

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
MONDAY, JUNE 28, 2010**

COUNCIL:

Mayor P. Goldsmith-Jones; Councillors M. Evison, M. Lewis, T. Panz, M. Smith, and W.S. Soprovich. Absent: S. Walker.

STAFF:

G. McRadu, Chief Administrative Officer; B. Leigh, Deputy Chief Administrative Officer; S. Scholes, Municipal Clerk; A. Mooi, Director of Parks and Community Services; B. Sokol, Director of Planning, Lands and Permits; K. Won, Acting Director of Finance; and M. Connelly, Deputy Municipal Clerk.

1. CALL TO ORDER

The Public Hearing was called to order at 7:01 pm.

2. PUBLIC HEARING

Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4643, 2010 (File: 1610-20-4643)

Applicant: The District of West Vancouver

Subject Lands: The proposed Official Community Plan (OCP) Bylaw amendments apply to all lands in the municipality of West Vancouver.

Purpose: The proposed Official Community Plan (OCP) Bylaw amendments will: incorporate key policy directions of the Community Dialogue on Neighbourhood Character and Housing, which was undertaken in 2007-2008 in accordance with OCP Policy H 1; and establish the policy framework to "allow for the examination of new housing prototypes in Existing Neighbourhoods through a District of West Vancouver led housing pilot program."

Proposed OCP Bylaw Amendments: A new subsection titled "The Community Dialogue on Neighbourhood Character and Housing" would be added. This subsection would make current the OCP's 2004 direction to undertake a dialogue on housing, and discuss the key findings of the Community Dialogue.

A new Policy H 4.1 would be added to provide policy for the District's Housing Pilot Program. As envisioned by the Community Dialogue on Neighbourhood Character and Housing Working Group, in its report of September 2008, pilot projects:

- *“would allow for new housing prototypes consistent with the community’s desire for improved housing choice, for housing that is sympathetic to a site’s natural features and minimizes site alteration, and for housing designed to fit with established neighbourhood character;*
- *would involve the selection of project(s) by Council following a formal open selection process;*
- *would include a formal evaluation of projects upon completion of construction to understand the effectiveness of a project in meeting community objectives and to inform the development of policies, regulations and processes related to housing and neighbourhood character;*
- *may include projects which require a rezoning, development permit, and/or variance permit, in which case the approval process provided for in the Local Government Act shall apply and no amendment of this Official Community Plan shall be required; and*
- *provide opportunities for public involvement including, but not limited to, access to project information, site tours upon completion, and participation in the evaluation process.”*

S. Mikicich (Senior Community Planner) provided a PowerPoint presentation regarding the proposed bylaw, spoke relative to the subject report dated May 27, 2010 and described the proposed amendments to the Official Community Plan bylaw.

3. PUBLIC HEARING PROCEDURE

Mayor Goldsmith-Jones described the procedure for the Public Hearing.

We are convening this Public Hearing to consider and receive submissions regarding Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4643, 2010.

Anyone who believes their interest in property is affected by the proposed amendment bylaw will be heard, or may make a written submission. No one will be discouraged or prevented from making his or her views heard.

Members of Council may ask questions of you following your presentation but our function tonight is to listen to the views of the public, not to debate the proposed amendment 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 Bylaw amendment is during the Public Hearing. We are not permitted to receive further submissions once we have closed the Public Hearing.

We have received documents which are available for your review. A list of documents and copies of these may be obtained from the Clerk during the Public Hearing. Written submissions received during the course of these proceedings will be added to these documents so that everyone may examine them.

To maintain order and to ensure that everyone has an opportunity to be heard here are our rules of procedure:

1. A Speakers' List has been established. Please ensure that you place your name on the list at any time throughout the Public Hearing. If you are speaking from prepared remarks, we would appreciate a copy.
2. Please begin your remarks by stating your name and address. If you are speaking on behalf of some other person or organization, please identify the name of that person or organization.
3. Please limit your remarks to 5 minutes (a bell will sound with 15 seconds to go) 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 again if you wish.

