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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER**

**REGULAR COUNCIL MEETING AGENDA**

**JULY 24, 2023**

**7 PM IN THE MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES**

*(Members of the public may hear, or watch and hear, the meeting by attending the Municipal Hall Council Chamber, or via electronic communication facilities through the link provided on the District's Council Meeting webpage)*

We acknowledge that we are holding this meeting on the traditional and ancestral territory of the Squamish Nation, Tseil-Waututh Nation and Musqueam Nation. We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

**CALL TO ORDER**

1. Call to Order.

**APPROVAL OF AGENDA**

2. **Approval of July 24, 2023 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the July 24, 2023 regular Council meeting agenda be approved as circulated.

**ADOPTION OF MINUTES**

3. **Adoption of Council Meeting Minutes**

RECOMMENDATION:

THAT the following minutes be adopted as circulated:

- July 10, 2023 [special \(open session\)](#) and [regular](#) Council meetings.

**DELEGATIONS**

4. **Horseshoe Bay Business Association, regarding Information Regarding the Work of the Horseshoe Bay Business Association** (File: 0120-30)

*Presentation to be provided.*

RECOMMENDATION:

THAT the delegation from the Horseshoe Bay Business Association, regarding Information Regarding the Work of the Horseshoe Bay Business Association, be received for information with thanks.

**REPORTS**

5. **[Ambleside Local Area Plan \(LAP\): Engagement Summary, Proposed Framework, and Next Steps](#)** (File: 2520-17)

*[Presentation to be provided.](#)*

RECOMMENDATION:

THAT the report dated July 14, 2023 titled Ambleside Local Area Plan (LAP): Engagement Summary, Proposed Framework, and Next Steps be received for information.

RECOMMENDATION:

THAT Council confirm the revised Ambleside Local Area Plan study area, scope and approach as shown on map 1 in Appendix A attached to the report dated July 14, 2023 from the Senior Manager of Community Planning & Sustainability.

RECOMMENDATION:

THAT staff assess the implications of any provincial direction regarding single-detached housing regulations and conduct local meetings with five single-detached neighbourhood sub-areas to discuss land use options as shown on map 2 in Appendix A attached to the report dated July 14, 2023 from the Senior Manager of Community Planning & Sustainability.

RECOMMENDATION:

THAT staff prepare Zoning and Official Community Plan bylaw amendments to guide change for Ambleside's apartment areas, as shown on maps 3 to 8 in Appendix A attached to the report dated July 14, 2023 from the Senior Manager of Community Planning & Sustainability, for Council's consideration in Fall 2023.

## RECOMMENDATION:

THAT staff prepare Zoning Bylaw amendments to the RM1 and RM2 zones that apply to the parcels with existing purpose-built rental, as shown on the map attached as Appendix B to the report dated July 14, 2023 from the Senior Manager of Community Planning & Sustainability, to allow a maximum floor area ratio of 2.0 and to limit the form of tenure for all residential units to rental tenure, for Council's consideration in Fall 2023.

## RECOMMENDATION:

THAT staff prepare design illustrations to visualize the regeneration of the Hollyburn and Ambleside commercial areas, as shown on maps 9 to 14 in Appendix A attached to the report dated July 14, 2023 from the Senior Manager of Community Planning & Sustainability, for community engagement in Fall 2023.

## RECOMMENDATION:

THAT staff prepare a Communications and Engagement Plan and meet with the Community Engagement Committee in September or October 2023 for input on future engagement.

## RECOMMENDATION:

THAT Engineering & Transportation Services staff prepare an Ambleside Transportation Plan to accompany the Ambleside Local Area Plan.

**6. [Direction to Develop Demolition Waste Reduction Requirements](#)**

(File: 0332-01)

## RECOMMENDATION:

THAT staff develop a policy to facilitate house relocation initiatives to minimize the demolition of livable houses and associated waste.

## RECOMMENDATION:

THAT staff develop a bylaw to divert construction and demolition waste for recycling and reuse.

**BYLAWS**

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

**7. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5081, 2023 (325 Keith Road) (File: 1610-20-5081)**

*The proposed bylaw received first reading at the February 6, 2023 Council meeting, was the subject of a public hearing held on March 27, 2023 which was adjourned to a reconvened public hearing on May 8, 2023 which then closed on May 8, 2023, and received second and third reading at the May 8, 2023 Council meeting. As the reconvened public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.*

*As the proposed bylaw was approved by the Ministry of Transportation and Infrastructure on June 2, 2023, it may be considered for adoption.*

**RECOMMENDATION:**

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5081, 2023” be adopted.

**8. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022; and Development Permit 21-185 (671, 685, & 693 Clyde Avenue and 694 Duchess Avenue)**

(File: 1610-20-5222/5223 / 1010-20-21-185)

*The proposed bylaws received first reading at the January 23, 2023 Council meeting, were the subject of a public hearing held and closed on March 6, 2023 and received second and third reading at the March 27, 2023 Council meeting. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaws.*

*NOTE: Each reading of an Official Community Plan bylaw must receive an affirmative vote of a majority of all Council members (4 members) in order to proceed (Local Government Act, s. 477).*

**RECOMMENDATION:**

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5222, 2022” be adopted.

*As the proposed bylaw was approved by the Ministry of Transportation and Infrastructure on April 4, 2023, it may be considered for adoption.*

**RECOMMENDATION:**

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5223, 2022” be adopted.

*If the proposed bylaws are adopted Council may consider proposed Development Permit 21-185 for approval.*

**RECOMMENDATION:**

THAT proposed Development Permit 21-185, which would regulate the form and character of the proposed apartment building, landscaping, and boulevard improvements, be approved.

**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.*

9. No items.

**CONSENT AGENDA ITEMS**

10. No items.

**OTHER ITEMS / NOTICES OF MOTION**

11. **Code of Conduct Committee Update** (File: 0115-20-COCT)

*Information to be provided.*

**REPORTS FROM MAYOR AND COUNCILLORS**

12. **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.*

13. **Public Questions and Comments (3 minutes per speaker)**

**ADJOURNMENT**

14. **Adjournment of July 24, 2023 Council Meeting**

RECOMMENDATION:

THAT the July 24, 2023 Council meeting be adjourned.