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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
FEBRUARY 26, 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; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; J. Bailey, Director, Planning & Development Services; I. Gordon, Director, Financial Services; J. Moller, Director, Engineering & Transportation Services; and D. Hawkins, Senior Manager, Community Planning & Sustainability.

CALL TO ORDER

1. The meeting was called to order at 7:05 p.m.

Mayor Sager informed that the agenda will be varied by moving Item 10 regarding Ambleside Local Area Plan: Protection of Purpose-Built Rental Apartment Sites up on the agenda and by permitting public input on that item.

APPROVAL OF AGENDA

2. **Approval of February 26, 2024 Regular Council Meeting Agenda**

MOVED by Thompson, seconded by Cassidy:

THAT the February 26, 2024 regular Council meeting agenda be approved as circulated.

CARRIED

ADOPTION OF MINUTES

3. **Adoption of Council Meeting Minutes**

MOVED by Snider, seconded by Lambur:

THAT the following minutes be adopted as circulated:

- February 12, 2024 special (open session) and regular Council meetings.

CARRIED

DELEGATIONS

4. West Vancouver Streamkeeper Society, regarding Results of Spawner Salmon Surveys in the Fall of 2023 (File: 0120-30)

J. Barker (Survey Coordinator, West Vancouver Streamkeeper Society), J. Jackson (Student Statistician), and M. Farrokhi (Student Statistician) provided a presentation and responded to Council's questions. Council members commented.

MOVED by Cassidy, seconded by Gambioli:

THAT the delegation from the West Vancouver Streamkeeper Society, regarding Results of Spawner Salmon Surveys in the Fall of 2023, be received for information with thanks.

CARRIED

Mayor Sager, with the consent of Council, varied the agenda to consider Item 10 (Ambleside Local Area Plan: Protection of Purpose-Built Rental Apartment Sites) immediately following item 4 (West Vancouver Streamkeeper Society, regarding Results of Spawner Salmon Surveys in the Fall of 2023).

OTHER ITEMS / NOTICES OF MOTION

10. Ambleside Local Area Plan: Protection of Purpose-Built Rental Apartment Sites (File: 2520-17)

MOVED by Snider, seconded by Watt:

WHEREAS West Vancouver District Council initiated the Ambleside Local Area Plan process to ensure the long-term success of Ambleside to the benefit of residents, businesses, visitors, and the entire West Vancouver community;

AND WHEREAS Council is currently considering Ambleside's apartment areas within the Local Area Plan;

AND WHEREAS the community has provided significant public input highlighting the importance of existing purpose-built rental sites within Ambleside's apartment areas;

THEREFORE BE IT RESOLVED THAT:

- 1) Staff prepare a Zoning Bylaw amendment to the RM1 and RM2 zones to allow a maximum density of 3.0 FAR on the 30 existing, purpose-built rental sites within the Ambleside Local Area Plan boundary, provided that the number of bedrooms in secured rental units on a site is no less than the number of bedrooms existing on the site as of January 1, 2024;
- 2) Staff bring to Council's attention as soon as possible any building permit application that might conflict with this proposed zoning amendment, so that Council can consider withholding permits as authorized by section 463 of the *Local Government Act*, and

- 3) Staff prepare a Rental Building Policy to direct development applications to include a plan for how the development proposal addresses tenant lease rates, relocation, support, and/or other related considerations for managing the replacement and resupply of rental housing raised by the redevelopment of these existing purpose-built rental buildings.

Council members commented and staff responded to a Council member's question. Mayor Sager proposed an amendment to the main motion. Councillors Snider and Watt, as the mover and seconder of the main motion, accepted the proposed amendment. As the proposed amendment was accepted by the mover and seconder, the proposed amendment was incorporated into the main motion as a friendly amendment and did not require a vote; the amended motion follows:

WHEREAS West Vancouver District Council initiated the Ambleside Local Area Plan process to ensure the long-term success of Ambleside to the benefit of residents, businesses, visitors, and the entire West Vancouver community;

AND WHEREAS Council is currently considering Ambleside's apartment areas within the Local Area Plan;

AND WHEREAS the community has provided significant public input highlighting the importance of existing purpose-built rental sites within Ambleside's apartment areas;

THEREFORE BE IT RESOLVED THAT:

- 1) Staff prepare a Zoning Bylaw amendment to the RM1 and RM2 zones to allow a maximum density of 3.0 FAR on all existing, purpose-built rental sites within the Ambleside Local Area Plan boundary, provided that the number of bedrooms in secured rental units on a site is no less than the number of bedrooms existing on the site as of January 1, 2024;
- 2) Staff bring to Council's attention as soon as possible any building permit application that might conflict with this proposed zoning amendment, so that Council can consider withholding permits as authorized by section 463 of the *Local Government Act*; and
- 3) Staff prepare a Rental Building Policy to direct development applications to include a plan for how the development proposal addresses tenant lease rates, relocation, support, and/or other related considerations for managing the replacement and resupply of rental housing raised by the redevelopment of these existing purpose-built rental buildings.

Council members commented and staff responded to Council's questions.

H. Mersey (Ambleside Dundarave Residents Association) commented and queried regarding the timing of this item being brought forward. Mayor Sager provided a response.

H. Kelsey (Argyle Avenue) commented regarding: the rights of owners and tenants; housing affordability; and rental protection.

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

CARRIED

REPORTS

5. Appeal of Director of Planning and Development Services' Denial of an Encroachment Application for a Parking Pad and Stairs at 5971 Marine Drive (File: 1008-01)

Staff spoke relative to the subject report.

D. Bourgault (5971 Marine Drive): provided a written submission; commented regarding the Director of Planning & Development Services' denial of an encroachment application for a parking pad and stairs at 5971 Marine Drive; and requested that the permit be approved. Council members commented and D. Bourgault, M. Kennaly (5971 Marine Drive), and staff responded to Council's questions. Council members commented.

MOVED by Watt, seconded by Snider:

THAT the requested permit for a concrete parking pad, metal staircase, bridge, and landing area all fully or partially located within District-owned public land that is dedicated as highway and abutting the property legally described as Plan 6025, District Lot 771, Block 4, Lot 12 (PID 011-003-570) be approved on the condition that existing litigation between the applicant and the District be terminated and on the condition that the owner agrees to enter into a lease of the subject land used for this facility.

Council members commented. Staff and M. Kennaly responded to a Council member's questions. The question was called on the motion.

CARRIED

Councillors Cassidy and Gambioli voted in the negative

6. Proposed 2024 Operating and Capital Budgets (File: 0860-01)

Councillor Thompson left the meeting at 8:51 p.m. and returned to the meeting at 8:52 p.m.

A Council member commented. Staff spoke relative to the subject report.

M. Duchak (Executive Director, Kay Meek Arts Centre) commented regarding: funding for the Kay Meek Arts Centre; parking; and rising costs.

J. Lord (Executive Director, West Vancouver Community Arts Council) and M. Martino (Treasurer, West Vancouver Community Arts Council) commented regarding funding for the West Vancouver Community Arts Council and rising costs.

H. Mersey (Ambleside Dundarave Residents Association) commented regarding: public input; taxation; rising costs; and spending. Mayor Sager commented.

D. Smith (address not provided) commented regarding: the proposed asset levy; property taxes; the District's financial resources; and postponing the decision regarding the 2024 budget.

M. Pappas (Founding Chair, Kay Meek Arts Centre) commented regarding challenges facing the arts and funding for the Kay Meek Arts Centre.

C. Van Der Vorm (Chair, Environment Committee) commented regarding the environment levy and climate action.

Council members commented and staff responded to Council's questions.

MOVED by Lambur, seconded by Thompson:

THAT as described in the February 14, 2024 report titled Proposed 2024 Operating and Capital Budgets:

1. the proposed 2024 Operating Levy increase of 3.54% be approved;
and
2. the proposed 2024 Asset Levy increase of 4.00% be approved.

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

CARRIED

Councillor Gambioli voted in the negative

BYLAWS

7. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5270, 2024 (Miscellaneous Amendments) (File: 1610-20-5270)

MOVED by Watt, seconded by Gambioli:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5270, 2024" be read a second time.

CARRIED

MOVED by Watt, seconded by Gambioli:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5270, 2024" be read a third time.

CARRIED

NEW BUSINESS

8. No items.

CONSENT AGENDA ITEMS

9. Consent Agenda Items

MOVED by Thompson, seconded by Lambur:

THAT the Consent Agenda items as follows be approved:

- Item 9.1 regarding Proposed Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5298, 2024
- Item 9.2 regarding Union of British Columbia Municipalities' Community Resiliency Investment Program - 2023 FireSmart Community Funding & Supports Grant Application;
- Item 9.3 regarding Awards Committee Annual Work Plan; and
- Item 9.4 regarding Metro Vancouver Gleneagles Pump Station Upgrade Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005.

CARRIED

9.1. Proposed Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5298, 2024 (File: 1610-20-5298)

THAT proposed "Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5298, 2024" be read a first, second, and third time.

9.2. Union of British Columbia Municipalities' Community Resiliency Investment Program - 2023 FireSmart Community Funding & Supports Grant Application (File: 2700-01)

THAT the submission of a grant application for \$99,895 to the Union of British Columbia Municipalities' Community Resiliency Investment Program - 2023 FireSmart Community Funding & Supports be approved.

9.3. Awards Committee Annual Work Plan (File: 0116-20-AWARD)

THAT the Awards Committee Annual Work Plan, attached as Appendix B to the report dated January 29, 2024 from the Cultural Services Manager, be approved.

9.4. Metro Vancouver Gleneagles Pump Station Upgrade Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005 (File: 1610-20-4404)

THAT the request from Metro Vancouver (Gleneagles Pump Station Upgrade Project – Kensington Crescent Pump Station) for an Order of Non-Enforcement of "Noise Control Bylaw No. 4404, 2005" Section 6.1.2 (a) to allow for overnight construction noise between the hours of 9 p.m. to 7 a.m. on the dates of

Saturday March 16, 2024, and Sunday March 17, 2024, with the additional conditions contained in the report titled Metro Vancouver Gleneagles Pump Station Upgrade Request for Order of Non-Enforcement of “Noise Control Bylaw No. 4404, 2005”, dated February 13, 2024, be approved.

OTHER ITEMS / NOTICES OF MOTION

10. Ambleside Local Area Plan: Protection of Purpose-Built Rental Apartment Sites (File: 2520-17)

This item was considered immediately following Item 4 (West Vancouver Streamkeeper Society, regarding Results of Spawner Salmon Surveys in the Fall of 2023).

REPORTS FROM MAYOR AND COUNCILLORS

11. Reports from Mayor and Councillors

Councillor Cassidy reported on bus drivers handing out chocolate on Valentine’s Day.

Councillor Gambioli reported on attendance at a recent Arts & Culture Advisory Committee meeting.

Mayor Sager reported on representing TransLink in San Francisco last week and commented regarding transit systems and funding.

MOVED by Gambioli, seconded by Cassidy:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

12. Public Questions and Comments

C. Morisseau (West Vancouver) commented regarding Bill 35 and short-term rentals. Mayor Sager commented.

ADJOURNMENT

13. Adjournment of February 26, 2024 Council Meeting

MOVED by Snider, seconded by Watt:

THAT the February 26, 2024 Council meeting be adjourned.
(9:54 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Deputy Corporate Officer]

DEPUTY CORPORATE OFFICER