

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
NOVEMBER 17, 2025**

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, and Environment Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; D. Hawkins, Senior Manager, Community Planning and Sustainability; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer

1. CALL TO ORDER

The public hearing was called to order at 4 p.m.

2. PUBLIC HEARING

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025 (Housing Policy Amendments) (File: 1610-10-5406)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: All zoned lands in the District of West Vancouver.

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025: would update housing policies in the Official Community Plan to address the District's 20-year housing needs in accordance with the *Local Government Act*.

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. 5406, 2025 regarding Housing Policy Amendments.

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 Zoom, 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 the close of the public hearing on November 17, 2025:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Housing Policy Update – OCP Amendment Bylaw Introduction	October 1, 2025	October 20, 2025	R-1

Written submissions received up to the close of the public hearing on November 17, 2025:

SUBMISSION AUTHOR	SUBMISSION DATED	#
D. Marley	September 16, 2025	C-1
Redacted	September 30, 2025	C-2
Redacted	October 28, 2025	C-3
E. Fiss	November 17, 2025	C-4
Redacted	November 17, 2025	C-5
Redacted	November 17, 2025	C-6
Redacted	November 18, 2025	C-7

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 October 20, 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 November 5 and 12, 2025.

5. STAFF PRESENTATION

Staff provided a presentation.

6. PUBLIC INPUT

Mayor Sager called for public input.

E. Fiss (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: prioritization of housing for vulnerable residents; housing options; housing affordability; components of the 2024 Housing Needs Report; housing inventory; Affordable Housing Reserve Fund and Community Amenity Reserve Fund; and taxation and municipal revenues.

B. Chapman (West Vancouver resident) provided a written submission, spoke relative to the proposed bylaw, and commented regarding: changing the planning boundary and the name of the Taylor Way Corridor local area plan; Cedardale Elementary School and Christ Redeemer Church and School lands are unlikely to be redeveloped; incorporation of 548 Keith Road into the proposed plan; and implementation of housing objectives. A Council member commented, and staff responded to a Council member's question.

M. Slater (1058 Keith Road) spoke relative to the proposed bylaw and recommended that proposed housing targets should not be included in the Official Community Plan as arbitrary numbers.

G. Powroznik (Address) provided a written submission, spoke in support of the proposed bylaw, and commented regarding: affordable market housing; development near schools and transit hubs; affordable housing targets; areas of concern in the Housing Needs Report; streamlining property development processes to attract development; and concerns related to redevelopment.

A. Krawczyk (address not provided) was unable to provide his comments due to technical issues with the electronic communication facilities.

C. Shepard (500 Duchess) commented regarding: discovering underground gas mains when relocating streets; and access issues to Duchess Avenue and Esquimalt Avenue.

K. Liu (West Vancouver resident) began to comment on a matter not related to the public hearing but was advised to hold her comments until the regular Council meeting to follow the public hearing.

D. Barras (1341 Clyde Avenue) commented regarding traffic concerns. A Council member commented.

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

A Council member commented regarding low-cost manufacture of housing.

7. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

25-392 MOVED by Lambur seconded by Thompson:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025 regarding Housing Policy Amendments up to and including the November 17, 2025 public hearing be received and that the public hearing be closed.

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

A. Krawczyk (address not provided) was provided with another opportunity to address Council but was unable to provide his comments due to technical issues with the electronic communication facilities. Because of the technical issues impacting electronic communication facilities, staff advised A. Krawczyk to provide his comments as a written submission to be added to the record of the hearing.

The question was called on the motion.

CARRIED

The public hearing was closed at 4:47 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER