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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

REGULAR COUNCIL MEETING AGENDA

DECEMBER 9, 2024

**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 December 9, 2024 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the December 9, 2024 regular Council meeting agenda be approved as circulated.

REPORTS

3. **[Proposed Miscellaneous Bylaw Amendments](#)**

(File: 1610-20-5353/5354/5355/5365)

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for this item is not permitted.

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

[Presentation to be provided.](#)

RECOMMENDATION:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5353, 2024" be read a first time.

RECOMMENDATION

THAT proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5354, 2024" be read a first, second, and third time.

RECOMMENDATION:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5355, 2024" be read a first time.

RECOMMENDATION:

THAT proposed "Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5365, 2024" be read a first, second, and third time.

RECOMMENDATION:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the November 18, 2024 report from the Planning Technicians, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

RECOMMENDATION:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5353, 2024" and proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5355, 2024" be presented at a public hearing scheduled for January 27, 2025 at 5:30 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled public hearing.

4. [Interim Housing Needs Report](#) (File: 2515-02)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the Interim Housing Needs Report, attached as Appendix A to the November 22, 2024 report from the Senior Community Planner, be received for information and published on the District's website, as per legislative requirements.

5. [Proposed Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5369, 2024 to Increase Municipal Traffic Fines](#)
(File: 1610-20-5369)

RECOMMENDATION:

THAT proposed "Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5369, 2024" be read a first, second, and third time.

BYLAWS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

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

6. [Proposed Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5348, 2024](#) (File: 1610-20-5348)

The proposed bylaw received first, second, and third reading at the November 25, 2024 Council meeting.

RECOMMENDATION:

THAT proposed "Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5348, 2024" be adopted.

7. [Proposed Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5349, 2024](#) (File: 1610-20-5349)

The proposed bylaw received first, second, and third reading at the November 25, 2024 Council meeting.

RECOMMENDATION:

THAT proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5349, 2024" be adopted.

8. [Proposed Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5350, 2024](#) (File: 1610-20-5350)

The proposed bylaw received first, second, and third reading at the November 25, 2024 Council meeting.

RECOMMENDATION:

THAT proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5350, 2024" be adopted.

9. [Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024 \(M1 Marine Zone Adjacent to Pasco Road and Official Community Plan Foreshore Areas Policy\)](#) (File: 1610-20-5361/5362)

The proposed bylaws received first reading at the October 21, 2024 Council meeting, were the subject of a public hearing held and closed on November 18, 2024 and received second and third reading at the November 25, 2024 Council meeting. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaws.

As the following proposed bylaw was approved by the Ministry of Transportation and Infrastructure on November 12, 2024, it may be considered for adoption.

RECOMMENDATION:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024" be adopted.

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. 5362, 2024" be adopted.

10. Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5366, 2024 (Track Fees) (File: 1610-20-5366)

The following proposed bylaw received first, second, and third reading at the November 25, 2024 Council meeting.

RECOMMENDATION:

THAT proposed "Fees and Charges Bylaw No. 5334, 2024 Amendment Bylaw No. 5366, 2024" be adopted.

11. Proposed Housing Agreement Authorization Bylaw No. 5352, 2024 (Supportive Housing Units at the Park Royal Gateway Building)
(File: 1610-20-5352)

The following proposed bylaw received first, second, and third reading at the November 25, 2024 Council meeting.

RECOMMENDATION:

THAT proposed "Housing Agreement Authorization Bylaw No. 5352, 2024" be adopted.

NEW BUSINESS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

If new business items are added to the agenda at the time of agenda approval, the new items will be added to this section.

12. No items.

CONSENT AGENDA ITEMS

Items listed in the Consent Agenda are considered for approval in one motion, unless a member of Council wishes to debate an item and requests that it be excluded. If an item is excluded from the Consent Agenda it will be considered as an agenda item. The rule of order establishing a Consent Agenda provides that consent agenda items may be considered in total and without debate or amendment.

13. Consent Agenda Items

The following Consent Agenda items may be considered for approval in one motion, or considered separately, or items may be excluded for debate.

RECOMMENDATION:

THAT the Consent Agenda items as follows be approved:

- Item 13.1 regarding Adoption of Council Meeting Minutes;
- Item 13.2 regarding Receipt of Committee Meeting Minutes;
- Item 13.3 regarding Proposed Bylaw Repeal Bylaw No. 5368, 2024;
- Item 13.4 regarding Proposed General Local Elections Regulation Bylaw Amendment;
- Item 13.5 regarding Proposed Appointments of Council Representatives for 2025;
- Item 13.6 regarding Proposed Covenant Amendments for 14 Glenmore Drive;
- Item 13.7 regarding Proposed TELUS Wireless Communication Facility Upgrade at 1043 Millstream Road;
- Item 13.8 regarding Vehicle Use and Allowance Policy 02-10-104; and
- Item 13.9 regarding Delegation Requests.

13.1. Adoption of Council Meeting Minutes**RECOMMENDATION:**

THAT the following minutes be adopted as circulated:

- November 18, 2024 special (open session) Council meeting, public hearing, and regular Council meeting;
- November 25, 2024 special (open session) Council meeting and regular Council meeting; and
- November 27, 2024 special (open session) Council meeting.

