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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
REGULAR COUNCIL MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
NOVEMBER 18, 2019**

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**COUNCIL:**

Mayor M. Booth; Councillors C. Cameron, N. Gambioli, P. Lambur, W. Soprovich, S. Thompson, and M. Wong.

**STAFF:**

N. Leemhuis, Chief Administrative Officer; M. Panneton, Director, Legislative Services/Corporate Officer; J. Bailey, Director, Planning & Development Services; D. Clark, Fire Chief; R. Fung, Director, Engineering & Transportation Services; I. Gordon, Director, Financial Services; S. Almas, Manager, Bylaw & Licensing Services; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; E. Syvokas, Assistant Planner; and R. Tschan, Archivist.

**CALL TO ORDER**

1. The meeting was called to order at 6:02 p.m.

Councillor Gambioli entered the meeting at 6:02 p.m.

Mayor Booth: made an announcement regarding the '16 Days of Activism against Gender-Based Violence' campaign (November 25 to December 10, 2019); and commented regarding Council decorum at the November 4, 2019 regular Council meeting.

**APPROVAL OF AGENDA**

2. **Approval of November 18, 2019 Regular Council Meeting Agenda**

MOVED by Soprovich, seconded by Wong:

THAT the November 18, 2019 regular Council meeting agenda be amended by:

- adding to Item 3 the minutes of the October 28 and November 4, 2019 special (open session) and regular Council meetings;
- adding to Item 4 information regarding North Shore Pickleball Club, regarding Thank You, Overview of the Sport, and Indoor Play Options;
- adding Item 4.1 regarding Cancellation and Scheduling of Public Hearing regarding Areas 5 and 6 of Rodgers Creek (Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5044, 2019; Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5045, 2019; and Phased Development Agreement Authorization Bylaw No. 5041, 2019);
- adding to Item 5 a memorandum and written submission C-1 regarding Proposed Development Variance Permit 19-032 for 1445 Queens Avenue; and

- adding Item 9.1 regarding Proposed Archives Donation Agreement and Proposed District of West Vancouver Archives Reserve Fund Bylaw No. 5050, 2019;

AND THAT the agenda be approved as amended.

CARRIED

### ADOPTION OF MINUTES

#### **3. Adoption of Council Meeting Minutes**

Staff provided information regarding the November 4, 2019 regular Council minutes.

MOVED by Gambioli, seconded by Cameron:

THAT the following minutes be adopted as circulated:

- October 28, 2019 special (open session) and regular Council meetings; and
- November 4, 2019 special (open session) and regular Council meetings.

CARRIED

### DELEGATIONS

#### **4. North Shore Pickleball Club, regarding Thank You, Overview of the Sport, and Indoor Play Options (File: 0055-01)**

H. Fleming (President, North Shore Pickleball Club) and A. Watson (Secretary, North Shore Pickleball Club) provided a presentation and responded to a Council member's question. Council members commented.

MOVED by Lambur, seconded by Wong:

THAT the delegation from North Shore Pickleball Club, regarding Thank You, Overview of the Sport, and Indoor Play Options, be received for information with thanks.

CARRIED

### REPORTS

#### **4.1. Cancellation and Scheduling of Public Hearing regarding Areas 5 and 6 of Rodgers Creek (Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5044, 2019; Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5045, 2019; and Phased Development Agreement Authorization Bylaw No. 5041, 2019) (File: 1610-20-5041/5044/5045)**

Staff spoke relative to the subject recommendations.

MOVED by Cameron, seconded by Gambioli:

THAT

1. the public hearing scheduled for November 19, 2019 at 7 p.m. regarding proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5044, 2019; Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5045, 2019; and Phased Development Agreement Authorization Bylaw No. 5041, 2019 (Areas 5 and 6 of Rodgers Creek), be cancelled; and

2. the public meeting regarding proposed Development Permit 19-061 scheduled for November 19, 2019 at 7 p.m., to be held concurrently with the public hearing scheduled for November 19, 2019 at 7 p.m., be cancelled.

CARRIED

MOVED by Cameron, seconded by Soprovich:

THAT proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5044, 2019; Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5045, 2019; and Phased Development Agreement Authorization Bylaw No. 5041, 2019 (Areas 5 and 6 of Rodgers Creek) be presented at a public hearing on December 3, 2019 at 6 p.m. in the Municipal Hall Council Chamber, and that statutory notice be given of the scheduled public hearing.

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

CARRIED

MOVED by Cameron, seconded by Gambioli:

THAT proposed Development Permit No. 19-061 be presented at a public meeting scheduled for December 3, 2019 at 6 p.m. in the Municipal Hall Council Chamber, to be held concurrently with the public hearing scheduled for December 3, 2019 at 6 p.m. in the Municipal Hall Council Chamber, and that notice be given of the scheduled public meeting.

CARRIED

MOVED by Cameron, seconded by Soprovich:

THAT a special Council meeting be called for December 3, 2019 in the Municipal Hall Council Chamber, to be held at 6 p.m. or immediately following the close of the public hearing and public meeting scheduled for 6 p.m. on December 3, 2019, whichever is later.

CARRIED

**5. Proposed Development Variance Permit 19-032 for 1445 Queens Avenue (File: 1010-20-19-032)**

At the October 28, 2019 regular meeting Council received the report dated October 10, 2019 regarding proposed Development Variance Permit 19-032 for 1445 Queens Avenue and set the date for consideration for November 18, 2019.

Reports received up to and including November 18, 2019:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Memorandum: Proposed Subdivision of 1445 Queens Avenue	November 8, 2019	November 18, 2019	R-0
Proposed subdivision of 1445 Queens Avenue	October 10, 2019	October 28, 2019	R-1

Written Submissions received up to and including November 18, 2019:

SUBMISSION AUTHOR	SUBMISSION DATE	#
Redacted	November 17, 2019	C-1

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

Mayor Booth queried if there was anyone who wished to speak.

B. Chapman (Chapman Land Surveying Ltd, representing the owner of 1445 Queens Avenue) informed that he was available to respond to any questions that Council may have.

Mayor Booth queried if there was anyone else who wished to speak and there was no response.

MOVED by Thompson, seconded by Wong:

THAT the memorandum from the Manager of Current Planning & Urban Design dated November 8, 2019 regarding Proposed Subdivision of 1445 Queens Avenue be received for information.

CARRIED

MOVED by Thompson, seconded by Wong:

THAT all written and oral submissions regarding proposed Development Variance Permit 19-032 for 1445 Queens Avenue up to and including the Council meeting held on November 18, 2019 be received for information.

CARRIED

MOVED by Lambur, seconded by Soprovich:

THAT

1. staff be directed to modify proposed Development Variance Permit 19-032 to require a minimum Front Yard of 12 m on each of the new lots to be secured through a Section 219 covenant against the proposed lots; and
2. proposed Development Variance Permit 19-032 for 1445 Queens Avenue, which would allow for the subject property to be subdivided into two lots with a variance to the minimum lot width for each of the proposed lots, be approved as modified.

Council members commented and staff responded to a Council member's question. The question was called on the motion.

CARRIED

**6. Proposed Traffic and Parking Bylaw No. 4370, 2004, Amendment Bylaw No. 5048, 2019** (File: 1610-20-5048 / 1605-18)

Staff spoke relative to the subject report.

MOVED by Wong, seconded by Cameron:

THAT proposed "Traffic and Parking Bylaw No. 4370, 2004, Amendment Bylaw No. 5048, 2019" be read a first, second and third time.

CARRIED

**7. Proposed Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5049, 2019, and North Shore Bylaw Notice Dispute Adjudication Registry Agreement (File: 1610-20-5049 / 1605-20)**

Staff spoke relative to the subject report and responded to Council's questions.

MOVED by Soprovich, seconded by Wong:

THAT

1. proposed "Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5049, 2019" be read a first, second and third time; and
2. the District of West Vancouver enter into, and that the Mayor and Corporate Officer be authorized to execute, North Shore Bylaw Notice Dispute Adjudication Registry Agreement to facilitate the change in administration of the registry as set out in the report titled Proposed Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5049, 2019, and North Shore Bylaw Notice Dispute Adjudication Registry Agreement.

CARRIED

**8. Community Wildfire Protection Plan (File: 2700-01)**

Staff and B. Blackwell (Principal, B.A. Blackwell & Associates Ltd.) provided a presentation and responded to Council's questions.

Councillor Wong left the meeting at 7:04 p.m.

M. Evison (address not provided) commented regarding: the work plan prepared by staff; provincial funding; affecting change on both private and public lands; potential costs of implementing the plan; and public input regarding the development of the work plan, including the creation of a steering committee.

Councillor Wong returned to the meeting at 7:06 p.m.

L. Jones (address not provided) commented regarding: updating permits and zoning guidelines in the urban-wildland interface; development above the highway; changed operational boundaries; establishing performance targets for building materials and design; and not prioritizing density over the forest.

MOVED by Gambioli, seconded by Wong:

THAT

1. the 2019 Community Wildfire Protection Plan (CWPP), attached as Appendix A to the report from the Fire Chief dated October 31, 2019 be approved;
2. the submission of a grant application to the 2020 Union of BC Municipalities Community Resiliency Investment (CRI) Program to support the implementation of West Vancouver's CWPP be approved; and
3. staff report back to Council by April, 2020 with a workplan for implementing the CWPP that identifies short, medium and long-term opportunities and initiatives, including funding implications.

