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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER**

**For On-Table Items please see Items 3.3 and 4.2.**

**PUBLIC HEARING AGENDA**

**NOVEMBER 18, 2024**

**5 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, Tsleil-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 5 p.m. in the Council Chamber and via electronic communication facilities a public hearing will be held. The regular Council meeting will commence in the Council Chamber and via electronic communication facilities at 7 p.m. or immediately following the public hearing, whichever is later.***

**1. CALL TO ORDER**

**2. 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 the following proposed bylaws:

- For Item 3, Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024 for 2905 Marine Drive; a public meeting to receive submissions regarding proposed Development Permit 23-101 for 2905 Marine Drive will be held concurrently; and
- For Item 4, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024 regarding M1 Marine Zone Adjacent to Pasco Road and Official Community Plan Foreshore Areas Policy.

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](mailto: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 Corporate Officer during the public hearing and concurrent public meeting. These documents can also be viewed online at [westvancouver.ca/news/notices](http://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 and 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.

**3. PUBLIC HEARING**

**[Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024 \(2905 Marine Drive\)](#)**

(File: 1610-20-5296/5297 / 1010-20-23-101)

**Applicant:** Golden Lines Homes Ltd.

**Subject Land:** 2905 Marine Drive

**Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024:** would place the development site within the “Other Multiple Family Sites” development permit area (OCP Guideline BF-B 8).

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024:** would rezone the site from Single Family Dwelling Zone 2 (RS2) to Comprehensive Development Zone 85 (CD85 - 2905 Marine Drive) which is a site-specific zone that reflects the 5-unit townhouse development proposal.

A public meeting will be held concurrently regarding proposed Development Permit 23-101.

**Proposed Development Permit 23-101:** would regulate the form and character of the proposed 5-unit townhouse building and landscaping.

**3.1. STAFF PRESENTATION**

**3.2. APPLICANT’S PRESENTATION**

**3.3. REPORTS/WRITTEN SUBMISSIONS**

Reports received up to and including November 18, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
<a href="#">Proposed Zoning Amendment, OCP Amendment and Development Permit for 2905 Marine Drive</a>	September 9, 2024	October 7, 2024	R-1

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

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

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 19, 2024	C-1
Redacted	November 4, 2024	C-2
Golden Line Homes (On-Table)	November 14, 2024	C-3
Redacted (On-Table)	November 18, 2024	C-4
Redacted (On-Table)	October 30, 2024	C-5

On October 7, 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 November 6 and 13, 2024, and notices were mailed to property owners / occupants within the notification area. The Corporate Officer will note written submissions received for the November 18, 2024 public hearing and concurrent public meeting.

**3.4. PUBLIC INPUT**

Mayor Sager will call for public input.

**3.5. 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. 5296, 2024; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024; and Development Permit 23-101 for 2905 Marine Drive up to and including the November 18, 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 November 18, 2024 public hearing regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024; and Development Permit 23-101 for 2905 Marine Drive, and that the public hearing be adjourned to \_\_\_\_\_. (date, time, and location)

Following receipt of public input regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024; and Development Permit 23-101 (2905 Marine Drive), Council will consider and receive submissions regarding proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024 (M1 Marine Zone Adjacent to Pasco Road and Official Community Plan Foreshore Areas Policy).

**4. PUBLIC HEARING**

**[Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024 \(M1 Marine Zone Adjacent to Pasco Road and Official Community Plan Foreshore Areas Policy\)](#)** (File: 1610-20-5361/5362)

**Applicant:** The Corporation of the District of West Vancouver

**Subject Lands:** The proposed Official Community Plan bylaw amendment applies to community-wide direction for foreshore areas (Policy 2.6.10). The proposed zoning bylaw amendment applies to the M1 (Marine) Zone adjacent to Pasco Road parcels between the foreshore and the Sea-to-Sky Highway.

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024:** would amend the M1 Zone to allow for private improvements to be placed on the public foreshore adjacent to Pasco Road where access to the ocean may be required when road access is restricted.

**Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024:** would amend the Official Community Plan to update community-wide direction for foreshore areas (Policy 2.6.10) to reflect the change in current policy that restricts new private encroachments on the public foreshore.

**4.1. STAFF PRESENTATION**

**4.2. REPORTS/WRITTEN SUBMISSIONS**

Reports received up to and including November 18, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
<a href="#">Proposed Amendments to the M1 Marine Zone Adjacent to Pasco Road and Official Community Plan Foreshore Areas Policy</a>	August 28, 2024	October 21, 2024	R-1

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

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

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	November 5, 2024	C-1
Redacted	November 13, 2024	C-2
Redacted (On-Table)	November 18, 2024	C-3
Redacted (On-Table)	November 18, 2024	C-4
Redacted (On-Table)	November 18, 2024	C-5

On October 21, 2024 Council set the date for the public hearing. The statutory notice of public hearing was published in the North Shore News on November 6 and 13, 2024. The Corporate Officer will note written submissions received for the November 18, 2024 public hearing.

**4.3. PUBLIC INPUT**

Mayor Sager will call for public input.

**4.4. 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: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024 regarding M1 Marine Zone Adjacent to Pasco Road and Official Community Plan Foreshore Areas Policy up to and including the November 18, 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 November 18, 2024 public hearing regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024 regarding M1 Marine Zone Adjacent to Pasco Road and Official Community Plan Foreshore Areas Policy, 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.**