If you have any concerns about the rules or the Hearing, please address your comments to me, as the Chair.

4. REPORTS/WRITTEN SUBMISSIONS

1) Reports received up to June 28, 2010:

TITLE	DATE	DATE FOR CONSIDERATION	NO.
Official Community Plan Amendment for Housing Pilot Program	May 27, 2010	June 28, 2010	R-1

2) Written submissions received up to June 28, 2010:

AUTHOR	DATE	DATE FOR CONSIDERATION	NO.
N. Beatty	June 23, 2010	June 28, 2010	C-1
B. Pettit	June 25, 2010	June 28, 2010	C-2
C. Short	June 25, 2010	June 28, 2010	C-3
L. Spooner	June 25, 2010	June 28, 2010	C-4
A. & G. Simpson	June 27, 2010	June 28, 2010	C-5
N. Beatty	June 25, 2010	June 28, 2010	C-6
A.A (Resident)	June 28, 2010	June 28, 2010	C-7
S. Rowan	June 28, 2010	June 28, 2010	C-8
C. Wood	June 28, 2010	June 28, 2010	C-9
E. Sandercombe	June 2, 2010	June 28, 2010	C-10
C. & M.J. Clay	June 28, 2010	June 28, 2010	C-11
B. & T. Davis	June 28, 2010	June 28, 2010	C-12
B. & D. Bell	June 28, 2010	June 28, 2010	C-13
M. Pappas	June 28, 2010	June 28, 2010	C-14
H. Moinzadeh	June 28, 2010	June 28, 2010	C-15
P. Mirzaei	June 28, 2010	June 28, 2010	C-16
G. Ward Hall	June 27, 2010	June 28, 2010	C-17
M. Amiri	June 28, 2010	June 28, 2010	C-18
S. Anderson	June 28, 2010	June 28, 2010	C-19

S. Scholes (Municipal Clerk) informed that on June 7, 2010 Council set the date for the Public Hearing, statutory notice was published on June 23 and 24, 2010, and noted the report and written submissions received and available for public inspection during the Hearing.

5. APPLICANT'S PRESENTATION

A presentation regarding the proposed bylaw amendment was provided earlier during the Hearing.

6. PUBLIC INPUT

Mayor Goldsmith-Jones called for public input.

M. Pappas (5340 Meadfeild Road) spoke relative to the purpose of the proposed bylaw amendment, need for housing diversity, spoke in support of the proposed bylaw amendment, and provided a written submission.

R. James (1045 20th Street) spoke relative to zoning and housing density and spoke in opposition to the proposed bylaw amendment.

J. Gijssen (1430 Palmerston Avenue, former member of the Housing Pilot Program Working Group and the Community Dialogue on Neighbourhood Character and Housing Working Group) spoke relative to the purpose of the proposed bylaw amendment noting it is not about any specific project, the work done by the Housing Pilot Program Working Group and the

Community Dialogue on Neighbourhood Character and Housing Working Group, and spoke in support of the proposed bylaw amendment.

N. Coates (843 22nd Street) queried relative to the purpose of the proposed bylaw amendment and the Wetmore site. B. Sokol (Director of Planning, Lands and Permits) responded.

R. Foxall (2624 Ottawa Avenue) spoke relative to the proposed bylaw amendment and conveyed concerns regarding a proposed pilot project for 2614 Ottawa Avenue and the impact it would have on his property, and spot zoning, and provided a written submission.

G. Ward Hall (1449 Fulton Avenue, President, Ambleside and Dundarave Ratepayers' Association) spoke relative to the proposed bylaw and policy amendments, public consultation, requirements for pilot projects, and requested that Council postpone the proposed bylaw amendment. Mr. Ward Hall provided a written submission.

B. Pitman (235 Keith Road, Community Dialogue on Neighbourhood Character and Housing Working Group Member) spoke relative to the work done by the Working Group, community response to the Group's community consultation, public forums and survey, housing choice in the community, and spoke in support of the proposed bylaw amendment.