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

CARRIED

**9. Temporary Protection of the Baker Residence at 1143 Eyremount Drive**  
(File: 2585-03-04)

Staff spoke relative to the subject report.

MOVED by Lambur, seconded by Cameron:

WHEREAS:

1. The property located at 1143 Eyremount Drive, and more particularly described as PID 007-425-023, Amended Lot 13, Block 35, Capilano Estates Plan 9481 (the "Property") is considered to be heritage property; and
2. Pursuant to s. 606 of the *Local Government Act*, a local government may order that real property be subject to temporary protection;

THEREFORE BE IT RESOLVED THAT the property is subject to temporary protection for a period of 60 days commencing on the date this Resolution is passed, and the prohibitions in s. 609 of the *Local Government Act* apply to the property without exception during the 60-day period.

CARRIED

**9.1. Proposed Archives Donation Agreement and Proposed District of West Vancouver Archives Reserve Fund Bylaw No. 5050, 2019**

(File: 0210-01 / 1610-20-5050)

Staff spoke relative to the subject report and responded to a Council member's questions.

C. Reynolds (2403 Marine Drive; Chair, Heritage West Van) spoke relative to Rupert Harrison's contribution to the community and queried regarding how much is in the fund so far and regarding the nature of the proposed donations. Staff provided responses.

S. Bibbings (5765 Cranley Drive): commented regarding the Indigenous genocide and queried whether the Archives just go back to the founding of West Vancouver, or back before the colonial period, and whether there's a plan to do a comprehensive history that dates back further; commented further regarding the sterilization and sanitation of Indigenous peoples, racial and religious property ownership restrictions in West Vancouver; and queried regarding outreach to First Nations on local decisions. Staff and Mayor Booth provided responses.

A Council member commented.

MOVED by Cameron, seconded by Wong:

THAT the District enter into, and the Mayor and Corporate Officer be authorized to execute, the proposed donation agreement attached as Appendix A to the report dated October 31, 2019 from the Director, Legislative Services and the Archivist.

CARRIED

MOVED by Cameron, seconded by Wong:

THAT proposed "District of West Vancouver Archives Reserve Fund Bylaw No. 5050, 2019" be read a first, second and third time.

CARRIED

## **NEW BUSINESS**

10. No items.

## **CONSENT AGENDA ITEMS**

### **11. Consent Agenda Items**

MOVED by Thompson, seconded by Wong:

THAT the Consent Agenda items as follows be approved:

- Item 11.1 regarding Proposed 2020 Council Meeting Schedule;
- Item 11.2 regarding Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1290; and
- Item 11.3 regarding Correspondence List.

CARRIED

#### **11.1. Proposed 2020 Council Meeting Schedule (File: 0120-01)**

THAT the proposed 2020 Council Meeting Schedule, as attached to the report dated October 24, 2019 from the Director of Legislative Services, be approved.

#### **11.2. Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1290 (File: 0185-01)**

THAT the Council of the District of West Vancouver consents to the approval of the adoption of Metro Vancouver Regional District "Regional Parks Service Amendment Bylaw No. 1290, 2019" on behalf of the electors; and directs staff to notify the Metro Vancouver Regional District Board of its consent.

#### **11.3. Correspondence List (File: 0120-24)**

THAT the correspondence list be received for information.

Council Correspondence Update to October 25, 2019 (up to 8:30 a.m.)

- (1) October 20, 2019, regarding "Homeless encampment on Argyle Avenue." (Referred to the Director of Corporate Services for consideration and response)
- (2) October 20, 2019, regarding Support for Retail Business Licence (Referred to the Director of Corporate Services for consideration and response)
- (3) October 22, 2019, regarding "Dangerous speed bumps and bollards on the Spirit trail." (Referred to the Director of Engineering & Transportation Services for consideration and response)
- (4) October 23, 2019, regarding Balcony Enclosures (Referred to the Director of Planning & Development Services for consideration and response)

Referred for Action from Other Governments and Government Agencies

No items.

#### Received for Information

- (5) October 15, 2019, regarding "Fwd: Council Correspondence" (West Vancouver Community Stakeholders Submission to the North Shore News)
- (6) October 18, 2019, regarding "Construction 4441 N Picadilly" (Pre-application Development Proposal)
- (7) October 19, 2019, regarding "Common Sense on Energy"
- (8) 9 submissions, October 19-24, 2019, regarding Climate Action
- (9) October 21, 2019, regarding "DWV Council, Oct. 28, 2019. Item 9, Proposed Amendment to Respectful Behaviour Bylaw No. 4999"
- (10) West Vancouver Chamber of Commerce, October 21, 2019, regarding "REMINDER: Business After Business Networking Event" (October 23, 2019)
- (11) Park Royal Shopping Centre, October 22, 2019, regarding "Light Up the Village Event - Friday November 22"
- (12) October 23, 2019, regarding "Numerous items including changing council access and increasing density by 10,000 people"
- (13) October 23, 2019, regarding Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5044, 2019; Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5045, 2019; and Phased Development Agreement Authorization Bylaw No. 5041, 2019 (Rodgers Creek Areas 5 & 6) (Referred to the November 19, 2019 public hearing)
- (14) Table Matters Network, October 24, 2019, regarding "Table Matter News"
- (15) October 24, 2019, regarding "Future traffic issues for 2400 block Bellevue"

#### Received for Information from Other Governments and Government Agencies

No items.

#### Responses to Correspondence

- (16) Director of Engineering & Transportation Services, October 21, 2019, response regarding "Street repairs, Dundarave"
- (17) Licensing Inspector, October 22, 2019, response regarding Support for Retail Business Licence

Council Correspondence Update to November 1, 2019 (up to 8:30 a.m.)

#### Referred for Action

- (1) October 30, 2019, regarding "Gas Powered Leaf Blowers" (Referred to the Director of Corporate 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 – Arts Facilities Advisory Committee meeting, October 2, 2019
- (3) 20 submissions, undated and October 9-31, 2019, regarding Proposed Development Permit 19-001 for 6404 Wellington Avenue - Tantalus Gardens (Received after the close of the October 8, 2019 public hearing)
- (4) October 17, 2019, regarding “Future of Navy Jack and Nature House”
- (5) 23 submissions, September 20 – October 30, 2019 and undated, regarding Climate Emergency - Community and Corporate Approach to Meeting IPPC Climate Change Targets
- (6) October 25, 2019, regarding “Bus Incident - Marine Drive”
- (7) 7 submissions, October 15 – November 1, 2019, regarding Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5044, 2019; Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5045, 2019; and Phased Development Agreement Authorization Bylaw No. 5041, 2019 (Rodgers Creek Areas 5 & 6) (Referred to the November 19, 2019 public hearing)
- (8) 3 submissions, October 26-27, 2019, regarding Five Creeks Stormwater Flood Protection Project
- (9) October 28, 2019, regarding “Dangerous Road Narrowing on Queens at 15th St”
- (10) West Vancouver Foundation, October 29, 2019, regarding “Gratitude” (District Contribution to West Vancouver Place for Sport)
- (11) 2 submissions, October 29-31, 2019, regarding Reconsideration of Environmental Development Permit Application 19-056 for 993 Sinclair Street (Referred to the November 4, 2019 Council meeting)

Received for Information from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (12) Director of Engineering & Transportation Services, October 25, 2019, response regarding “Dangerous speed bumps and bollards on the Spirit trail.”.

**OTHER ITEMS / NOTICES OF MOTION**

12. No items.

**REPORTS FROM MAYOR AND COUNCILLORS**

**13. Reports from Mayor and Councillors**

Councillor Wong reported on attendance at a recent workshop regarding building relationships between the Muslim and non-Muslim communities.

Councillor Soprovich reported on: attendance at a visit to the Pitt River marshlands; and an upcoming report to Council from the Coastal Marine Management Plan Working Group.

Councillor Gambioli reported on attendance at a Metro Vancouver Regional Planning Committee meeting.

Councillor Cameron reported on: activities of the TransLink Mayors' Council; and attendance at a Zero Waste Committee meeting.

MOVED by Wong, seconded by Cameron:

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

CARRIED

## **PUBLIC QUESTIONS AND COMMENTS**

### **14. Public Questions and Comments**

C. Reynolds (address not provided) commented regarding: Councillor Wong's television appearance with the two Lalji boys; population decreasing; more cars; the approval of the agenda resolution and additions to Item 4 and new Item 4.1; the adoption of the minutes and the incorrect date provided by the Mayor; and that her microphone was turned off at the last meeting before she could respond to the Mayor's comments. Staff provided information relative to the adoption of the minutes.

L. Jones (address not provided) queried regarding public hearing and public meeting procedures, and commented regarding: continued development of the Upper Lands, education, and engagement; a TED Talks film, informing that she would send a link to Council; and in-camera meeting practices.

C. Reynolds referred to remarks made by S. Bibbings during Item 9.1 and clarified that racial and religious property ownership restrictions were imposed by a developer in the British Properties, not by the District of West Vancouver.

## **ADJOURNMENT**

### **15. Adjournment of November 18, 2019 Council Meeting**

MOVED by Cameron, seconded by Wong:

THAT the November 18, 2019 Council meeting be adjourned.  
(7:51 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER