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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JULY 24, 2023**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, S. Snider, S. Thompson, and L. Watt.

Staff: S. Findlay, Municipal Manager; P. Cuk, Acting Director, Legislative Services/ Corporate Officer; J. Bailey, Director, Planning & Development Services; D. Hawkins, Senior Manager, Community Planning & Sustainability; H. Keith, Senior Manager, Climate Action & Environment; and T. Azuma, Acting Manager, Legislative Operations.

CALL TO ORDER

1. The meeting was called to order at 7:03 p.m.

Mayor Sager announced that:

- Council voted to proceed to tender on the Place for Sport project;
- Council has selected the British Columbia Mountaineering Club in response to the call for Expression of Interest regarding Deacon Cabin on Hollyburn Mountain;
- the house at 1448 Argyle Avenue has been sold and will be moved by barge and used as a home for bereavement counselling; and
- Council has approved a lease for the Navy Jack House and a plan for its restoration.

APPROVAL OF AGENDA

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

MOVED by Cassidy, seconded by Thompson:

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

CARRIED

ADOPTION OF MINUTES

3. **Adoption of Council Meeting Minutes**

MOVED by Watt, seconded by Snider:

THAT the following minutes be adopted as circulated:

- July 10, 2023 special (open session) and regular Council meetings.

CARRIED

DELEGATIONS

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

S. Alexander (Secretary, Horseshoe Bay Business Association) and M. Sewell (President, Horseshoe Bay Business Association) provided a presentation. Council members commented.

MOVED by Watt, seconded by Cassidy:

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.

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

CARRIED

REPORTS

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

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

R. Heidary (1820 Marine Investments Ltd.) commented regarding the retention of commercial units.

J. Millar (address not provided) commented regarding housing options.

A. Tunner (address not provided) commented regarding creating a sense of place. A Council member commented.

K. Vinal (West Vancouver; and on behalf of St. Stephen's Anglican Church) commented regarding public assembly land use. Staff responded to a Council member's question. A Council member commented.

R. Pearson (address not provided) commented and queried regarding the proposed Zoning and Official Community Plan amendment bylaws. Staff provided a response. A Council member commented.

M. Pappas (West Vancouver) commented regarding conflict-of-interest provisions of the *Community Charter*. Council members commented and staff responded to a Council member's question.

G. Powroznik (address not provided) commented and queried regarding housing affordability and land development. Staff provided a response.

G. McIsaac (address not provided) commented regarding public consultation and land development. A Council member commented.

E. McHarg (Chair, West Vancouver Chamber of Commerce) commented regarding changes to residential and commercial zoning.

M. Cooper (address not provided) commented regarding public consultation and the boundaries of the study area.

M. O'Brien (Executive Director, Ambleside Dunderave Business Improvement Association) commented regarding: public consultation; and changes to residential and commercial zoning.

J. Sidhu (Dunderave) commented regarding the demographic makeup of West Vancouver and housing affordability.

MOVED by Lambur, seconded by Gambioli:

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

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

CARRIED

MOVED by Lambur, seconded by Gambioli:

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.

CARRIED

MOVED by Lambur, seconded by Gambioli:

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.

CARRIED

Council members commented and staff provided procedural information.

MOVED by Lambur, seconded by Gambioli:

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.

CARRIED

MOVED by Lambur, seconded by Gambioli:

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.

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

CARRIED

MOVED by Lambur, seconded by Gambioli:

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.

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

CARRIED

MOVED by Lambur, seconded by Gambioli:

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

CARRIED

MOVED by Lambur, seconded by Gambioli:

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

CARRIED

A Council member commented.

6. Direction to Develop Demolition Waste Reduction Requirements

(File: 0332-01)

MOVED by Snider, seconded by Thompson:

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

CARRIED

MOVED by Snider, seconded by Thompson:

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

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

CARRIED

BYLAWS

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

MOVED by Cassidy, seconded by Gambioli:

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

CARRIED

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)

A Council member commented.

MOVED by Gambioli, seconded by Snider:

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

CARRIED

Councillors Cassidy and Thompson voted in the negative

MOVED by Gambioli, seconded by Snider:

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

CARRIED

Councillors Cassidy and Thompson voted in the negative

MOVED by Gambioli, seconded by Snider:

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

CARRIED

Councillors Cassidy and Thompson voted in the negative

NEW BUSINESS

9. No items.

CONSENT AGENDA ITEMS

10. No items.

OTHER ITEMS / NOTICES OF MOTION

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

Mayor Sager informed that the Code of Conduct Committee Update will be provided at a future meeting.

REPORTS FROM MAYOR AND COUNCILLORS

12. Reports from Mayor and Councillors

Councillor Cassidy reported on the opening of Horseshoe Bay Park on Thursday, July 27, the Harmony Arts Festival on August 4, and the Hoedown on August 25.

Councillor Watt reported on the creation of Canada's first marine protected area in Whytecliff Park 30 years ago. Mayor Sager thanked all who helped to make the marine protected area happen.

Councillor Cassidy reported on the upcoming Ambleside Live concert.

MOVED by Thompson, seconded by Lambur:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

13. Public Questions and Comments

P. Dobson (address not provided) commented regarding the Place for Sport project.

E. McHarg (West Vancouver) commented regarding the impacts of climate change.

ADJOURNMENT

14. Adjournment of July 24, 2023 Council Meeting

MOVED by Snider, seconded by Watt:

THAT the July 24, 2023 Council meeting be adjourned.
(9:17 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Acting Corporate Officer]

ACTING CORPORATE OFFICER