

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
MONDAY, DECEMBER 7, 2015

30.

COUNCIL:

Mayor M. Smith; Councillors M. Booth, C. Cameron, C. Cassidy, N. Gambioli, M. Lewis, and W. Soprovich.

STAFF:

N. Leemhuis, Chief Administrative Officer; S. Scholes, Municipal Clerk; J. Bailey, Director, Planning and Development Services; R. Fung, Director, Engineering and Environment Services; I. Gordon, Director, Financial Services; A. Mooi, Director, Parks, Culture and Community Services; M. Chan, Director, Corporate Services; and M. Panneton, Deputy Clerk.

CALL TO ORDER

1. The meeting was called to order at 6:05 p.m.

Mayor Smith informed that J. Bailey (Director, Planning and Development Services) has been appointed as the District's subdivision approving officer.

Councillors Cameron and Gambioli entered the meeting at 6:06 p.m.

APPROVAL OF AGENDA

2. **Approval of December 7, 2015 Regular Council Meeting Agenda**

MOVED by Gambioli, seconded by Lewis:

THAT the December 7, 2015 regular Council meeting agenda be amended by:

- adding to Item 3 the minutes and public hearing summary reports of the November 23 and 30, 2015, public hearings;
- adding to Item 10 the report regarding Proposed Five Year Financial Plan Bylaw No. 4826, 2015, Amendment Bylaw No. 4870, 2015;
- adding to Item 12 proposed Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 4863, 2015;
- adding to Item 13 proposed Sewer and Drainage Reserve Fund Bylaw No. 4865, 2015 and report regarding proposed Sewer and Drainage Utility Fee Bylaw No. 4538, 2007, Amendment Bylaw No. 4860, 2015;
- adding to Item 16.2 the report regarding Proposed 2016 Council Meeting Schedule;
- adding new Item 16.2a regarding Appointment to Greater Vancouver Regional District Board of Directors (Metro Vancouver);
- adding to Item 16.3 a letter to the Minister of Environment and Climate Change regarding Proposed Woodfibre LNG Project;

AND THAT the agenda be approved as amended.

CARRIED

ADOPTION OF MINUTES

3. Adoption of Council Meeting Minutes

MOVED by Cameron, seconded by Cassidy:

THAT

1. the minutes of the November 23, 2015 and the November 30, 2015 public hearings be adopted as circulated;
2. the Summary of the November 23, 2015 Public Hearing regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4854, 2015 (to establish regulations regarding Temporary Use Permits) be approved; and
3. the Summary of the November 30, 2015 Public Hearing regarding Proposed Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4851, 2015; Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4852, 2015; and Proposed Phased Development Agreement Authorization Bylaw No. 4853, 2015 (to allow for a 17-unit residential development at 370 and 380 Mathers Avenue) be approved.

CARRIED

DELEGATIONS

4. North Shore Homelessness Task Force, regarding Update on Task Force Activities (File: 0115-01)

D. Peters (Member, North Shore Homelessness Task Force, and Chair, Community Housing Action Committee) spoke relative to the work of the Task Force, homelessness and poverty, critical shortage of rental housing, economic impact, regional Affordable Housing Strategy, and re-establishing the National Housing Strategy, and thanked Council for their support and responded to queries of Council.

MOVED by Cassidy, seconded by Booth:

THAT the delegation from North Shore Homelessness Task Force regarding Update on Task Force Activities be received for information, with thanks.

CARRIED

REPORTS

5. Neighbourhood Character and Building Bulk (File: 2515-08)

J. Bailey (Director, Planning and Development Services) introduced the subject report dated November 20, 2015. C. Bishop (Manager, Development Planning) provided a PowerPoint presentation "Neighbourhood Character & Building Bulk" and spoke relative to presentation slides: West Vancouver's Changing 'Character'; 'Building Bulk' – Part of Neighbourhood Character; Public Engagement; Building Bulk – Focus Areas; Short Term Recommendations; Fences; Onsite Landscape; Boulevards; Lot Consolidation; Construction Site Management and Good Neighbour Guidelines; Mid-Term Recommendations; Retaining Walls and Grading; Site Vegetation; Basements; Highest Building Face; and Building Bulk – Focus Areas Summary. Discussion ensued.

Councillor Cameron left the meeting at 6:59 p.m. and returned to the meeting at 7:00 p.m.

M. Evison (4087 Rose Crescent) spoke relative to neighbourhood character and building bulk including hedge and fence height, boulevards, vegetation and replanting, and timeline for mid-term goals.

