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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

**REGULAR COUNCIL MEETING AGENDA
SEPTEMBER 13, 2021
*6 PM IN THE MUNICIPAL HALL RAVEN ROOM**

****Note: At 6 p.m. in the Raven Room a public hearing regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5132, 2021 (7 Glenmore Drive) will be held, and a public meeting regarding proposed Development Permit 21-065 (7 Glenmore Drive) will be held concurrently. The regular Council meeting will commence in the Raven Room immediately following the public hearing and concurrent public meeting.***

CALL TO ORDER

1. Call to Order.

Note: The September 13, 2021 Council meeting will be conducted via electronic communication facilities, pursuant to Ministerial Order 192. The District of West Vancouver has enabled public participation at Council meetings via electronic means to ensure openness, transparency, accessibility and accountability, including via the use of live streaming (video and audio) for public viewing, and electronic communication facilities (telephone and video-conferencing software) for public participation.

APPROVAL OF AGENDA

2. Approval of September 13, 2021 Regular Council Meeting Agenda

RECOMMENDATION:

THAT the September 13, 2021 regular Council meeting agenda be amended by:

- updating recommendations for Item 7 regarding Executive Group Development Application for 657 & 675 Marine Drive and 660 Clyde Avenue; and
- adding Item 7.1 regarding Proposed: Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5146, 2021; Soil Removal, Deposit, Blasting and Rock Breaking Bylaw No. 5130, 2021, Revision Bylaw No. 5148, 2021; and Bylaw Revision Authorization Bylaw No. 5149, 2021 (Housekeeping Amendments and Corrections);

AND THAT the agenda be approved as amended.

ADOPTION OF MINUTES**3. Adoption of Council Meeting Minutes**

RECOMMENDATION:

THAT

1. the minutes of the July 26, 2021 [special \(open session\)](#) and [regular](#) Council meetings and the July 27, 2021 [public hearing](#) and [special](#) Council meeting be adopted as circulated; and
2. the [Summary of the July 27, 2021 Public Hearing](#) (regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5135, 2021; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5122, 2021 regarding Implementation of the Neighbourhood Character Working Group's Recommendations) be approved.

PRESENTATIONS**4. Metro Vancouver, regarding Metro 2050 Draft Plan (File: 0185-01)***Presentation to be provided.*

RECOMMENDATION:

THAT the presentation from Metro Vancouver, regarding Metro 2050 Draft Plan, be received for information with thanks.

5. TransLink, regarding Transport 2050 (File: 3210-01)*Presentation to be provided.*

RECOMMENDATION:

THAT the presentation from TransLink, regarding Transport 2050, be received for information with thanks.

REPORTS

6. Proposed: Development Variance Permit 20-020 (4428 Ross Crescent); and Development Variance Permit 20-021 (4430 Ross Crescent)

(File: 1010-20-20-020/021)

Presentation to be provided.

At the July 26, 2021 regular meeting Council received the report dated July 7, 2021 regarding proposed Development Variance Permits 20-020 and 20-021 for 4428 and 4430 Ross Crescent and set the date for consideration for September 13, 2021.

Reports received up to and including September 1, 2021:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Development Variance Permits for 4428 and 4430 Ross Crescent	July 7, 2021	July 26, 2021	R-1

Written Submissions received up to and including September 1, 2021:

SUBMISSION AUTHOR	SUBMISSION DATE	#
None to date.		

PRESENTATION BY APPLICANT

CALL FOR PUBLIC INPUT

RECOMMENDATION:

THAT all written and oral submissions regarding proposed Development Variance Permit 20-020 for 4428 Ross Crescent and proposed Development Variance Permit 20-021 for 4430 Ross Crescent up to and including the Council meeting held on September 13, 2021 be received for information.

(A) If Council wishes a further staff report:

RECOMMENDATION:

THAT staff report back to Council regarding submissions received at the September 13, 2021 Council meeting to allow Council to make a determination on proposed Development Variance Permit 20-020 for 4428 Ross Crescent and proposed Development Variance Permit 20-021 for 4430 Ross Crescent.

OR

(B) If Council wishes to approve the proposed development variance permits:

RECOMMENDATION:

THAT proposed Development Variance Permit 20-020 for 4428 Ross Crescent and proposed Development Variance Permit 20-021 for 4430 Ross Crescent, which would allow for the construction of two single-family dwellings on the subject lands, be approved.

7. [Executive Group Development Application for 657 & 675 Marine Drive and 660 Clyde Avenue](#) (File: 1610-20-5013/5014/5015 / 1010-20-16-035)

[Appendix F](#)

[Appendix G – Part 1](#)

[Appendix G – Part 2](#)

Bylaws are passed by a simple majority affirmative vote unless otherwise noted.

[Presentation to be provided.](#)

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5013, 2021” be read a first time.

RECOMMENDATION:

THAT proposed “Housing Agreement Authorization Bylaw No. 5014, 2021” be read a first time.

RECOMMENDATION:

THAT proposed “Heritage Designation Bylaw No. 5015, 2021” be read a first time.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5013, 2021” and proposed “Heritage Designation Bylaw No. 5015, 2021” be presented at a public hearing scheduled for October 19, 2021 at 6 p.m. at West Vancouver Municipal Hall via electronic communication facilities, and that notice be given of the scheduled public hearing.

