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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
PUBLIC HEARING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
MARCH 7, 2022**

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**COUNCIL:**

Mayor M. Booth and Councillors C. Cameron, N. Gambioli, P. Lambur, W. Soprovich, S. Thompson, and M. Wong attended the hearing via electronic communication facilities.

**STAFF:**

R. Bartlett, Chief Administrative Officer; M. Panneton, Director, Legislative Services/ Corporate Officer; J. Bailey, Director, Planning & Development Services; M. McGuire, Senior Manager, Current Planning & Urban Design; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer, attended the hearing via electronic communication facilities.

**1. CALL TO ORDER**

The public hearing was called to order at 6:02 p.m.

Staff provided procedural information, including that the public hearing and regular Council meeting were being held via electronic communication facilities pursuant to applicable enactments, that members of the public could attend the Municipal Hall Atrium to hear, or watch and hear, the proceedings, and encouraged members of the public to stay home and participate via electronic communication facilities due to the ongoing COVID-19 pandemic.

**2. PUBLIC HEARING PROCEDURE**

Councillor Thompson left the hearing at 6:05 p.m. and returned to the hearing at 6:06 p.m. via electronic communication facilities.

On behalf of Mayor Booth, staff described the procedure for the public hearing:

Council is convening this public hearing to consider and receive submissions regarding the following proposed bylaws:

- For Item 3, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5169, 2022 for 3180 Travers Avenue; and
- For Item 4, Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5172, 2022; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5171, 2022 for 6404 Wellington Avenue and 6403 & 6407 Nelson Avenue; a public meeting to receive submissions regarding proposed Development Permit 21-109 for 6404 Wellington Avenue and 6403 & 6407 Nelson Avenue will be held concurrently.

Anyone who believes that their interest in property is affected by the proposed bylaws will be heard and/or may make a written submission via email to [correspondence@westvancouver.ca](mailto: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 bylaws.

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 bylaws 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. These documents can be viewed online at [westvancouver.ca/notices](http://westvancouver.ca/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. Due to the ongoing COVID-19 pandemic, members of the public can only participate in this public hearing via electronic communication facilities.

To participate via telephone, 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 phone you back in order to provide you with your public input opportunity.

To participate via WebEx, 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.

Alternatively, if you are attending the Municipal Hall Atrium in order to hear, or watch and hear, these proceedings and you wish to participate in the hearing, please speak with staff in attendance; your name will be added to the Speakers List and staff can assist you with the use of WebEx via a computer in the Atrium.

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 city 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 bylaws. You will be notified when you have 15 seconds remaining to speak. 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.

**3. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5169, 2022 (3180 Travers Avenue) (File: 1610-20-5169)**

**Applicant:** K. Hlynsky (Hlynsky + Davis Architects Inc.)

**Subject Land:** 3180 Travers Avenue

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5169, 2022** would: rezone Marine Zone 1 (M1) lands to Single Family Dwelling Zone 4 (RS4); amend Section 851 of the Zoning Bylaw to allow the waterfront setback to be measured from the new natural boundary determined within legal plan EPP66290; and facilitate construction of a single-family dwelling (and in-ground swimming pool) in compliance with RS4 zoning (to replace the existing older dwelling on site).

**3.1. STAFF PRESENTATION**

Staff provided a presentation and responded to a Council member’s questions.

**3.2. APPLICANT’S PRESENTATION**

K. Hlynsky (Hlynsky + Davis Architects Inc.) spoke relative to the proposed bylaw and responded to a Council member’s questions.

**3.3. REPORTS/WRITTEN SUBMISSIONS**

Reports received up to and including March 7, 2022:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Zoning Amendment for 3180 Travers Avenue	January 17, 2022	February 7, 2022	R-1

Written submissions received up to and including March 7, 2022:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff informed that: on February 7, 2022 Council set the date for the public hearing; the statutory notice of public hearing was published in the North Shore News on February 23 and March 2, 2022; and notices were mailed to property owners and occupants within the notification area. Staff noted the total number of staff reports and written submissions received to date and made available in the public information binder.

### **3.4. PUBLIC INPUT**

Mayor Booth called for public input. Staff informed that no members of the public had signed up to speak at the public hearing. Mayor Booth queried three times if there was anyone who wished to speak at the public hearing and there was no response.

### **4. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5172, 2022; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5171, 2022 (6404 Wellington Avenue and 6403 & 6407 Nelson Avenue)** (File: 1610-20-5171/5172 / 1010-20-21-109)

**Applicant:** P. Nilsson (QUMA Properties Inc.)

**Subject Lands:** 6404 Wellington Avenue and 6403 & 6407 Nelson Avenue

**Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5172, 2022:** would place the subject lands within the 'Tantalus Gardens Development Permit Area'.

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5171, 2022:** would rezone the subject lands to allow for a 10-unit ground-oriented infill residential development.

A public meeting was held concurrently regarding proposed Development Permit 21-109.

**Proposed Development Permit 21-109:** would regulate the form and character of the proposed infill dwellings and landscaping.

Councillor Soprovich left the hearing at 6:27 p.m. Councillor Gambioli recused herself (conflict of interest as she owns property across the street from the proposed development site) and left the hearing at 6:28 p.m. Councillor Soprovich returned to the hearing at 6:34 p.m. via electronic communication facilities.

### **4.1. STAFF PRESENTATION**

Staff provided a presentation.