R. Day (1210 Sinclair Street) spoke relative to neighbourhood character and building bulk including decision timing, lot consolidation and maximum house size, public consultation, adding measures to phase one, increasing side yards, demolition permits, and housing value.

M. Upward (4622 Caulfeild Drive) spoke relative to neighbourhood character and building bulk including survey results, the Official Community Plan and affordable housing increasing fees and soft costs, bylaws, and regulations.

P. Butler (5530 Marine Drive) spoke relative to neighbourhood character and building bulk including impervious surface coverage, West Vancouver Housing Association recommendations, basement regulations and exemptions, and flood zones.

J. Mawson (2607 Nelson Avenue) spoke relative to neighbourhood character and building bulk including requirements for individual property redevelopment, boulevard treatments as one-offs, starting a process for neighbourhood character statements, and considering boulevard landscaping in a neighbourhood character statement context.

MOVED by Booth, seconded by Gambioli:

THAT

- 1) Council direct staff to prepare bylaws for consideration regarding:
 - a. fencing; and
 - b. lot consolidation controls;
- 2) Council direct staff to prepare polices and bylaws for consideration regarding:
 - a. requirements for landscaping; and
 - b. the treatment of boulevards, public roads and lanes;

all for Council consideration at a targeted spring 2016 Council meeting, including proposed recommendations on next steps.

- 3) Council direct staff to further consult with the public on potential regulations for:
 - a. items related to site alteration including retaining walls, lot grading, and site clearing;
 - b. retention of on-site trees and vegetation;
 - c. basement exemptions;
 - d. highest building face envelope; and
 - e. amendments to the Soil Removal and Deposit Regulation Bylaw No. 3786, 1992,

all for Council consideration at a targeted fall 2016 Council meeting, including proposed recommendations on next steps.

Discussion ensued. The question was called on the motion.

CARRIED

6. Status Report on Official Community Plan Update (File: 2517-01)

J. Bailey (Director, Planning and Development Services) introduced the subject report dated November 17, 2015.

Councillor Cameron left the meeting at 8:09 p.m. and returned to the meeting the meeting at 8:10 p.m.

S. Mikicich (Manager, Community Planning) provided a PowerPoint presentation "Official Community Plan Update – A Status Report" and spoke relative to presentation slides: History; Council Priorities; Objectives; Work Plan; Status Report; and Conclusion. Discussion ensued.

MOVED by Soprovich, seconded by Lewis:

THAT the report from the Manager of Community Planning dated November 17, 2015 be received for information.

CARRIED

7. 2015 - Third Quarter Review (File: 0800-01)

I. Gordon (Director, Financial Services) spoke relative to the subject report dated November 23, 2015.

MOVED by Lewis, seconded by Soprovich:

THAT the report dated November 23, 2015 from the Financial Controller titled "2015 - Third Quarter Review", be received for information.

CARRIED

8. Proposed Fees and Charges Bylaw No. 4848, 2015 (File: 1610-20-4848)

I. Gordon (Director, Financial Services) spoke relative to the subject report dated November 9, 2015 and I. Gordon and J. Bailey (Director, Planning and Development Services) responded to queries of Council.

MOVED by Gambioli, seconded by Soprovich:

THAT "Fees and Charges Bylaw No. 4848, 2015" be read a first, second, and third time.

CARRIED

**9. Proposed Park Dedication Bylaw No. 4857, 2015 (Caulfeild Park)
(File: 2160-05-CPAR7/1610-20-4857)**

A. Mooj (Director, Parks, Culture and Community Services) introduced the subject report dated November 6, 2015. A. Banks (Senior Manager, Parks) provided a PowerPoint presentation "Park Dedication Bylaw 4857, 2015 (Caulfeild Park)" and spoke relative to presentation slides: Park Dedication Bylaw 4857, 2015 (Caulfeild Park); Purpose of this Report; and Approval of this Recommendation, and responded to queries of Council.

MOVED by Cameron, seconded by Soprovich:

THAT "Park Dedication Bylaw No. 4857, 2015" be read a first, second and third time.

CARRIED

10. Proposed Five Year Financial Plan Bylaw No. 4826, 2015, Amendment Bylaw No. 4870, 2015 (File: 1610-20-4870)

I. Gordon (Director, Financial Services) spoke relative to the subject report dated November 26, 2015.

MOVED by Cassidy, seconded by Cameron:

THAT proposed "5 Year Financial Plan Bylaw No. 4826, 2015, Amendment Bylaw No. 4870, 2015" be read a first, second, and third time.

