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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
PUBLIC HEARING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
NOVEMBER 18, 2024**

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

Staff: S. Findlay, Municipal Manager; J. Bailey, Acting Deputy Municipal Manager/ Director, Planning, Development & Environment; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; H. Keith, Senior Manager, Environment & Climate Change; 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 5:04 p.m.

**2. 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 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 was 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**

Staff provided a presentation and responded to Council’s questions.

**3.2 APPLICANT’S PRESENTATION**

No presentation provided.

**3.3. REPORTS/WRITTEN SUBMISSIONS**

Reports received up to the close of the public hearing on November 18, 2024:

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

Written submissions received up to the close of the public hearing on November 18, 2024:

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

### 3.4. **PUBLIC INPUT**

Mayor Sager called for public input.

S. Walker (address not provided) spoke relative to the proposed bylaws and development permit and commented regarding heritage revitalization and sustainability.

M. Joharifard (2870 Mathers Avenue) spoke in opposition to the proposed bylaws and development permit and commented regarding unattainable cost of the proposed “missing middle” housing type, and lack of walkability of the site in relation to shops and services.

E. Serpes Ventura (address not provided) spoke relative to the proposed bylaws and development permit and commented regarding heritage characteristics of the existing house and proposed solutions for retaining or reusing the existing house.

B. Kristensen (2910 Marine Drive) spoke in support of the proposed development and commented regarding the need for a range of housing types, and population growth.

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.

### 3.5. **CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

MOVED by Thompson, seconded by Snider:

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.

CARRIED

Mayor Sager declared a conflict of interest (stating that he previously represented property owners on Pasco Road that are subject to the amendments), left the hearing at 5:40 p.m., and did not return. Councillor Watt assumed the Chair.

#### 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

Staff provided a presentation and responded to Council's questions.

#### 4.2. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on November 18, 2024:

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

Written submissions received up to the close of the public hearing on November 18, 2024:

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

#### 4.3. **PUBLIC INPUT**

Acting Mayor Watt called for public input.

C. Browne (8195 Pasco Road) spoke in support of the proposed bylaws and commented regarding the history of Pasco Road access and the topographical challenges of the area.

B. Hodson (Pasco Road resident) spoke in support of the proposed bylaws and commented regarding the importance of establishing emergency access and egress at the foreshore.

G. Portenier (Pasco Road resident) spoke in support of the proposed bylaws and commented regarding the importance of establishing emergency access and egress at the foreshore. A Council member commented, and G. Portenier responded.

P. Sugar (Pasco Road resident) spoke in support of the proposed bylaws and commented regarding the importance of establishing emergency access and egress at the foreshore.

G. Huguet (My House Design/Build, on behalf of J. and C. Hogan at 8005 Pasco Road) spoke in support of the proposed bylaws and commented regarding receiving a stop work order from the District while maintaining an existing deck structure.

Acting Mayor Watt queried a first time for further public input.

S. Sun (Pasco Road resident) spoke in support of the proposed bylaws, and commented regarding the vehicle road access, and the need for safe access and egress at the foreshore.

Acting Mayor Watt queried a second time for further public input.

P. Mitchell (8325 Pasco Road) spoke in support of the proposed bylaws and commented regarding the need for access and egress at the foreshore for emergency purposes and commented on the lack of maintenance of Pasco Road. A Council member commented, and P. Mitchell responded.

Council members commented, and staff responded to Council's questions.

P. Sugar (Pasco Road resident) further commented regarding the tidal differential from high water mark and low tide. A Council commented, and P. Sugar responded.

G. Huguet (My House Design/Build, on behalf of J. and C. Hogan at 8005 Pasco Road) further commented regarding existing deck structures, and the need to have emergency access and egress at the foreshore.

S. Sun (Pasco Road resident) further commented regarding emergency access and response time from Search and Rescue. A Council member commented, and S. Sun responded.

Acting Mayor Watt queried a third and final time if there was anyone further who wished to speak at the public hearing and there was no response.

#### **4.4. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

MOVED by Thompson, seconded by Snider:

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.

CARRIED

*Mayor Sager absent at the vote*

The public hearing was closed at 6:46 p.m.

Certified Correct:

*[Original signed by Mayor]*

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MAYOR

*[Original signed by Deputy Corporate Officer]*

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DEPUTY CORPORATE OFFICER