### **4.2. APPLICANT'S PRESENTATION**

P. Nilsson (Quma Properties Inc.) and A. Keller (Quma Properties Inc.) provided a presentation.

### 4.3. REPORTS/WRITTEN SUBMISSIONS

Reports received up to and including March 7, 2022:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Rezoning and Development Permit for Tantalus Gardens	January 20, 2022	February 7, 2022	R-1

Written submissions received up to and including March 7, 2022:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	July 13, 2021	C-1
Redacted	July 13, 2021	C-2
Redacted	July 15, 2021	C-3
Redacted	July 15, 2021	C-4
Redacted	July 15, 2021	C-5
Redacted	July 15, 2021	C-6
Redacted	July 17, 2021	C-7
Redacted	July 18, 2021	C-8
Redacted	July 20, 2021	C-9
Redacted	July 20, 2021	C-10
Redacted	July 20, 2021	C-11
Redacted	July 24, 2021	C-12
Redacted	July 29, 2021	C-13
Redacted	August 21, 2021	C-14
Redacted	February 3, 2022	C-15
Redacted	February 4, 2022	C-16
Redacted	February 4, 2022	C-17
Redacted	February 4, 2022	C-18
Redacted	February 6, 2022	C-19
Redacted	February 6, 2022	C-20
Redacted	February 7, 2022	C-21
Redacted	February 7, 2022	C-22
Redacted	February 10, 2022	C-23
Redacted	February 12, 2022	C-24
Redacted	February 12, 2022	C-25
Redacted	February 17, 2022	C-26
Redacted	February 22, 2022	C-27
Redacted	February 23, 2022	C-28

Community Planner	February 28, 2022	C-29
Redacted	February 28, 2022	C-30
Redacted	February 28, 2022	C-31
Redacted	March 1, 2022	C-32
Redacted	March 1, 2022	C-33
Redacted	March 1, 2022	C-34
M. Slater	March 2, 2022	C-35
Redacted	March 2, 2022	C-36
Redacted	March 2, 2022	C-37
S. Slater	March 2, 2022	C-38
Redacted	March 2, 2022	C-39
Redacted	March 3, 2022	C-40
Redacted	March 3, 2022	C-41
Redacted	March 3, 2022	C-42
Redacted	March 3, 2022	C-43
Redacted	March 3, 2022	C-44
Redacted	March 4, 2022	C-45
Redacted	March 4, 2022	C-46
Redacted	March 4, 2022	C-47
Redacted	March 5, 2022	C-48
Redacted	March 6, 2022	C-49
M. Cheevers	March 6, 2022	C-50
Redacted	March 6, 2022	C-51
Redacted	March 6, 2022	C-52
Redacted	March 6, 2022	C-53
Redacted	March 6, 2022	C-54
Redacted	March 7, 2022	C-55
Redacted	March 7, 2022	C-56
Redacted	March 7, 2022	C-57
Redacted	March 7, 2022	C-58
Redacted	March 7, 2022	C-59
Redacted	March 7, 2022	C-60
Redacted	March 7, 2022	C-61
Redacted	March 7, 2022	C-62
Redacted	March 7, 2022	C-63
Redacted	March 7, 2022	C-64
Redacted	March 7, 2022	C-65
Redacted	March 7, 2022	C-66

Redacted	March 7, 2022	C-67
Redacted	March 7, 2022	C-68
Redacted	March 7, 2022	C-69
Redacted	March 7, 2022	C-70
Redacted	March 7, 2022	C-71
Redacted	March 7, 2022	C-72
Redacted	March 7, 2022	C-73

Staff informed that: on February 7, 2022 Council set the date for the public hearing; the statutory notice of public hearing was published in the North Shore News on February 23 and March 2, 2022; and notices were mailed to property owners and occupants within the notification area. Staff noted the total number of staff reports and written submissions received to date and made available in the public information binder.

Councillor Wong left the hearing at 6:51 p.m.

A. Keller (Quma Properties Inc.) responded to a Council member's questions.

#### **4.4. PUBLIC INPUT**

Mayor Booth called for public input.

Councillor Wong returned to the hearing at 6:55 p.m. via electronic communication facilities. Councillor Soprovich left the hearing at 6:55 p.m. and returned to the hearing at 6:57 p.m. via electronic communication facilities.

E. Vander Zaag (on behalf of C. Haynes) spoke in support of the proposed bylaws and development permit, and commented regarding: housing options; transit; basement suites; and proximity to amenities.

M. Cheevers (address not provided) spoke relative to the proposed bylaws and development permit, and commented regarding: the location of the proposed development; public assembly spaces; parking; building setbacks; and traffic.

A. Wagstaff (Horseshoe Bay) spoke in opposition to the proposed bylaws and development permit, and commented regarding: public assembly spaces; housing options; and housing affordability.

K. Kallweit-Graham (6490 Bay Street) spoke in support of the proposed bylaws and development permit, and commented regarding: housing options; housing affordability; and the Horseshoe Bay Local Area Plan.

S. Markwart (6366 Douglas Street) spoke in support of the proposed bylaws and development permit, and commented regarding: housing affordability; and public assembly spaces.

Councillor Wong left the hearing at 7:11 p.m.

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

**5. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

Councillor Gambioli returned to the hearing at 7:12 p.m. via electronic communication facilities. Councillor Wong returned to the hearing at 7:13 p.m. via electronic communication facilities.

MOVED by Cameron, seconded by Soprovich:

THAT all written and oral submissions regarding proposed:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5169, 2022 for 3180 Travers Avenue; and
- Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5172, 2022; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5171, 2022; and Development Permit 21-109 for 6404 Wellington Avenue and 6403 & 6407 Nelson Avenue;

up to and including the March 7, 2022 public hearing be received and that the public hearing be closed.

Council members commented. The question was called on the motion.

**CARRIED**

The public hearing was closed at 7:14 p.m.

Certified Correct:

*[Original signed by Mayor]*

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MAYOR

*[Original signed by Deputy Corporate Officer]*

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DEPUTY CORPORATE OFFICER