



MEMORANDUM

17.

Date: June 22, 2026
To: Council
From: Councillors Linda Watt and Christine Cassidy
Re: **INACTIVE DEVELOPMENT SITES AND LONG-TERM CONSTRUCTION FENCING**

Notice of the following motion regarding **Inactive Development Sites and Long-Term Construction Fencing** will be given at the June 22, 2026 regular Council meeting. At the July 6, 2026 regular Council meeting, after the proposed motion is moved and seconded, discussion on the proposed motion may be held.

Take notice that at the July 6, 2026 regular Council meeting, Councillor Watt, with Councillor Cassidy as seconder, will move:

NOTICE OF MOTION

Title: Inactive Development Sites and Long-Term Construction Fencing

WHEREAS the District of West Vancouver places a high value on neighbourhood character, attractive streetscapes, environmental stewardship, and the maintenance of residential property;

AND WHEREAS some residential development sites remain inactive for extended periods while continuing to be enclosed by temporary construction fencing and associated site works;

AND WHEREAS such sites may remain compliant with existing regulations respecting safety and security while nevertheless creating prolonged visual impacts on adjacent residents and neighbourhoods;

AND WHEREAS a number of municipalities have adopted enhanced standards for vacant properties, inactive construction sites, and long-term development sites to ensure that properties are appropriately maintained during periods of inactivity;

THEREFORE BE IT RESOLVED THAT Council direct staff to review the District's existing bylaws, policies, and permit processes relating to inactive development sites and report back with options, with a view to ensuring that residential development sites which remain inactive for extended periods do not continue indefinitely in a construction-site condition and are restored to a landscaped and well-maintained residential appearance compatible with the surrounding neighbourhood until development activity resumes, including options to:

1. Define and regulate inactive development sites where substantial construction activity has ceased for a specified period of time;
2. Establish standards for the maintenance, screening, landscaping, stabilization, and appearance of inactive development sites;

3. Consider requirements for the removal or replacement of temporary construction fencing where active construction is not occurring and such fencing is no longer required for safety purposes;
4. Examine the feasibility of requiring disturbed lands on inactive development sites to be seeded, landscaped, hydroseeded, or otherwise restored to a maintained vacant-lot condition until construction resumes;
5. Consider permit, monitoring, inspection, cost-recovery, and enforcement mechanisms applicable to long-term inactive development sites; and
6. Review best practices and regulatory approaches used in comparable municipalities within British Columbia and elsewhere in Canada.

BE IT FURTHER RESOLVED THAT staff report on the potential benefits, costs, enforcement considerations, and legal implications of any proposed regulatory framework.



MOVER: Councillor L. Watt



SECONDER: Councillor C. Cassidy