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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  
NOVEMBER 27, 2023**

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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, Manager, Legislative Operations/Deputy Corporate Officer; J. Bailey, Director, Planning & Development Services; J. Moller, Director, Engineering & Transportation Services; M. McGuire, Senior Manager, Current Planning & Urban Design; F. Mansoori, Senior Manager, Engineering Utilities Planning, Design & Project Delivery; E. Willobee, Senior Manager, Engineering Services; and M. MacLean, Business Manager, Engineering & Transportation Services.

**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

2. **Approval of November 27, 2023 Regular Council Meeting Agenda**

MOVED by Watt, seconded by Snider:

THAT the November 27, 2023 regular Council meeting agenda be approved as circulated.

**CARRIED**

**ADOPTION OF MINUTES**

3. No items.

**REPORTS**

4. **Proposed Rezoning and Development Permit for 2229 Folkestone Way (Salmon House Site)** (File: 1610-20-5280/5281/5282 / 1010-20-22-109)

Staff provided a presentation.

MOVED by Lambur, seconded by Snider:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report from the Assistant Planner dated November 16, 2023, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

CARRIED

MOVED by Lambur, seconded by Snider:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5280, 2023” be read a first time.

CARRIED

MOVED by Lambur, seconded by Snider:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023” be read a first time.

CARRIED

MOVED by Lambur, seconded by Snider:

THAT proposed “Land Use Contract (Development Area Agreement 1957) Discharge Bylaw No. 5282, 2023” be read a first time.

CARRIED

MOVED by Lambur, seconded by Snider:

THAT proposed: “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5280, 2023”; “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023”; and “Land Use Contract (Development Area Agreement 1957) Discharge Bylaw No. 5282, 2023” be presented at a public hearing on January 22, 2024 at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that notice be given of the scheduled public hearing.

CARRIED

MOVED by Lambur, seconded by Snider:

THAT proposed Development Permit 22-109 be presented at a public meeting scheduled for January 22, 2024 at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), to be held concurrently with the public hearing scheduled for January 22, 2024 at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that notice be given of the scheduled public meeting.

CARRIED

**5. Proposed Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5246, 2023 and Utility Update (File: 1610-20-5246)**

Staff provided a presentation.

MOVED by Cassidy, seconded by Watt:

THAT

1. Solid Waste Utility fees be adjusted for 2024 to the amounts set out in

Schedule A of proposed "Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5246, 2023" as attached to the report dated November 6, 2023 from the Senior Manager of Engineering Services; and

2. proposed "Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5246, 2023" be read a first, second, and third time.

CARRIED

**6. Proposed Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5284, 2023 and Utility Update (File: 1610-20-5284)**

Staff provided a presentation.

MOVED by Cassidy, seconded by Watt:

THAT

1. Sewer and Drainage Utility fees be adjusted for 2024 to the amounts set out in Schedules A and B of proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5284, 2023" as attached to the report dated November 1, 2023 from the Senior Manager of Engineering Utilities Planning, Design & Project Delivery; and
2. proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5284, 2023" be read a first, second, and third time.

CARRIED

**7. Proposed Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5283, 2023 and Utility Update (File: 1610-20-5283)**

Staff provided a presentation. A Council member commented.

MOVED by Gambioli, seconded by Thompson:

THAT

1. Water Utility fees be adjusted for 2024 to the amounts set out in Schedules A and B of proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5283, 2023" as attached to the report dated November 1, 2023 from the Senior Manager of Engineering Utilities Planning, Design & Project Delivery; and
2. proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5283, 2023" be read a first, second, and third time.

CARRIED

## **BYLAWS**

**8. Proposed Animal Control and Licence Bylaw No. 4545, 2008, Amendment Bylaw No. 5286, 2023** (File: 1610-20-5286)

MOVED by Watt, seconded by Cassidy:

THAT proposed “Animal Control and Licence Bylaw No. 4545, 2008, Amendment Bylaw No. 5286, 2023” be adopted.

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

CARRIED

Councillors Gambioli and Thompson voted in the negative

Council members commented and staff provided procedural information.

**9. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023 (Ambleside Local Area Plan (LAP): RM1 and RM2 Proposed Zoning Bylaw Amendments)** (File: 1610-20-5264)

MOVED by Lambur, seconded by Gambioli:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023” be read a second time.

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

DEFEATED

Councillors Cassidy, Snider, Thompson, and Watt voted in the negative

## **NEW BUSINESS**

**10.** No items.

## **CONSENT AGENDA ITEMS**

**11. Consent Agenda Items**

The following Consent Agenda Items 11.1 and 11.2 were excluded from the Consent Agenda for debate.