CARRIED

BYLAWS

11. Proposed Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4851, 2015; Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4852, 2015; Proposed Phased Development Agreement Authorization Bylaw No. 4853, 2015; and Proposed Development Permit No. 12-053 (to allow for a 17-unit residential development at 370 and 380 Mathers Avenue) (File: 1610-20-4851/4852/4853 / 1010-20-12-053)

MOVED by Booth, seconded by Soprovich:

THAT proposed "Official Community Plan Bylaw No. 4360, 2014, Amendment Bylaw No. 4851, 2015" be adopted.

CARRIED

MOVED by Booth, seconded by Soprovich:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4852, 2015" be adopted.

CARRIED

MOVED by Booth, seconded by Soprovich:

THAT proposed "Phased Development Agreement Authorization Bylaw No. 4853, 2015" be adopted.

CARRIED

MOVED by Booth, seconded by Soprovich:

THAT proposed Development Permit No. 12-053, which would facilitate the redevelopment of 370 and 380 Mathers Avenue to allow for a 17-unit residential development, be approved.

A Council member commented. The question was called on the motion.

CARRIED

12. Proposed Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 4863, 2015 (File: 1610-20-4863)

N. Leemhuis (Chief Administrative Officer) spoke relative to the proposed utility fee bylaws for Items 12, 13, and 14.

MOVED by Soprovich, seconded by Cassidy:

The proposed "Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 4863, 2015" be adopted.

CARRIED

13. Proposed Sewer and Drainage Utility Fee Bylaw No. 4538, 2007, Amendment Bylaw No. 4860, 2015 and Proposed Sewer and Drainage Reserve Fund Bylaw No. 4865, 2015 (File: 1610-20-4860/4865)

MOVED by Lewis, seconded by Soprovich:

THAT

1. Third reading of proposed "Sewer and Drainage Utility Fee Bylaw No. 4538, 2007, Amendment Bylaw No. 4860, 2015" as given on November 23, 2015 be rescinded.
2. Proposed "Sewer and Drainage Utility Fee Bylaw No. 4538, 2007, Amendment Bylaw No. 4860, 2015" be amended:
 - in Part 3 by replacing "Part and Section Titles" with "Amendments";
 - by replacing section 3.1.1 with the following:

"3.1.1 Deleting Schedules "A" and "B" and replacing with new Schedules "A" and "B" as attached hereto."; and
 - by adding "Schedule B: Sewer Meter Volume Rates" under "Schedules".

CARRIED

MOVED by Lewis, seconded by Soprovich:

THAT proposed "Sewer and Drainage Utility Fee Bylaw No. 4538, 2007, Amendment Bylaw No. 4860, 2015" be read a third time as amended.

CARRIED

MOVED by Lewis, seconded by Gambioli:

THAT proposed "Sewer and Drainage Reserve Fund Bylaw No. 4865, 2015" be adopted.

CARRIED

14. Proposed Waterworks Regulation Bylaw No. 4490, 2006, Amendment Bylaw No. 4861, 2015 and Proposed Water Reserve Fund Bylaw No. 4864, 2015 (File: 1610-20-4861/4864)

MOVED by Gambioli, seconded by Cameron:

THAT

1. proposed "Waterworks Regulation Bylaw No. 4490, 2006, Amendment Bylaw No. 4861, 2015" be adopted; and
2. proposed "Water Reserve Fund Bylaw No. 4864, 2015" be adopted.

CARRIED

15. **Proposed Pesticide Use Control Bylaw No. 4377, 2004, Amendment Bylaw No. 4859, 2015 and Proposed Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 4862, 2015**
(File: 1610-20-4859/4862)

MOVED by Cameron, seconded by Lewis:

THAT proposed "Pesticide Use Control Bylaw No. 4377, 2004, Amendment Bylaw No. 4859, 2015" be adopted.

CARRIED

MOVED by Cameron, seconded by Lewis:

THAT proposed "Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 4862, 2015" be adopted.

CARRIED

CONSENT AGENDA ITEMS

16. **Consent Agenda Items**

MOVED by Cassidy, seconded by Gambioli:

THAT the Consent Agenda items as follows be approved:

- Item 16.1. – Appointment of Acting Mayors for 2016;
- Item 16.2. – Proposed 2016 Council Meeting Schedule;
- Item 16.2a. – Appointment to Greater Vancouver Regional District Board of Directors (Metro Vancouver);
- Item 16.3. – Woodfibre LNG Project in Howe Sound;
- Item 16.4. – Community Interface Protection Plan – Strategic Wildfire Protection Plan Grant Application; and
- Item 16.5. – Correspondence List.

Council members commented relative to Item 16.3 regarding Woodfibre LNG Project in Howe Sound, and a response to the District's letter received from P. Goldsmith-Jones (Member of Parliament, West Vancouver-Sunshine Coast-Sea to Sky Country). The question was called on the motion.

CARRIED

16.1. **Appointment of Acting Mayors for 2016** (File: 0120-01)

THAT the Acting Mayor schedule for 2016 as follows, be approved:

December 2015/January 2016: Councillor Soprovich

February/March: Councillor Cameron

April/May: Councillor Cassidy

June/July: Councillor Lewis

August/September: Councillor Gambioli

October/November: Councillor Booth.

16.2. **Proposed 2016 Council Meeting Schedule** (File: 0120-01)

THAT the proposed 2016 Council Meeting Schedule as attached to the report dated December 4, 2015 be approved.

16.2a. Appointment to Greater Vancouver Regional District Board of Directors (Metro Vancouver) (File: 0185-02)

THAT

1. Mayor Smith be appointed to the Greater Vancouver Regional District Board of Directors (Metro Vancouver); and
2. Councillor Lewis be appointed as alternate director.

16.3. Woodfibre LNG Project in Howe Sound (File: 0332-01)

THAT the letter to the Minister of Environment and Climate Change dated December 3, 2015, regarding Proposed Woodfibre LNG Project be received for information.

16.4 Community Interface Protection Plan – Strategic Wildfire Protection Plan Grant Application (File: 2800-01)

THAT the submission of a grant application to the 2015/2016 Strategic Wildfire Prevention Initiative – Community Wildfire Protection Plan Program to support the development of the first phase of a Community Interface Protection Plan for West Vancouver be approved.

16.5. Correspondence List (File: 0120-24)

THAT the correspondence list be received for information.

Council Correspondence Update to November 13, 2015 (up to 12:00 Noon)

Referred for Action

- (1) November 2, 2015, regarding "Proposed subdivision of Lot B and C Daffodil Drive" (Referred to Director of Planning and Development Services for consideration and response)
- (2) Da Vinci's Home, November 10, 2015, regarding "Ambleside Waterfront Concept Plan unveiled NSN 1.Nov.2015" (Referred to Director of Planning and Development Services for consideration and response)
- (3) November 12, 2015, regarding "Blue Bus #256" (Referred to Director of Engineering and Environment Services for consideration and response)

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (4) West Vancouver Historical Society (WVHS), November 10, 2015, regarding "WVHS Speaker Series: Neighbourhood Character and Heritage in West Vancouver" (November 18, 2015)
- (5) 3 submissions, November 10-12, 2015, regarding Proposed Woodfibre LNG Project
- (6) HUB Cycling, November 12, 2015, regarding "November Bicycle Bulletin"
- (7) November 12, 2015, regarding "The October 2015, Concil Special Meeting" (Upper Lands and Ambleside Waterfront Concept Plan)

Received for Information from Other Governments and Government Agencies

No items.

Responses to Correspondence

No items.

Council Correspondence Update to November 20, 2015 (up to 12:00 Noon)

Referred for Action

- (1) October 9, 2015, regarding Request for Delegation to Council (Tree Removal on Private Land) (Referred to Mayor and Council for consideration and response)
- (2) Information Systems Audit and Control Association (ISACA) Vancouver Chapter, November 17, 2015, regarding "Attention Mayor & Council - BC AWARE Days Campaign (Privacy & Security Awareness) Jan 25 - Feb 5 2016" (Request for Proclamation) (Referred to Municipal Clerk for response)
- (3) November 19, 2015, regarding "Pesticide Use Control Bylaw No. 4377, 2004, Amendment Bylaw No. 4859, 2015" (Referred to Director of Parks, Culture and Community Services for consideration and response)
- (4) November 19, 2015, regarding "Fwd: Notice of Public Consideration" (Pedestrian Linkage between Park Royal Towers and Park Royal South) (Referred to Director of Engineering and Environment Services for consideration and response)

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (5) Committee and Board Meeting Minutes – Community Engagement Committee meetings May 11, June 17, and July 15, 2015
- (6) E-Comm 9-1-1, November 16, 2015, regarding "E-Comm Quarterly Newsletter - e-communique Fall 2015"
- (7) November 16, 2015, regarding "Upper Lands Report recommendations"
- (8) Rosemont Strata Council, November 19, 2015, regarding "2290 Marine Drive, West Vancouver." (Proposed Development Permit No. 14-055)
- (9) 4 submissions, November 15-18, 2015, regarding Federal Government Policies and Initiatives

Received for Information from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (10) Manager of Bylaw and Licensing Services, November 13, 2015, response to Hollyburn Veterinary Hospital, "Grosvenor development – where are the noise mitigation measures?"

- (11) Manager of Bylaw and Licensing Services, November 13, 2015, response regarding "Window Washing"
- (12) Director of Planning and Development Services, November 16, 2015, response regarding Request to change Upper Bellevue to Bellevue Lane, and Construction Coordination
- (13) Transit Manager, November 16, 2015, response regarding "Blue Bus #256"
- (14) Manager of Legislative Services, November 18, 2015, response to Vancouver Island and Coast Conservation Society (VICCS), "Request - Declare 'A Day For Our Common Future', December 11th 2015"

Council Correspondence Update to November 24, 2015 (up to 4:30 p.m.)

Referred for Action

- (1) October 28, 2015, regarding Intersection at Taylor Way and Inglewood Avenue (Referred to Director of Engineering and Environment Services for consideration and response)

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (2) Committee and Board Meeting Minutes – Memorial Library Board meeting October 21, 2015
- (3) 2 submissions, November 20 and 23, 2015, regarding Federal Government Policies and Initiatives
- (4) November 22, 2015, regarding "Fwd: Risks regulations and liability around exposing people and students to wireless technology EMF radiation"
- (5) 2 submissions, November 23, 2015, regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4854, 2015 and Proposed Development Procedures Bylaw No. 3984, 1996, Amendment Bylaw No. 4827, 2015 (Temporary Use Permits) (Previously received at November 23, 2015 public hearing)
- (6) November 23, 2015, regarding "Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 4863, 2015."

Received for Information from Other Governments and Government Agencies

- (7) Bowen Island Municipality (2 submissions), November 18 and March 4, 2015, regarding Proposed Woodfibre LNG Project (Submitted by E. Finn at November 23, 2015 Council meeting)
- (8) Metro Vancouver, November 23, 2015, regarding "Draft Regional Affordable Housing Strategy"

Responses to Correspondence

- (9) Senior Manager of Parks, November 23, 2015, response regarding "Pesticide Use Control Bylaw No. 4377, 2004, Amendment Bylaw No. 4859, 2015".

OTHER ITEMS

17. At Council's request the following correspondence was brought forward for discussion.
- 17.1. October 9, 2015, regarding Request for Delegation to Council (Tree Removal on Private Land) (Referred to Mayor and Council for consideration and response).

MOVED by Booth, seconded by Cameron:

THAT the delegation request regarding Tree Removal on Private Land be approved.

CARRIED

REPORTS FROM MAYOR AND COUNCILLORS

18. Reports from Mayor and Councillors

Mayor Smith reported on attendance at a Lions Gate Hospital fundraising event, awards event for retiring and long service employees, opening of the Dundarave Festival of Lights, and at a Police Board meeting.

Councillor Soprovich reported on Operation Red Nose.

Councillor Soprovich left the meeting at 9:13 p.m.

Councillor Booth reported on Youth Services Review: Implementation Group meetings.

Councillor Cassidy reported on the financial success of PumpkinFest, and on attendance at the BrickFest event.

Councillor Soprovich returned to the meeting at 9:15 p.m.

MOVED by Soprovich, seconded by Cameron:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

19. Public Questions and Comments

C. Reynolds (Editor, West Van Matters) queried regarding a list of staff award winners, and commented relative to agenda changes in red, monster houses including complaints, floor area ratio lowered from .45 to .35 in 1988 or before, floor area ratio exemptions, lot clearing by developers, unintended consequences of delays, recommended that neighbourhoods draw up their neighbourhood character, and formerly two different people as planning director and subdivision director.

L. Jones spoke relative to tree protection, moratorium on tree cutting, and tree removal process.

ADJOURNMENT

20. Adjournment of December 7, 2015 Council Meeting

MOVED by Lewis, seconded by Booth:

THAT the December 7, 2015 Council meeting be adjourned.
(9:22 p.m.)

CARRIED

Certified Correct:

MAYOR

MUNICIPAL CLERK