N. Beatty (2047 Gordon Avenue) spoke in opposition to the proposed bylaw amendment, referenced the Esquimalt Avenue project, and spoke relative to the timing of the Hearing, notification, preferences for housing types, written submissions, and noted that she provided two written submissions.

Mayor Goldsmith-Jones spoke relative to the proposed bylaw amendment, and the Esquimalt Avenue proposal, noting that it would be coming back in the fall.

S. Anderson (2074 Fulton Avenue, Community Dialogue on Neighbourhood Character and Housing Working Group Member) spoke in support of the proposed bylaw amendment and the work of the Working Group and provided a written submission.

C. Clay (540 Southborough Drive) spoke in support of the proposed bylaw amendment and provided a written submission.

T. Davis (2678 Ottawa Avenue) spoke relative to the proposed bylaw amendment and the changing needs of housing in the community, and provided a written submission.

C. Cassidy (2065 Fulton Avenue) spoke in opposition to the proposed bylaw amendment and spoke relative to existing and proposed housing developments, housing sales and affordability and concerns regarding changes in neighbourhoods with single family homes.

M. Amiri (915 Keith Road) spoke in support of the proposed bylaw amendment and spoke relative to housing diversity and local businesses and provided a written submission.

H. Moinzadeh (1296 Inglewood Avenue) spoke in support of the proposed bylaw amendment and spoke relative to diversity in housing and density and provided a written submission.

H. Mirzaei (881 Farmleigh Road) spoke in support of the proposed bylaw amendment and spoke relative to benefits of smaller housing units and sustainability, and provided a written submission

H. Johnston (6262 St. Georges Avenue) spoke in support of the proposed bylaw amendment and spoke relative to housing diversity.

C. Reynolds (1571 Bellevue Avenue) spoke relative to suggestions regarding process for selection of neighbourhoods and housing pilot projects, involvement of neighbourhood associations, and housing types and price.

Mayor Goldsmith-Jones informed that there were no other names on the Speakers' List and queried if there was anyone further wishing to speak.

C. Banham (950 Taylor Way) spoke in support of the proposed bylaw amendment and spoke relative to the work of the Working Group and different housing types.

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak who had not yet spoken.

E. Cordingly (4666 Keith Road) spoke in opposition to the proposed bylaw amendment and spoke relative to housing developments and proposed housing pilot project locations and conveyed that it should be kept the way it is now

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak.

E. Luthy (2625 Nelson Avenue) spoke relative to the proposed bylaw amendment, concerns with housing pilot projects and queried relative to the process for selection of pilot projects.

Mayor Goldsmith-Jones spoke relative to the proposed bylaw amendment, approval process for housing pilot projects.

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak who had not yet spoken.

J. Wark (2009 Fulton Avenue) spoke relative to the proposed bylaw amendment and concerns regarding appropriate representation at the Hearing.

Mayor Goldsmith-Jones spoke relative to the Public Hearing process and informed that Council would not be making a decision tonight.

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak who had not yet spoken, and there was no response.

Mayor Goldsmith-Jones invited speakers who wished to speak for a second time.

N. Beatty (2047 Gordon Avenue) spoke for a second time and spoke relative to concern regarding real representation at the Hearing, impact of the proposed bylaw amendment, single family home neighbourhoods, and that Council did not have to make a decision tonight.

Mayor Goldsmith-Jones queried three times if there was anyone further wishing to speak and there was no response.

7. **CLOSURE OF PUBLIC HEARING**

MOVED by Panz, seconded by Smith:

THAT all written and verbal submissions regarding Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4643, 2010 up to and including June 28, 2010 be received and that the Public Hearing be closed.

Discussion ensued. B. Sokol (Director of Planning, Lands and Permits responded to queries of Council relative to the proposed bylaw amendment, housing pilot projects, development variance permit process and neighbourhood character.

The question was called on the motion.

CARRIED

The Public Hearing closed at 8:23 pm.

Certified Correct:

MAYOR

MUNICIPAL CLERK

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