**11.1. Proposed Appointments of Council Representatives to Boards and Committees for 2024** (File: 0116-01)

Council members commented and staff provided procedural information.

MOVED by Cassidy, seconded by Thompson:

THAT the following proposed appointments of Council representatives to boards and committees for a term of January 1 to December 31, 2024 be approved:

**BOARDS:**

Enhance West Van: Councillor Watt

Memorial Library Board: Councillor Thompson

Seniors' Activity Centre Advisory Board: Councillor Lambur

**COUNCIL COMMITTEES:**

Arts and Culture Advisory Committee: Councillors Gambioli and Watt

Awards Committee: Councillor Thompson

Code of Conduct Committee: Councillors Gambioli, Lambur, and Snider (Chair)

Community Engagement Committee: Councillors Cassidy, Lambur (Chair), and Watt

Design Review Committee: None

Environment Committee: Councillor Lambur

Finance and Audit Committee: All of Council

Gleneagles Community Centre Advisory Committee: Councillor Cassidy

Heritage Advisory Committee: None

Lower Caulfeild Advisory Committee: None

Parcel Tax Roll Review Panel: Councillors Gambioli, Lambur, and Snider  
(Alternates: Councillors Cassidy, Thompson, and Watt)

**TRI-MUNICIPAL GROUPS:**

North Shore Advisory Committee on Disability Issues: Councillor Cassidy

North Shore Connects: Mayor Sager

North Shore Emergency Management: Councillor Thompson  
(Alternate: Councillor Cassidy)

North Shore Standing Committee on Substance Use: Councillor Cassidy

**OTHER:**

Ambleside and Dundarave Business Improvement Association:  
Councillor Snider

Howe Sound Community Forum: Councillors Lambur, Thompson, and Watt

Mayor's Council on Regional Transportation: Mayor Sager  
(Alternate: Councillor Thompson)

Municipal Caucus: Mayor Sager

Municipal Finance Authority: Mayor Sager

North Shore Congress: Mayor Sager

West Vancouver Chamber of Commerce: Councillor Cassidy

Youth Advisory Committee: Councillor Thompson

North Shore Table Matters: Councillor Watt

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

CARRIED

**11.2. Direction to Prepare Zoning Bylaw Amendments to Enhance Retail Diversity within Ambleside and Dundarave (File: 1610-20-4662)**

MOVED by Cassidy, seconded by Thompson:

THAT

1. staff prepare amendments to Zoning Bylaw No. 4662, 2010 to add business or commercial school, fitness and body care, health care office, pet care establishment, pharmacy, and veterinary medical clinic to the list of uses which, combined, must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face within the AC1, AC2 and C2 zones in Ambleside and Dundarave; and
2. building permit and business license applications that might conflict with these proposed zoning amendments be brought to Council's attention as soon as possible, so that Council can consider withholding permits and licenses as authorized by section 463 of the *Local Government Act*.

Council members commented.

M. O'Brien (Ambleside Dundarave Business Improvement Association) spoke in support of the proposed bylaw amendment.

E. McHarg (Chamber of Commerce) spoke in support of the proposed bylaw amendment.

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

CARRIED

Mayor Sager commented relative to Item 11.1 regarding Proposed Appointments of Council Representatives to Boards and Committees for 2024.

**OTHER ITEMS / NOTICES OF MOTION**

12. No items.

## **REPORTS FROM MAYOR AND COUNCILLORS**

13. No items.

## **PUBLIC QUESTIONS AND COMMENTS**

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

C. Maughan (address not provided) commented regarding allowing dogs in public spaces and public consultation.

M. Gamel (West Vancouver) commented regarding urban forest management.

C. Morisseau (Ambleside) commented regarding short term rentals.

T. Reinsch (address not provided) commented regarding urban forest management and climate change.

M. O'Brien (Ambleside Dundarave Business Improvement Association) commented regarding Christmas festivities in Ambleside and Dundarave and responded to a Council member's question. Council members commented.

E. McHarg (West Vancouver) commented regarding allowing dogs in public spaces. A Council member commented.

## **ADJOURNMENT**

### **15. Adjournment of November 27, 2023 Council Meeting**

MOVED by Snider, seconded by Lambur:

THAT the November 27, 2023 Council meeting be adjourned.  
(8:43 p.m.)

CARRIED

Certified Correct:

*[Original signed by Mayor]*

\_\_\_\_\_  
MAYOR

*[Original signed by Deputy Corporate Officer]*

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DEPUTY CORPORATE OFFICER