RECOMMENDATION:

THAT the November 21, 2024 report titled Summary of the November 18, 2024 Public Hearing (regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024 and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024 for 2905 Marine Drive; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024 and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024 for M1 Marine Zone Adjacent to Pasco Road and Official Community Plan Foreshore Areas Policy) be approved.

13.2. Receipt of Committee Meeting Minutes

RECOMMENDATION:

THAT the following minutes be received for information:

- September 25 and October 23, 2024 Planning Committee meetings; and
- October 16, 2024 Board of Variance hearing.

13.3. Proposed Bylaw Repeal Bylaw No. 5368, 2024 (File: 1610-20-5368)

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

RECOMMENDATION:

THAT proposed “Bylaw Repeal Bylaw No. 5368, 2024” be read a first, second, and third time.

**13.4. Proposed General Local Elections Regulation Bylaw Amendment
(File: 1610-20-5370)**

RECOMMENDATION:

THAT proposed “General Local Elections Regulation Bylaw No. 4960, 2018, Amendment Bylaw No. 5370, 2024” be read a first, second, and third time.

13.5. Proposed Appointments of Council Representatives for 2025 (File: 0116-01)

RECOMMENDATION:

THAT the following proposed appointments of Council representatives for a term of January 1 to December 31, 2025 be approved:

BOARDS:

Enhance West Van: Councillor Snider

Memorial Library Board: Councillor Thompson

Police Board: Councillor Cassidy

Seniors’ Activity Centre Advisory Board: Councillor Lambur

COUNCIL COMMITTEES:

Arts & Culture Advisory Committee: Councillors Gambioli and Watt

Awards Committee: Councillor Thompson

Environment Committee: Councillor Lambur

Finance and Audit Committee: All of Council

Finance & Revenue Advisory Committee: Mayor Sager and Councillor Watt

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

Planning Committee: Councillor Thompson

TRI-MUNICIPAL GROUPS:

North Shore Accessibility Advisory Committee: 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 & Dunderave Business Improvement Association: Councillor Watt

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

North Shore Table Matters: Councillor Watt

School Mobility Advisory Roundtable: Councillor Gambioli

Youth Advisory Committee: Councillor Thompson

13.6. [Proposed Covenant Amendments for 14 Glenmore Drive](#)

(File: 1010-20-23-100)

RECOMMENDATION:

THAT The Corporation of the District of West Vancouver be authorized to file in the Land Title Office modifications of Covenant CB1452878 and Covenant CB1663670 (together, the "Existing Covenants"), which Existing Covenants are registered against title to that parcel in the District of West Vancouver identified by the legal description PID 002-773-546, Lot 4 Block 5 Block C District Lot 603 Plan 9334 (the "Lands"), to permit the use and occupancy for residential purposes of residential dwellings existing on the Lands as of the reference date of the Existing Covenants despite restrictions to the contrary set out in the Existing Covenants.

13.7. [Proposed TELUS Wireless Communication Facility Upgrade at 1043 Millstream Road](#) (File: 1010-20-24-016)

RECOMMENDATION:

THAT the District acknowledges that the applicant followed the prescribed District process and has no objection to the proposed TELUS wireless communication facility (cell tower) upgrade at 1043 Millstream Road, provided that it is constructed substantially in accordance with plans submitted attached as Appendix C to the November 13, 2024 report by the Community Planner.

13.8. [Vehicle Use and Allowance Policy 02-10-104](#) (File: 0282-02-10-104)

RECOMMENDATION:

THAT "Vehicle Use and Allowance Policy 02-10-104" be rescinded.

13.9. [Delegation Requests](#) (File: 0120-30)

Any person, persons, or organization wishing to appear as a delegation before Council shall submit a written delegation request to the Mayor and Council for consideration. The Mayor and Council may refuse to schedule a delegation on an agenda if the issue is not considered to fall within the jurisdiction of Council.

Council must not permit a delegation at a Council meeting to address: a bylaw in respect of which a public hearing has been held where the public hearing is required under an enactment as a prerequisite to the adoption of the bylaw; an issue which is before the courts or on which Council has authorized legal action; a request for funding; a purpose or subject that has no relation to an agenda item or is beyond the jurisdiction of Council; except as otherwise permitted by Council.

RECOMMENDATION:

THAT the delegation request from the West Vancouver Youth Council, regarding West Vancouver Youth Council, be approved.

RECOMMENDATION:

THAT consideration of the delegation request from West Van Players, regarding Construction of Dedicated Outdoor Pickleball Courts at Gleneagles Community Centre Bike Jump Area, be deferred to the first regular Council meeting of February 2025.

OTHER ITEMS / NOTICES OF MOTION

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

14. No items.

REPORTS FROM MAYOR AND COUNCILLORS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

- 15. 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.

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

ADJOURNMENT

- 17. Adjournment of December 9, 2024 Regular Council Meeting**

RECOMMENDATION:

THAT the December 9, 2024 regular Council meeting be adjourned.