

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

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

Staff: J. Bailey, Director, Planning, Development, and Environment Services (Staff Representative); M. McGuire, Senior Manager, Current Planning and Urban Design; W. Yip, Senior Community Planner; J. Carbon, Planning Technician; 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 4:02 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

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

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the May 28, 2025 Planning Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Provincial Legislation: Background and Emerging Implications

Staff provided a presentation to the Committee on Provincial legislation and responded to Committee questions.

The Committee queried on:

- the current status of the Ambleside Centre Local Area Plan;
- the infrastructure needed at the Park Royal transit interchange; and
- current District policies encouraging supportive unit and long-term care development.

The Committee discussed:

- differences between the Provincial directives and the realities of development;
- the roles of the District and developers in realizing the densities administered by the Provincial directives; and
- the diversity of lot configuration in the District within the context of potential blanket rezoning under Bill 44 (Small-Scale Multi-Unit Housing).

It was Moved and Seconded:

THAT the presentation regarding Provincial Legislation: Background and Emerging Implications be received for information.

CARRIED

5. Official Community Plan (OCP) Policies Enabling Site-Specific Subdivision

Staff provided a presentation to the Committee on the Official Community Plan (OCP) policies that enable site-specific subdivision and responded to Committee questions.

The Committee discussed the rationales considered when reviewing rezoning applications under the OCP policy 2.1.1 including lot pattern and neighbourhood character. Opinions were divided on the importance of these rationales, particularly in the political context surrounding residential development in West Vancouver specifically with respect to Provincial directives regarding housing construction.

Members also debated the use of a blanket interpretation of the OCP policy versus a more detailed case-by case review, for example on sites with challenging topography.

Members reflected on how the public attitudes toward development have evolved since the construction of the Ambleside apartments in the 1960s and 1970s.

Members noted the upfront costs associated with rezoning and subdividing properties and queried as to how this may be affected by provincial housing directives and legislation.

It was Moved and Seconded:

THAT

1. the discussion regarding Official Community Plan (OCP) Policies Enabling Site-Specific Subdivision be received for information; and
2. the Committee recommends that Council direct staff to refer future OCP Policy development back to the Committee.

CARRIED

6. PUBLIC QUESTIONS

S. Walker spoke in support of policies that prioritize the retention of heritage dwellings and encourage retention over demolition.

7. **NEXT MEETING**

Staff confirmed that the next Planning Committee meeting is scheduled for September 24, 2025 at 4 p.m. and held in-person in the Raven Room, Municipal Hall.

8. **ADJOURNMENT**

It was Moved and Seconded:

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

CARRIED

The meeting adjourned at 5:57 p.m.

Certified Correct

s. 22(1)

Chair

s. 22(1)

Committee Clerk