RECOMMENDATION:

THAT proposed Development Permit 16-035 be presented at a public meeting scheduled for October 19, 2021 at 6 p.m. at West Vancouver Municipal Hall, to be held concurrently with the public hearing scheduled for October 19, 2021 at 6 p.m. at West Vancouver Municipal Hall via electronic communication facilities, and that notice be given of the scheduled public meeting.

RECOMMENDATION:

THAT a proposed section 219 development covenant attached as Appendix F to the report by the Senior Community Planner dated August 12, 2021, be presented as part of the development package.

- 7.1. [Proposed: Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5146, 2021; Soil Removal, Deposit, Blasting and Rock Breaking Bylaw No. 5130, 2021, Revision Bylaw No. 5148, 2021; and Bylaw Revision Authorization Bylaw No. 5149, 2021 \(Housekeeping Amendments and Corrections\)](#) (File: 1610-20-5146/5148/5149)

RECOMMENDATION:

THAT proposed “Bylaw Revision Authorization Bylaw No. 5149, 2021” be read a first, second, and third time.

RECOMMENDATION:

THAT proposed “Soil Removal, Deposit, Blasting and Rock Breaking Bylaw No. 5130, 2021, Revision Bylaw No. 5148, 2021” be read a first and second time.

RECOMMENDATION:

THAT proposed “Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5146, 2021” be read a first, second, and third time.

BYLAWS

Bylaws are passed by a simple majority affirmative vote unless otherwise noted.

8. [Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5132, 2021; and Development Permit 21-065 \(7 Glenmore Drive\)](#)
(File: 1610-20-5132 / 1010-20-21-065)

The proposed bylaw received first reading at the July 26, 2021 Council meeting and Council scheduled a public hearing to be held on September 13, 2021. If the September 13, 2021 public hearing has closed, the proposed bylaw may be further considered at the September 13, 2021 Council meeting. If the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5132, 2021” be read a second time.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5132, 2021” be read a third time.

Pursuant to Local Government Act s.480, a Zoning bylaw maybe be adopted on the same day that it has been given third reading.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5132, 2021” be adopted.

If the proposed bylaw is adopted Council may consider proposed Development Permit 21-065 for approval.

RECOMMENDATION:

THAT proposed Development Permit 21-065, which would allow for a site-specific lot width reduction to the Duplex Dwelling Zone 1 (RD1) to allow for a duplex with secondary suites on the subject land, be approved.

9. Proposed Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5142, 2021 (File: 1610-20-5142)

The proposed bylaw received first, second, and third reading at the July 26, 2021 Council meeting.

RECOMMENDATION:

THAT proposed “Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5142, 2021” be adopted.

NEW BUSINESS

If new business items are added to the agenda at the time of agenda approval, the new items will be added to this section.

- 10. No items.

CONSENT AGENDA ITEMS

Items listed in the Consent Agenda are considered for approval in one motion, unless a member of Council wishes to debate an item and requests that it be excluded. If an item is excluded from the Consent Agenda it will be considered as an agenda item. The rule of order establishing a Consent Agenda provides that consent agenda items may be considered in total and without debate or amendment.

11. Consent Agenda Items

RECOMMENDATION:

THAT the Consent Agenda item as follows be approved:

- Item 11.1 regarding Update on Municipal Hall Seismic Upgrades & Renewal Project.

11.1. Update on Municipal Hall Seismic Upgrades & Renewal Project (File: 0500-01)

RECOMMENDATION:

THAT the report titled Update on Municipal Hall Seismic Upgrades & Renewal Project be received for information.

OTHER ITEMS / NOTICES OF MOTION**12. Notice of Motion regarding Gas Powered Leaf Blowers** (File: 0120-06)

Notice of Motion, as follows, is provided:

Take notice that at the September 27, 2021 regular Council meeting, Councillor Soprovich, with Councillor Lambur as seconder, will move:

WHEREAS the District of West Vancouver is committed to helping citizens enjoy a good quality of life by regulating and enforcing property use and noise issues;

AND WHEREAS although noise is part of urban life, too much noise is disruptive and harmful to residents' wellbeing;

AND WHEREAS feedback received from the public by members of Council frequently cites the issue of noise and emissions from leaf blowers;

AND WHEREAS West Vancouver has declared a Climate Emergency and is working to meet its IPCC targets;

THEREFORE BE IT RESOLVED THAT staff be directed to report to Council regarding the feasibility of:

- 1) banning two-stroke gas powered leaf blowers; and
- 2) regulating the noise of electric leaf blowers to 65db or less.

REPORTS FROM MAYOR AND COUNCILLORS**13. Reports from Mayor and Councillors** (to include reports on District board, committee, and working group meetings, and Metro Vancouver board and committee meetings)

RECOMMENDATION:

THAT the oral reports from the Mayor and Councillors be received for information.

PUBLIC QUESTIONS AND COMMENTS

Questions may be referred by Council to staff for subsequent response. Questions and comments relating to the following are not permitted: a Notice of Motion; a bylaw in respect of which a public hearing has been or will be held; an issue which is before the courts or on which Council has authorized legal action; a matter in respect of which a District-led public consultation process is planned or is in progress; the promotion of commercial projects/services or of a political party/candidate for elected office; publicly tendered contracts or proposal calls; funding requests; or a purpose or subject that is beyond the jurisdiction of Council.

14. Public Questions and Comments (3 minutes per speaker)

ADJOURNMENT

15. Adjournment of September 13, 2021 Council Meeting

RECOMMENDATION:

THAT the September 13, 2021 Council meeting be adjourned.