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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
OCTOBER 21, 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; M. McGuire, Senior Manager, Current Planning & Urban Design; M. O'Connor, Manager, Bylaw & Licensing Services; 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:

- efforts of the community, business owners, and staff during the recent extreme weather event;
- recognition of the outgoing MLA Karin Kirkpatrick and Jordan Sturdy, and congratulations to newly elected MLA Lynne Block and Jeremy Valeriote; and
- a staff report regarding 3000 Park Lane scheduled for consideration at the October 28, 2024 regular Council meeting.

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, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 regarding Regulating Short-term Rental Accommodation;
- For Item 4, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 regarding Cannabis Retail at 1453 Bellevue Avenue; and
- For Item 5, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 regarding Cannabis Retail at 6609 Royal Avenue.

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 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 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.

3. PUBLIC HEARING

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 (Regulating Short-term Rental Accommodation) (File: 1610-20-5356)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: All zoned lands in the District of West Vancouver where residential uses are permitted.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024: would enable short-term rental (STR) accommodation in a dwelling unit, limited to a host's principal residence (the place where the host usually lives). Where a secondary or detached secondary suite is permitted (e.g. a basement suite and/or coach house), STR is limited to one of: the primary dwelling unit, or secondary suite, or detached secondary suite.

3.1. STAFF PRESENTATION

Staff spoke relative to the subject bylaw and responded to a Council member's questions.

3.2. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Regulating Short-term Rental Accommodation	September 13, 2024	September 23, 2024	R-1

Written submissions received up to the close of the public hearing on October 21, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 23, 2024	C-1
Redacted	October 21, 2024	C-2
Redacted	October 21, 2024	C-3

Staff informed: of the total number of staff reports and written submissions received to date.

3.3. PUBLIC INPUT

Mayor Sager called for public input.

C. Morisseau (address not provided) spoke relative to the proposed bylaw and

expressed support for an increase to the number of permitted guests from a maximum of 6 guests to 8 guests.

G. Powroznik (address not provided) spoke relative to the proposed bylaw and commented regarding the permitted number of guests and potential for enforcement issues. Staff responded to questions from G. Powroznik.

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

MOVED by Lambur, seconded by Watt:

THAT all written and oral submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 regarding Regulating Short-term Rental Accommodation up to and including the October 21, 2024 public hearing be received and that the public hearing be closed.

CARRIED

4. **PUBLIC HEARING**

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue) (File: 1610-20-5347)

Applicant: R. Hardin

Subject Land: 1453 Bellevue Avenue

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024: would add cannabis retail to the Ambleside Centre 1 zone for 1453 Bellevue Avenue to allow the existing cannabis retail store to operate in perpetuity. The existing store is currently in operation under an approved temporary use permit.

4.1. **STAFF PRESENTATION**

Council waived the staff presentation.

4.2. **APPLICANT'S PRESENTATION**

No applicant presentation.

4.3. **REPORTS/WRITTEN SUBMISSIONS**

Reports received up to the close of the public hearing on October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Zoning Amendment for Cannabis Retail at 1453 Bellevue Avenue	September 3, 2024	September 23, 2024	R-1

Written submissions received up to the close of the public hearing on October 21, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Jones & Company	October 16, 2024	C-1
Redacted	October 16, 2024	C-2

Staff informed: of the total number of staff reports and written submissions received to date.

4.4. **PUBLIC INPUT**

Mayor Sager called for public input for the following proposed bylaws:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue); and
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue).

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

5. **PUBLIC HEARING**

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue) (File: 1610-20-5339)

Applicant: D. Bellringer

Subject Land: 6609 Royal Avenue

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024: would add cannabis retail to the Commercial 1 zone for 6609 Royal Avenue to allow the existing cannabis retail store to operate in perpetuity. The existing store is currently in operation under an approved temporary use permit.

5.1. **STAFF PRESENTATION**

Council waived the staff presentation.

5.2. **APPLICANT'S PRESENTATION**

No applicant presentation.

5.3. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Zoning Amendment for Cannabis Retail at 6609 Royal Avenue	September 3, 2024	September 23, 2024	R-1

Written submissions received up to the close of the public hearing on October 21, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	October 7, 2024	C-1
Redacted	October 21, 2024	C-2

Staff informed: of the total number of staff reports and written submissions received to date.

5.4. PUBLIC INPUT

Mayor Sager called for public input on proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 under Item 4.4.

6. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

MOVED by Snider, seconded by Thompson:

THAT all written and oral submissions regarding proposed:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 regarding Cannabis Retail at 1453 Bellevue Avenue; and
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 regarding Cannabis Retail at 6609 Royal Avenue;

up to and including the October 21, 2024 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 7:20 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER