

[View the video of the entire meeting](#)

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JUNE 13, 2022**

Council: Mayor M. Booth and Councillors C. Cameron, N. Gambioli, P. Lambur, and S. Thompson. Councillors W. Soprovich and M. Wong attended the meeting via electronic communication facilities.

Staff: R. Bartlett, Chief Administrative Officer; M. Panneton, Director, Legislative Services/Corporate Officer; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer. M. Chan, Deputy Chief Administrative Officer/Director, Corporate Services; J. Bailey, Director, Planning & Development Services; D. Hawkins, Senior Manager, Community Planning & Sustainability; and T. Doré, Acting Policy & Programs Planner, attended the meeting via electronic communication facilities.

CALL TO ORDER

1. The meeting was called to order at 6:01 p.m.

Councillor Wong entered the meeting at 6:02 p.m. via electronic communication facilities.

Mayor Booth announced that:

- June is Pride Month, and commented regarding ongoing efforts to achieve equal justice and opportunity for lesbian, gay, bisexual, transgender, and questioning peoples;
- June 21st is National Indigenous Peoples Day, a day for all Canadians to celebrate the unique heritage, diverse cultures, and outstanding contributions of First Nations, Inuit, and Metis people; and
- new boundaries for the North Shore's federal ridings are being proposed by the Federal Electoral Boundaries Commission for British Columbia, and commented regarding the proposed changes and the process for electoral boundary redistribution, including a Federal Electoral Boundaries Commission public hearing to be held at the West Vancouver Memorial Library on June 23, 2022 at 5:30 p.m.

Staff provided procedural information, including regarding evacuation routes, timekeeping procedures, and that the regular Council meeting was being held both in the Council Chamber and via electronic communication facilities, and requested that all electronic devices be turned off or silenced.

APPROVAL OF AGENDA

2. Approval of June 13, 2022 Regular Council Meeting Agenda

MOVED by Lambur, seconded by Wong:

THAT the June 13, 2022 regular Council meeting agenda be amended by:

- adding information to Item 6 regarding 2195 Gordon Avenue; and
- adding Item 12.3 regarding CleanBC Communities Fund Intake 3 Program – West Vancouver Memorial Library Heating System Upgrade Application;

AND THAT the agenda be approved as amended.

CARRIED

ADOPTION OF MINUTES

3. Adoption of Council Meeting Minutes

MOVED by Wong, seconded by Thompson:

THAT

1. the minutes of the May 30, 2022 special (open session) and regular Council meetings and May 31, 2022 public hearing and special Council meeting be adopted as circulated; and
2. the Summary of the May 31, 2022 Public Hearing regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5201, 2022 (Land Use Contract Sites) be approved.

CARRIED

DELEGATIONS

4. Hollyburn Community Services Society, regarding A Year in Review (File: 0120-30)

Councillor Wong left the meeting at 6:10 p.m. and returned to the meeting at 6:15 p.m. via electronic communication facilities.

D. Ayriss (Co-Vice Chair of Board of Directors, Hollyburn Community Services Society) and J. Hayden (Director of Innovation and Engagement, Hollyburn Community Services Society) provided a presentation and responded to Council's questions. Council members commented.

MOVED by Thompson, seconded by Cameron:

THAT the delegation from Hollyburn Community Services Society, regarding A Year in Review, be received for information with thanks.

CARRIED

PRESENTATIONS

5. 2022 Student Video Contest (File: 1700-01)

Staff provided a presentation, including the winning video, and informed that the top three 2022 Student Video Contest winners are: E. Gafur; N. Kurzecki; and K. Hrynychuk and H. Hrynychuk. Council members commented and E. Gafur responded to a Council member's questions.

MOVED by Cameron, seconded by Soprovich:

THAT the presentation regarding 2022 Student Video Contest be received for information with thanks.

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

CARRIED

REPORTS

6. 2195 Gordon Avenue (File: 0500-01)

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

N. Tsangarakis (17th Street) spoke in support of the proposed land disposition and commented regarding: public consultation; housing options; and housing affordability.

J. Chalmers (West Vancouver) spoke relative to the proposed land disposition and commented regarding: public consultation; adult day centre; District-owned lands; and whether a referendum should be held on the matter.

T. Blair (address not provided) spoke relative to the proposed land disposition and commented regarding: public consultation; subsidized housing; and whether a referendum should be held on the matter. Council members commented.

J. Selzer (Teacher, Rockridge Secondary School) spoke in support of the proposed land disposition and commented regarding: workforce retention; housing options; and housing affordability.

P. Frewer (West Vancouver) spoke relative to the proposed land disposition and commented regarding: housing options; demographic changes; housing affordability; and rental housing.

J. Sidhu (West Vancouver) spoke in support of the proposed land disposition and read from a written submission from a West Vancouver resident regarding: living, working, and volunteering in West Vancouver; rental housing; housing affordability; workforce retention; and housing options.

R. Fisher (West Vancouver; and West Vancouver Memorial Library Board Member) spoke in support of the proposed land disposition and commented regarding: housing affordability; workforce retention; and whether a referendum should be held on the matter.

M. Slater (1058 Keith Road) spoke in opposition to the proposed land disposition and commented regarding: housing affordability; housing options; public consultation; subsidized housing; and workforce retention.

S. Slater (1730 Duchess Avenue) spoke relative to the proposed land disposition and commented regarding: housing options and public consultation.

N. Jensen (address not provided) spoke in opposition to the proposed land disposition and commented regarding: housing affordability; rental housing; and whether a referendum should be held on the matter.

W. Zhou (West Vancouver) spoke in opposition to the proposed land disposition and commented regarding: housing affordability; seniors housing; and programs and amenities for children.

J. Cave (West Vancouver) spoke in opposition to the proposed land disposition and commented regarding: subsidized housing; value of the subject lands; seniors housing; rental housing; and transit services.

S. Price (West Vancouver; and Teacher, Eagle Harbour Montessori School) spoke in support of the proposed land disposition and commented regarding: housing options; District-owned lands; subsidized recreational amenities; and housing affordability.

A. Krawczyk (West Vancouver) spoke in support of the proposed land disposition and commented regarding: public consultation; housing options; subsidized housing; workforce retention; and District-owned lands.

N. Malkin (address not provided) spoke in opposition to the proposed land disposition and commented regarding: rental housing; District-owned lands; public consultation; housing options; and infrastructure maintenance.

M. Rowan (address not provided) spoke in support of the proposed land disposition and commented regarding: housing affordability; workforce retention; demographic changes; and housing options.

Staff responded to a Council member's question.

F. Christiaens (Elveden Row) spoke in opposition to the proposed land disposition and commented regarding subsidized housing.

MOVED by Soprovich, seconded by Gambioli:

THAT the District enter into, and the Mayor and Corporate Officer be authorized to execute: the Offers to Lease with Kiwanis North Shore Housing Society and 2195 Gordon Avenue Limited Partnership, with respect to the District-owned property at 2195 Gordon Avenue (also known as 990 22nd Street) in the form as attached to the Council Report from the Deputy Chief Administrative Officer dated April 27, 2022 and titled 2195 Gordon Avenue (also known as 990 22nd Street), and with such minor amendments as recommended by the Municipal Solicitor; and other documents referenced in the Offers to Lease, and such other documents as recommended by the Municipal Solicitor to implement the Offers to Lease.

Councillor Cameron left the meeting at 8:37 p.m. and returned to the meeting at 8:39 p.m. via electronic communication facilities.

Council members commented. The question was called on the motion.

CARRIED

Councillors Lambur and Thompson voted in the negative

Councillors Soprovich and Wong left the meeting at 9:04 p.m.

7. Ambleside Town Centre Local Area Plan: Revised Approach (File: 2520-17)

Councillors Soprovich and Wong returned to the meeting at 9:13 p.m. via electronic communication facilities. Councillor Thompson left the meeting at 9:42 p.m. and returned to the meeting at 9:44 p.m.

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

MOVED by Gambioli, seconded by Wong:

THAT the report from the Senior Manager of Community Planning & Sustainability, dated May 27, 2022 and titled Ambleside Town Centre Local Area Plan: Revised Approach, be received for information.

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

CARRIED

MOVED by Gambioli, seconded by Wong:

THAT staff prepare three high-level, draft plan options for engagement purposes.

CARRIED

MOVED by Gambioli, seconded by Wong:

THAT staff report back to Council with the three high-level, draft plan options for subsequent direction in the first quarter of 2023.

Council members commented.

MOVED by Lambur, seconded by Soprovich:

THAT the main motion be amended by adding the words "and report back to Council with updates on a monthly basis" to the end of the motion.

Councillor Gambioli left the meeting at 9:57 p.m. and returned to the meeting at 10 p.m.

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

CARRIED

As the amendment motion was carried, the main motion was amended. The main motion, as amended, follows:

THAT staff report back to Council with the three high-level, draft plan options for subsequent direction in the first quarter of 2023 and report back to Council with updates on a monthly basis.

The question was called on the main motion as amended.

CARRIED

8. Consideration of Metro 2050: Regional Growth Strategy (File: 2515-01)

Councillor Wong left the meeting at 10:02 p.m. and returned to the meeting at 10:14 p.m. via electronic communication facilities.

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

MOVED by Gambioli, seconded by Wong:

THAT

1. the Metro Vancouver Regional Growth Strategy, titled Metro 2050 (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022), be received for information;
2. the proposed Metro 2050 Regional Growth Strategy (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022) be accepted as presented, pursuant to section 436 of the *Local Government Act*, and
3. staff be directed to forward the Council resolution of acceptance of Metro 2050 Regional Growth Strategy (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022) to Metro Vancouver Regional District.

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

CARRIED

BYLAWS

9. Proposed Fees and Charges Bylaw No. 5136, 2021, Amendment Bylaw No. 5204, 2022 (Latecomer Charges and Cost Recovery) (File: 1610-20-5204)

MOVED by Wong, seconded by Thompson:

THAT proposed "Fees and Charges Bylaw No. 5136, 2021, Amendment Bylaw No. 5204, 2022" be adopted.

CARRIED

10. Proposed Housing Agreement Authorization Bylaw No. 5200, 2022 (2195 Gordon Avenue) (File: 1610-20-5200)

MOVED by Soprovich, seconded by Cameron:

THAT the memorandum from the Deputy Chief Administrative Officer, dated May 31, 2022 and titled 2195 Gordon Avenue – Revised Housing Agreement, be received for information.

CARRIED

MOVED by Soprovich, seconded by Cameron:

THAT proposed “Housing Agreement Authorization Bylaw No. 5200, 2022” be modified by removing Schedule B – Eligible Tenant from the Housing Agreement and replacing it with the revised Schedule B – Eligible Tenant attached to the memorandum from the Deputy Chief Administrative Officer dated May 31, 2022 and titled 2195 Gordon Avenue – Revised Housing Agreement.

CARRIED

Councillors Lambur and Thompson voted in the negative

MOVED by Soprovich, seconded by Cameron:

THAT proposed “Housing Agreement Authorization Bylaw No. 5200, 2022” be read a second time as modified.

CARRIED

Councillors Lambur and Thompson voted in the negative

MOVED by Soprovich, seconded by Cameron:

THAT proposed “Housing Agreement Authorization Bylaw No. 5200, 2022” be read a third time.

CARRIED

Councillors Lambur and Thompson voted in the negative

A Council member commented.

NEW BUSINESS

11. No items.

CONSENT AGENDA ITEMS

12. **Consent Agenda Items**

MOVED by Thompson, seconded by Lambur:

THAT the Consent Agenda items as follows be approved:

- Item 12.1 regarding Proposed General Local Elections Regulation Bylaw No. 4960, 2018, Amendment Bylaw No. 5217, 2022 (to clarify mail ballot voting procedures);
- Item 12.2 regarding Delegation Request; and

- Item 12.3 regarding CleanBC Communities Fund Intake 3 Program – West Vancouver Memorial Library Heating System Upgrade Application.

CARRIED

12.1. Proposed General Local Elections Regulation Bylaw No. 4960, 2018, Amendment Bylaw No. 5217, 2022 (to clarify mail ballot voting procedures)
(File: 1610-20-5217)

THAT proposed "General Local Elections Regulation Bylaw No. 4960, 2018, Amendment Bylaw No. 5217, 2022" be read a first, second, and third time.

12.2. Delegation Request (File: 0120-30)

THAT the delegation request from Year of the Salish Sea, regarding Year of the Salish Sea, be approved.

12.3. CleanBC Communities Fund Intake 3 Program – West Vancouver Memorial Library Heating System Upgrade Application (File: 1145-01)

THAT

1. the District apply for an ICIP CleanBC Communities Fund grant for the Memorial Library Heating System Upgrade Project;
2. the District cover all project costs outside of the approved grant amount from the District's Capital Facilities Reserve;
3. the District cover all ineligible project costs determined by the grant program, plus any potential overruns from the District's Capital Facilities Reserve; and
4. subject to confirmation that grant funding is available, staff be directed to implement the Memorial Library Heating System Upgrade Project.

OTHER ITEMS / NOTICES OF MOTION

13. No items.

REPORTS FROM MAYOR AND COUNCILLORS

14. Reports from Mayor and Councillors

Councillor Soprovich reported on: attendance at the West Vancouver Art Museum exhibition 'A Twist of the Rules: The Architecture of Paul Merrick'; and attendance, with other members of Council, at a volunteer appreciation event at the Kay Meek Theatre.

Councillor Thompson reported on: attendance, with other members of Council, at a volunteer appreciation event at the Kay Meek Theatre; and attendance at the West Vancouver-Sunrise Rotary Club's recent 'Rotary Ride for Rescue' event held on Cypress Bowl, and commented on the event's success.

MOVED by Lambur, seconded by Soprovich:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

15. Public Questions and Comments

D. Lust (323 Mathers Avenue) commented and queried regarding proposed pickleball courts at Hugo Ray Park, including: noise; impacts on nearby residents and the Capilano View Cemetery; tree removal; traffic safety; parking; lighting; and environmental protection.

H. Whishaw (1455 3rd Street) commented and queried regarding proposed pickleball courts at Hugo Ray Park, including: public consultation; traffic safety; lighting; playing times; and noise. Mayor Booth encouraged D. Lust and H. Whishaw to submit their questions to staff in writing for consideration.

C. Reynolds (Editor, West Van Matters; and Chair, Heritage West Van) commented regarding: conducting hydrology studies as part of the land development process; the proposed Ambleside Town Centre Local Area Plan; 2195 Gordon Avenue; and the recent Bridge Festival.

ADJOURNMENT

16. Adjournment of June 13, 2022 Council Meeting

MOVED by Gambioli, seconded by Cameron:

THAT the June 13, 2022 Council meeting be adjourned.
(10:44 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER