

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MARCH 31, 2025**

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

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 & Environment Services; G. Howard, Fire Chief; H. Keith, Senior Manager, Climate Action & Environment, and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

1. CALL TO ORDER

The public hearing was called to order at 6:02 p.m.

Mayor Sager announced that the District of West Vancouver has completed the purchase of 1444 Argyle Drive, the final privately-owned property along the Argyle Waterfront, completing a project started in 1975 to open up the waterfront for public use. Former Councillor R. Day commented regarding former Councillor and Mayor D. Lanskail's role in the establishment of the Centennial Sea Walk.

Mayor Sager: commented regarding the April 7, 2025 special Council meeting to be held in Nelson Canyon Park and invited everyone to attend; and congratulated the West Vancouver Soccer Club for successfully raising funds required to build a sports dome at the Place for Sport.

2. PUBLIC HEARING

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5375, 2025 (NE1 Wildfire Hazard Development Permit Area Designation) (File: 1610-20-5375)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: The proposed Official Community Plan bylaw amendment applies to all lands with dwellings within the boundaries of the District of West Vancouver.

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5375, 2025: would amend the Official Community Plan to update the spatial extent of the NE1 Wildfire Hazard Development Permit Area designation to include all lands with dwellings located within the boundaries of the District of West Vancouver.

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. 5375, 2025 regarding the NE1 Wildfire Hazard Development Permit Area Designation.

Anyone who believes that their interest in property is affected by the proposed bylaw 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 bylaw.

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 bylaw 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 electronic communication facilities, 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 bylaw. 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 and including March 31, 2025:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Memorandum: Amendment to the Wildfire Hazard Development Permit Area Designation	March 17, 2025	March 31, 2025 public hearing	R-2
Amendment to the Wildfire Hazard Development Permit Area Designation	February 5, 2025	February 24, 2025	R-1

Written submissions received up to and including March 31, 2025:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 24, 2025	C-1
Redacted	March 2, 2025	C-2
Redacted	March 10, 2025	C-3
Redacted	March 19, 2025	C-4
Redacted	March 23, 2025	C-5
Redacted	March 25, 2025	C-6
Redacted	March 26, 2025	C-7
Redacted	March 26, 2025	C-8
Redacted	March 28, 2025	C-9
Redacted	March 29, 2025	C-10
Redacted	March 29, 2025	C-11
Redacted	March 29, 2025	C-12
Redacted	March 29, 2025	C-13
Redacted	March 29, 2025	C-14
Redacted	March 29, 2025	C-15
Redacted	March 29, 2025	C-16
Redacted	March 30, 2025	C-17
Redacted	March 30, 2025	C-18

Redacted	March 30, 2025	C-19
Redacted	March 30, 2025	C-20
Redacted	March 30, 2025	C-21
Redacted	March 30, 2025	C-22
Redacted	March 30, 2025	C-23
Redacted	March 30, 2025	C-24
Redacted	March 30, 2025	C-25
Redacted	March 30, 2025	C-26
Redacted	March 31, 2025	C-27
Redacted	March 31, 2025	C-28
Redacted	March 31, 2025	C-29
Redacted	March 31, 2025	C-30
Redacted	March 31, 2025	C-31
Redacted	Undated	C-32
Redacted	March 31, 2025	C-33
Redacted	Undated	C-34
Redacted	Undated	C-35

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 February 24, 2025 Council set the date for the public hearing; and that the statutory notice of public hearing was published in the North Shore News on March 19 and 26, 2025.

5. **STAFF PRESENTATION**

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

6. **PUBLIC INPUT**

Mayor Sager called for public input.

M. Gamel (West Vancouver resident; and Member, Urban Tree Alliance) spoke in opposition to the proposed bylaw and commented regarding: expansion of the permit area; fire risk and safety; tree canopy in West Vancouver; use of early detection technologies; financial implications; and flooding.

L. Jones (West Vancouver resident) referred to a written submission, spoke relative to the proposed bylaw and commented regarding: installing additional water reservoirs at the fire interface; storing water runoff for use during the summer; reducing wildfire risk without removing trees; and requiring property owners to have ready access to a hose and water for fire suppression purposes.

K. Turner (West Vancouver resident; and Member, Urban Tree Alliance) spoke in opposition to the proposed bylaw and commented regarding: expansion of the permit area; flooding; soil stabilization; tree canopy in West Vancouver; the benefits of trees; fire detection and containment; and using evidence to formulate appropriate safety measures.

T. Reinsch (West Vancouver resident) spoke in opposition to the proposed bylaw and commented regarding: reducing wildfire risk without removing trees; West Vancouver's climate; investing in fire protection personnel and training; and use of early detection and water distribution technologies; and building materials.

D. Reinsch (West Vancouver resident) referred to a written submission, spoke relative to the proposed bylaw, and queried regarding: water truck ownership; updates to the wildfire resiliency plan; wildfire experts on staff; plants used in some new land development projects; ember generation by tree species; and the formula for determining the wildfire hazard development permit area. Mayor Sager informed that he would pose those questions to staff after all members of the public have spoken.

J. Hales (West Vancouver resident) spoke in opposition to the proposed bylaw and commented regarding: lack of wildfires in West Vancouver; causes of wildfires; hiring park rangers to patrol the parks; monitoring powerlines; open flames and smoking in parks; West Vancouver's climate; and trees' fire resistance.

G. Powroznik (Address not provided) spoke relative to the proposed bylaw and commented regarding: tree canopy in West Vancouver; tree management; protection of trees over 20cm diameter at breast height; property development; and demographic changes.

Councillor Watt left the hearing at 7:27 p.m. and returned at 7:31 p.m.

Mayor Sager queried if there was anyone further who wished to speak at the public hearing.

D. Reinsch (West Vancouver resident) spoke a second time relative to the proposed bylaw and commented regarding: relaxation on building materials for properties that remove significant number of trees; provincial strategic analysis and ember rating maps; the permitting process; and properties that fall under two different and conflicting development permit areas.

J. Hales (West Vancouver resident) spoke a second time in opposition to the proposed bylaw and commented regarding: use of early detection and water distribution technologies; fire prevention through education and punitive measures; flooding; heat domes; undergrowth plantings; and removal of trees in close proximity to houses.

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

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

Councillor Snider left the hearing at 7:50 p.m. and returned at 7:52 p.m.

Mayor Sager queried a third and final time 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

25-111 MOVED by Thompson, seconded by Snider:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5375, 2025 regarding the NE1 Wildfire Hazard Development Permit Area Designation up to and including the March 31, 2025 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 7:56 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER