

[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
DECEMBER 9, 2024**

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture & Community Services; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; J. Bailey, Director, Planning, Development & Environment; D. Hawkins, Senior Manager, Community Planning & Sustainability; M. McGuire, Senior Manager, Current Planning & Urban Design; and T. Azuma, Committee & Policy Coordinator.

CALL TO ORDER

1. The meeting was called to order at 7:02 p.m.

APPROVAL OF AGENDA

2. **Approval of December 9, 2024 Regular Council Meeting Agenda**

MOVED by Lambur, seconded by Watt:

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

CARRIED

(Councillor Gambioli absent at the vote)

REPORTS

3. **Proposed Miscellaneous Bylaw Amendments**

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

Councillor Gambioli entered the meeting at 7:03 p.m.

Staff provided a presentation.

MOVED by Snider, seconded by Thompson:

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

CARRIED

MOVED by Snider, seconded by Thompson:

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

CARRIED

MOVED by Snider, seconded by Thompson:

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

CARRIED

MOVED by Snider, seconded by Thompson:

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

CARRIED

MOVED by Snider, seconded by Thompson:

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*.

CARRIED

MOVED by Snider, seconded by Thompson:

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.

CARRIED

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

Staff provided a presentation.

MOVED by Gambioli, seconded by Watt:

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.

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

CARRIED

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

MOVED by Cassidy, seconded by Watt:

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

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

CARRIED

BYLAWS

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

MOVED by Gambioli, seconded by Watt:

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

CARRIED

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

MOVED by Watt, seconded by Gambioli:

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

CARRIED

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

MOVED by Watt, seconded by Gambioli:

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

CARRIED

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)

Mayor Sager recused himself (conflict of interest) and left the meeting at 7:32 p.m. Councillor Gambioli assumed the Chair.

A Council member commented.

MOVED by Thompson, seconded by Snider:

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

CARRIED

*(Mayor Sager absent at the vote)
(Councillors Cassidy and Gambioli opposed)*

MOVED by Thompson, seconded by Snider:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024” be adopted.

CARRIED

*(Mayor Sager absent at the vote)
(Councillors Cassidy and Gambioli opposed)*

Mayor Sager returned to the meeting at 7:34 p.m. and resumed the Chair.

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

MOVED by Thompson, seconded by Snider:

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

CARRIED

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

A Council member commented.

MOVED by Lambur, seconded by Watt:

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

CARRIED

NEW BUSINESS

12. No items.

CONSENT AGENDA ITEMS

13. Consent Agenda Items

MOVED by Snider, seconded by Thompson:

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; and
- Item 13.7 regarding Proposed TELUS Wireless Communication Facility Upgrade at 1043 Millstream Road.

CARRIED

The following items were approved in the Consent Agenda.

13.1. Adoption of Council Meeting Minutes

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.

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

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)

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)

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)

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 & Dundarave 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)

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)

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.

The following Consent Agenda Items 13.8 and 13.9 were excluded from the Consent Agenda for debate.

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

A Council member commented.

MOVED by Thompson, seconded by Snider:

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

CARRIED

13.9. Delegation Requests (File: 0120-30)

MOVED by Snider, seconded by Thompson:

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

CARRIED

OTHER ITEMS / NOTICES OF MOTION

14. No items.

REPORTS FROM MAYOR AND COUNCILLORS

15. No items.

PUBLIC QUESTIONS AND COMMENTS

16. Public Questions and Comments

S. McDonald (West Vancouver resident) commented regarding the Marr Creek flood of October 19, 2024, including: proactive flood mitigation; insurance coverage; creek and culvert maintenance; safety; and public consultation.

P. Langridge (2502 Mathers Avenue) provided a written submission and commented regarding the Marr Creek flood of October 19, 2024, including: creek and culvert maintenance; means to mitigate against such occurrences; insurance coverage; safety; and damage to nearby homes.

M. LaTorre (West Vancouver resident) commented regarding the Marr Creek flood of October 19, 2024, including: a recounting of events; safety; damage to his home; culvert maintenance; insurance coverage; and means to mitigate against such occurrences.

Staff spoke relative to ongoing efforts to address the impacts of the Marr Creek flood of October 19, 2024. Mayor Sager thanked residents for coming to share their experiences and indicated that Council and staff were working to improve the situation.

Mayor Sager announced that the grand opening for Place for Sport will take place tomorrow (December 10, 2024) at 1 p.m. and invited everyone to attend the event.

ADJOURNMENT

17. Adjournment of December 9, 2024 Regular Council Meeting

MOVED by Watt, seconded by Snider:

THAT the December 9, 2024 regular Council meeting be adjourned.
(7:54 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Deputy Corporate Officer]

DEPUTY CORPORATE OFFICER