



MEMORANDUM

Date: April 14, 2025 File: 0282-01
To: Mayor & Council
From: Isabel Gordon, Director, Finance & Corporate Services
Re: **Argyle Avenue Properties**

RECOMMENDATION:

THAT

1. Argyle Avenue Properties Acquisition Policy 02-80-196 be rescinded;
 2. Argyle Avenue Properties Permitted Renovations Policy 02-80-197 be rescinded;
and
 3. Argyle Avenue Properties Acquisition Procedure 04-80-205 be rescinded.
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The purpose of this memorandum is to seek approval from Mayor & Council to rescind the three items (two policies and one procedure).

The District has been working to enhance public access to the waterfront since the mid-1950s. The initial efforts led to the creation of Ambleside Park through the purchase and removal of cottages and homes. In the 1970s, the District began acquiring properties along Argyle Avenue between 13th Street and 18th Street to further extend this vision.

On March 31, 2025, Council acquired the final property on Argyle Avenue required to complete the continuous green space envisioned in the Ambleside Waterfront Plan.

Now that the final waterfront property is owned by the District, the above noted policies and procedure are no longer required.

Appendices:

Appendix A: Argyle Avenue Properties Acquisition Policy 02-80-196

Appendix B: Argyle Avenue Properties Permitted Renovations Policy 02-80-197

Appendix C: Procedure: Argyle Avenue Properties Acquisition Procedure 04-80-205

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District of West Vancouver CORPORATE POLICY

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| Planning & Development Services | Argyle Avenue Properties Acquisition |
| Policy # 02-80-196 | |
| CIS File: 2520-00 | |

1.0 Purpose

- 1.1 To establish a long-range policy to acquire all private property from 18th Street to Ambleside Park that is between the BC Rail right of way and the high water mark. See also Corporate Procedure 04-80-205.

2.0 Policy

- 2.1 The District of West Vancouver shall acquire all private property from 18th Street to Ambleside Park that is between the BC Rail right-of-way and the high water mark as a long-range policy.

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| Approval Date: October 06, 1975 | Approved by: Policy and Planning Committee |
| Amendment Date: November 14, 1977 | Approved by: Policy and Planning Committee |
| Amendment Date: November 21, 1977 | Approved by: Policy and Planning Committee |

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District of West Vancouver CORPORATE POLICY

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| Planning & Development Services | Argyle Avenue Properties Permitted Renovations |
| Policy #02-80-197 | |
| CIS File: #2520-00 | |

1.0 Purpose

- 1.1 To establish a policy for permitted renovations to the Argyle Avenue properties.

2.0 Policy

- 2.1 As it is the policy of the Municipality to acquire the Argyle Avenue properties from 18th Street to Ambleside Park and to specifically acquire at the earliest time, those properties proposed to be renovated, added to or re-developed where such renovation, addition or re-development will greatly increase the cost to the Municipality of a future acquisition, staff are directed to report to Council when the value of construction or re-development exceeds \$15,000.00. The staff report shall describe the nature of and reasons for the proposed construction or re-development and contain a recommendation as to whether acquisition proceedings should be initiated.

Council recognizes that while the policy favours acquisition, it also recognizes that in certain circumstances, regardless of the value of the construction or re-development, it may decide not to initiate acquisition proceedings.

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| Approval Date: June 01, 1987 | Approved by: Policy and Planning Committee |
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District of West Vancouver

CORPORATE PROCEDURE

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| Planning & Development Services | Argyle Avenue Properties Acquisition |
| Procedure #04-80-205 | |
| CIS File: #2520-00 | |

1.0 Purpose

1.1 This procedure is part of Corporate Policy # 02-80-196.

2.0 Procedure

2.1 The Municipality would be prepared to purchase the property as it becomes available.

2.2 The following options are offered to all current owners:

- a) Sell to the Municipality at market price when ready to sell.
- b) An option open until December 31, 1982 - sell to the Municipality with a tenancy either definite or a term up and including December 31, 1997 or under circumstances which are mutually acceptable, a life tenancy.
- c) Enter into an agreement with the Municipality in which the Municipality would be given the right of first refusal. Other matters could be covered in such a contract, including conditions about acquisition of any assisted littoral accretions. Such an agreement would be worded to ensure that the price of the agreement would be a realistic bona fide price. The agreement would not exempt the property from Par. 3 following.

2.3 Expropriation will be considered only as a measure of last resort, for example where Council is of the opinion that a proposed modification to the property is an example of "high grading".

3.0 Schedule "A"

3.1 When an owner offers a property for sale, the Municipality will obtain, at the Municipal expense, an independent professional appraisal.

- 3.2 If the owner still desires to sell, he may obtain a second appraisal at his expense. If the appraisal is acceptable to both parties or if a negotiated settlement can be reached, the Municipality will purchase.
- 3.3 If the second appraisal is unacceptable to either party, the owner may withdraw and not sell his property.
- 3.4 If the owner still desires to sell, he may enter into binding arbitration.

4.0 Schedule "B"

- 4.1 Rental shall be based on a Fair Rental Value (F.R.V.) as determined by the independent appraisal process provided for in Schedule "A".
- 4.2 Rents to third parties shall be at F.R.V.
- 4.3 Rents to former owners of the property shall be F.R.V. less a 10% discount.
- 4.4 Former owners shall have the right of first refusal to lease.
- 4.5 Rents under lease agreements shall be fixed at 1 year for 3rd party tenancies and 5 years for former owners.
- 4.6 All tenants shall be responsible for taxes, utilities, normal maintenance including heating, plumbing and electrical systems, etc.
- 4.7 The Municipality shall be responsible for structural maintenance and building insurance.
- 4.8 Life tenancies may be offered up to December 31, 1982 for husbands and/or wives meeting the following criteria:
- males born on or before December 31, 1917
 - females born on or before December 31, 1912.
- 4.9 Where the party desires a life tenancy without the payment of rent, the cash purchase price will be reduced as agreed upon.
- 4.10 Life tenants shall be responsible for all costs as shown in Par. 6 above.

- 4.11 Where a suite exists in addition to the former owners' living area, the tenant shall be permitted to sub-let the site provided Fair Rental Value is paid overall. Paragraph 3 shall only apply to the portion of the building occupied by the former owner. Sub-letting by life tenants shall require an appropriate discount of purchase price by the value of the expected rents from the second suite.

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| Approval Date: July 21, 1975 | Approved by: Policy and Planning Committee |
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