

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

**PLANNING COMMITTEE MEETING AGENDA
WEDNESDAY, MAY 28, 2025
4 PM IN THE RAVEN ROOM, MUNICIPAL HALL
(In-person attendance only)**

Note: Council Committee meetings are conducted in accordance with Council Committee Procedure Bylaw No. 5020, 2019 (as amended), subject to the discretion of the Chair.

1. CALL TO ORDER

2. APPROVAL OF AGENDA

RECOMMENDATION:

THAT the May 28, 2025 Planning Committee meeting agenda be approved as circulated.

3. ADOPTION OF MINUTES

RECOMMENDATION:

THAT the April 23, 2025 Planning Committee meeting minutes be adopted as circulated.

REPORTS / ITEMS

4. Lower Caulfeild Heritage Conservation Area Policy and Guidelines Review

RECOMMENDATION:

THAT the discussion regarding the Lower Caulfeild Heritage Conservation Area Policy and Guidelines Review be received for information.

5. PUBLIC QUESTIONS

6. NEXT MEETING

The next Planning Committee meeting is scheduled for June 25, 2025 at 4 p.m. and held in-person in the Raven Room, Municipal Hall.

7. ADJOURNMENT

RECOMMENDATION:

THAT the May 28, 2025 Planning Committee meeting be adjourned.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PLANNING COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
WEDNESDAY, APRIL 23, 2025**

Committee Members: R. Hollingsworth (Chair), R. Brown, L. Burger, S. Nicholls, M. Vaughan, H. Wood, C. Yao, and Councillor S. Thompson attended the meeting in the Raven Room, Municipal Hall. Absent: D. Hawreluk and D. Milliken.

Staff: M. McGuire, Acting Director, Planning, Development & Environment Services (Staff Representative); D. Hawkins, Senior Manager, Community Planning & Sustainability; L. Berg, Senior Community Planner; and J. Kuzmich, Planning Technician (Committee Clerk), attended the meeting in the Raven Room, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 4:05 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the April 23, 2025 Planning Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the March 12, 2025 Planning Committee meeting minutes be amended to add “to improve” under Part 4 of the motion to clarify meaning;

AND THAT the minutes be adopted as amended.

CARRIED

REPORTS / ITEMS

4. 6085 and 6093 Marine Drive

Staff provided a presentation regarding the proposed development application for 6085 and 6093 Marine Drive and answered Committee questions.

L. Webb (Merrick Architecture), E. Spearing, L. Wolinsky, M. Pascuzzi (Ledcor Property Investments), and T. Holland (Perry + Associates Landscape Architecture) provided a subsequent presentation and answered Committee questions.

Committee members expressed overall support for the proposed density, the unit configuration in the context of the topography of the site, and the overall project integration with the Seaview Walk.

Members noted:

- the potential to enhance landscaping with more sustainable vegetation;
- concerns regarding the staggered roof design; and
- potential livability issues for the northernmost units, particularly related to parking and roof design.

Having reviewed the application and heard the presentation provided by staff and the applicant, it was Moved and Seconded:

THAT the Planning Committee is generally in support of the application subject to further review of the following items by staff:

1. for the proposed roof design, ensure that the design works for both the exterior expression and view from Seaview Walk trail users and for the livability of the dwelling units;
2. design development to consider improvements to the expression and design of the overall proposal; and
3. ensure that the proposed high quality of the materials is maintained in the overall design.

CARRIED

R. Brown left the meeting at 5:19 p.m. and did not return.

5. PUBLIC QUESTIONS

There were no questions.

6. NEXT MEETING

Staff confirmed that the next Planning Committee meeting is scheduled for May 28, 2025 at 4 p.m. and held in-person in the Raven Room.

7. ADJOURNMENT

It was Moved and Seconded:

THAT the April 23, 2025 Planning Committee meeting be adjourned.

CARRIED

R. Brown absent at the vote

The meeting adjourned at 5:29 p.m.

Certified Correct:

Chair

Committee Clerk