2162
382–398 Mathers Avenue	2269
800 Block Taylorwood Place	2200
6255 & 6265 Imperial Avenue, 6620–6678 Marine Drive	2469
Caulfeild Area 2784	2784

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024: would include 5375 Headland Drive (Caulfeild Shopping Centre) within Development Permit Area BF-C8 “Local Commercial Sites” and create the Caulfeild Ground-Oriented Housing Development Permit Area Designation BF-B17.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024: would amend zoning for the subject lands currently under land use contract including the creation of new zoning for the Caulfeild LUC area and minor amendments for the other LUC sites.

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. 5301, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024 regarding Caulfeild Land Use Contract Area and Other Land Use Contract Sites.

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 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. 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. 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.

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 May 27, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Memorandum: Revision of proposed Zoning Bylaw Amendment Bylaw - Amendments for Land Use Contract Sites and Replacement Zoning for the Caulfeild Land Use Contract Area	May 3, 2024	May 13, 2024	R-2
Proposed Bylaw Amendments for Land Use Contract Sites and Replacement Zoning for the Caulfeild Land Use Contract Area	April 15, 2024	April 29, 2024	R-1

Written submissions received up to the close of the public hearing on May 27, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 2, 2024	C-1
Redacted	April 2, 2024	C-2
Redacted	April 4, 2024	C-3
Redacted	April 11, 2024	C-4
Redacted	April 12, 2024	C-5
Redacted	April 14, 2024	C-6
Redacted	April 15, 2024	C-7
Redacted	April 19, 2024	C-8
Redacted	May 17, 2024	C-9
Redacted	May 22, 2024	C-10
Redacted	May 24, 2024	C-11
Redacted	May 27, 2024	C-12
Redacted	May 27, 2024	C-13
Redacted	May 27, 2024	C-14
Redacted	May 27, 2024	C-15
Redacted	May 27, 2024	C-16
Redacted	May 27, 2024	C-17
Redacted	May 27, 2024	C-18
Redacted	May 27, 2024	C-19
Senior Manager of Current Planning and Urban Design	May 27, 2024	C-20
Redacted	May 27, 2024	C-21
Redacted	May 27, 2024	C-22

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 April 29, 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 May 15 and 22, 2024. Staff informed that the reports and written submissions are available for public inspection throughout the hearing.

5. **STAFF PRESENTATION**

Councillor Watt left the hearing at 7:07 p.m. and returned to the hearing at 7:08 p.m.

Staff provided a presentation.

6. PUBLIC INPUT

Mayor Sager called for public input.

D. Byrne (5162 Meadfeild Road) spoke in support of the proposed bylaw and commented on aspects of the proposal.

M. Barraza (address not provided) commented regarding 1340 Duchess Avenue. Mayor Sager commented relative to an upcoming public hearing regarding the Ambleside Local Area Plan.

L. Jones (address not provided) spoke relative to the proposed bylaw and commented aspects of the proposal.

V. & A. Laurent (via Webex) commented regarding 1340 Duchess Avenue. Mayor Sager commented relative to an upcoming public hearing regarding the Ambleside Local Area Plan.

M. Heidary (via Webex) was not able to provide comment due to audio issues.

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

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

7. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

MOVED by Watt seconded by Thompson:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024 regarding Caulfeild Land Use Contract Area and Other Land Use Contract Sites up to and including the May 27, 2024 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was adjourned at 7:31 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER