

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
OCTOBER 20, 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; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture, and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development, and Environment Services; 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 5 p.m.

2. PUBLIC HEARING

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025 (Urban Forest Management Plan) (File: 1610-20-5387)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: The subject lands include all properties, except for lots in zones CD1 and CD3, on which a new single-family dwelling is constructed in accordance with a building permit.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025: would amend the Zoning bylaw to: (i) update the landscaping requirements to establish a minimum density of trees that need to be retained or planted on properties undergoing development or redevelopment of a new single-family dwelling; and (ii) update the permeable area requirement for a property undergoing development or redevelopment to 30% of the entire lot.

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 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025 regarding the Urban Forest Management Plan.

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 October 20, 2025:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Bylaw Amendments for the implementation of the Urban Forest Management Plan	August 18, 2025	September 15, 2025	R-1

Written submissions received up to the close of the public hearing on October 20, 2025:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 3, 2025	C-1
Redacted	September 4, 2025	C-2
Redacted	September 4, 2025	C-3
Redacted	September 5, 2025	C-4
Redacted	September 11, 2025	C-5
Redacted	September 12, 2025	C-6
Redacted	September 12, 2025	C-7
Redacted	September 14, 2025	C-8
Redacted	September 14, 2025	C-9
Redacted	September 15, 2025	C-10
G. Powroznik	September 15, 2025	C-11
Redacted	September 17, 2025	C-12
Redacted	October 13, 2025	C-13
Redacted	October 14, 2025	C-14
Redacted	October 14, 2025	C-15
Redacted	October 15, 2025	C-16
Redacted	October 16, 2025	C-17
Redacted	October 16, 2025	C-18
Redacted	October 19, 2025	C-19
M. Slater	October 19, 2025	C-20
Senior Manager, Climate Action and Environment	October 20, 2025	C-21
Redacted	October 20, 2025	C-22
Redacted	Undated	C-23

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 September 15, 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 October 8 and 15, 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.

J. Millar (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: climate change; preserving natural assets; and enhancing tree canopy coverage.

M. Gamel (West Vancouver Resident and Member, Urban Tree Alliance) spoke in support of the proposed bylaw and commented regarding: enhancing tree canopy coverage; preserving natural assets; maintaining existing trees; challenges with new plantings; and climate change.

K. Turner (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: tree density; storm water management; climate change; and retaining tree canopy coverage.

M. Slater (1058 Keith Road) spoke in support of the proposed bylaw and commented regarding: preserving natural assets; climate change; retaining tree canopy coverage; protecting mature hedges; and the impacts of property development.

J. Slater (North Vancouver resident) spoke in support of the proposed bylaw and commented regarding: clinical concerns related to elders at risk of extreme heat events; health benefits of trees; and the role of trees in providing shade, slope stabilization, ground water filtration, and storm water management.

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

B. Chapman (West Vancouver resident) spoke in relative to the proposed bylaw and commented regarding: concern for the requirement to provide an approved landscape plan; potentially deterring new development; and bedrock as permeable area to achieve the 30% requirement.

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

A Council member commented, and staff responded to Council's questions.

7. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

25-350 MOVED by Thompson, seconded by Watt:

THAT all written and oral submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025 regarding the Urban Forest Management Plan up to and including the October 20, 2025 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 5:54 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER