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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 8, 2024**

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Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, S. Snider, S. Thompson, and L. Watt. Councillor P. Lambur attended the meeting via electronic communication facilities.

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture & Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning & Development Services; I. Gordon, Director, Financial Services; J. Moller, Director, Engineering & Transportation Services; D. Hawkins, Senior Manager, Community Planning & Sustainability; S. O’Sullivan, Senior Manager, Roads & Transportation; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

**CALL TO ORDER**

1. The meeting was called to order at 7:01 p.m.

Mayor Sager made the following announcements:

- This year marks the 30th anniversary of the West Vancouver Art Museum (formerly the West Vancouver Museum and Archives). As we celebrate this milestone, we recognize the Art Museum’s pivotal role in enriching our cultural landscape and fostering an appreciation of diverse forms of contemporary and historical art, design, and architecture in our community. The programming at the Art Museum this year presents an important opportunity to reflect on the institution’s past and facilitate dialogues for the future. In celebration of the West Vancouver Art Museum’s 30th Anniversary, staff from the Art Museum and the District of West Vancouver Parks team have collaborated to create a special planting on Taylor Way, based on a work of art from the collection by B. C. Binning, Merging Sides.
- Council, at today’s closed meeting, made the following committee appointments, all for terms ending December 31, 2025: Shan (Emma) He, Wilma Marais, Patricia L. Morris, and Helen Vanlee were appointed to the Memorial Library Board; and Russell Hollingsworth, Steve Nicholls, Rob Brown, Daniel Hawreluk, Mark Vaughan, Henry Wood, CC Yao, Linda Burger, and Don Milliken were appointed to the Planning Committee.

## **APPROVAL OF AGENDA**

### **2. Approval of July 8, 2024 Regular Council Meeting Agenda**

MOVED by Thompson, seconded by Cassidy:

THAT the July 8, 2024 regular Council meeting agenda be approved as circulated.

CARRIED

## **REPORTS**

### **3. Road Safety Update (File: 1700-09)**

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

Councillor Gambioli left the meeting at 7:09 p.m. and returned to the meeting at 7:13 p.m.

MOVED by Cassidy, seconded by Watt:

THAT

1. the Council report titled Road Safety Update dated June 1, 2024, from the Senior Manager of Roads & Transportation, be received for information; and
2. staff report back to Council on road safety and related programming and initiatives annually in quarter two.

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

CARRIED

### **4. Provincial Electric Kick Scooter (E-scooter) Pilot Project (File: 1700-09)**

MOVED by Watt, seconded by Gambioli:

THAT the District of West Vancouver consents to the Electric Kick Scooter (E-scooter) Pilot Project taking place within the District, ending April 2028.

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

P. Scott (West Vancouver resident) spoke in support of the e-scooter pilot project.

B. Shard (West Vancouver resident) commented and queried in relation to the e-scooter pilot project. Staff provided a response.

The question was called on the motion.

CARRIED

**5. Proposed Consumption of Liquor in Public Places Bylaw No. 5118, 2021, Amendment Bylaw No. 5341, 2024 (File: 1610-20-5341)**

MOVED by Watt, seconded by Cassidy:

THAT proposed “Consumption of Liquor in Public Places Bylaw No. 5118, 2021, Amendment Bylaw No. 5341, 2024” be read a first, second, and third time.

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

CARRIED  
(Councillor Gambioli opposed)

**6. Updated Rental Replacement and Tenant Assistance Policy 0164**

(File: 2520-17 / 0282-20-0164)

Staff provided a presentation and responded to a Council member’s question. Council members commented.

MOVED by Lambur, seconded by Snider:

THAT

1. proposed “Rental Replacement and Tenant Assistance Policy 0164” be modified as described in Appendix A of the June 28, 2024 report from the Senior Manager of Community Planning & Sustainability; and
2. proposed “Rental Replacement and Tenant Assistance Policy 0164”, attached as Appendix B to the June 28, 2024 report from the Senior Manager of Community Planning & Sustainability, be approved.

Council members commented.

J. Isaac (Chair, North Shore Community Housing Action Committee) spoke in relation to the proposed policy and proposed modifications relating to physical accessibility needs and discretionary compensation.

J. Millar (West Vancouver resident) spoke in support of the proposed policy.

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

THAT

1. proposed “Rental Replacement and Tenant Assistance Policy 0164” be modified as described in Appendix A of the June 28, 2024 report from the Senior Manager of Community Planning & Sustainability and further be modified at Section 4.7 by inserting “and physical accessibility needs” after “pets”; and

2. proposed “Rental Replacement and Tenant Assistance Policy 0164”, attached as Appendix B to the June 28, 2024 report from the Senior Manager of Community Planning & Sustainability, be approved as modified.

CARRIED

**7. Councillor’s Motion regarding Short Term Rental Accommodations**  
(File: 0120-06)

Councillor Watt left the meeting at 8:18 p.m. and returned to the meeting at 8:19 p.m.

MOVED by Lambur, seconded by Thompson:

WHEREAS Provincial Bill 35, Short-term Rental Accommodations Act, supports local government regulation and enforcement, including a principal residence requirement limiting short-term rentals to the host’s principal residence, plus one secondary suite or accessory dwelling unit, effective May 1, 2024;

WHEREAS the District’s Zoning Bylaw No. 4662, 2010 currently prohibits short-term rental accommodation of less than 30 days, and the District’s existing \$300 fines are resource-intensive to issue and collect and may not act as a significant deterrent;

AND WHEREAS Council wishes to introduce streamlined regulations which allow for more effective enforcement and more flexibility for residents, while maintaining unit availability for West Vancouver’s long-term housing market;

THEREFORE BE IT RESOLVED THAT:

Staff prepare amendments to Zoning Bylaw No. 4662, 2010, Business Licence Bylaw No. 4455, 2005, Bylaw Notice Enforcement Bylaw 4368, 2004, Fees and Charges Bylaw No. 5251, 2023, and any other bylaws as required, to:

1. Enable short-term rental accommodation in all housing types, but on sites where secondary suites are permitted, limited to one of the host’s principal residence or basement suite (secondary suite) or coach house (detached secondary suite);
2. Increase the fine(s) for unpermitted short-term rental accommodation to \$500; and
3. Regulate the operation of any short-term rental business through the Business Licence Bylaw;

AND THAT staff report back on any potential staffing implications as a result of regulating short-term rental accommodation.

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

CARRIED

*(Councillors Cassidy and Gambioli opposed)*

## **BYLAWS**

8. **Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024 (Ambleside Local Area Plan Apartment Area)**  
(File: 1610-20-5338/5291)

Council members commented.

MOVED by Gambioli, seconded by Snider:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024” be adopted.

CARRIED

MOVED by Gambioli, seconded by Snider:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024” be read a third time.

Council members commented. Councillor Snider proposed an amendment to the main motion. As the amendment was accepted by Councillor Gambioli as the mover of the main motion, the proposed amendment was incorporated into the main motion as a friendly amendment and did not require a vote; the amended motion follows:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024” be modified at Schedule A as follows:

- Policy BF-B 4.4.1(c) from 21.33-27.43 metres (6-8 storeys) to 18.29 metres (5 storeys);
- Policy BF-B 4.4.5 (a) from 21.33-45.72 metres (6-14 storeys) to 21.33-33.53 metres (6-10 storeys); and
- Policy BF-B 4.4.5 (b) from 21.33-45.72 metres (6-14 storeys) to 21.33 (6 storeys).

Council members commented and staff responded to a Council member’s questions.

DEFEATED

*(Councillors Cassidy, Lambur, Thompson, and Watt opposed)*

## **NEW BUSINESS**

9. No items.

## **CONSENT AGENDA ITEMS**

10. **Consent Agenda Items**

MOVED by Snider, seconded by Thompson:

THAT the Consent Agenda items as follows be approved:

- Item 10.1 regarding Adoption of Council Meeting Minutes;
- Item 10.2 regarding Proposed Fees and Charges Bylaw No. 5334, 2024;
- Item 10.3 regarding Pickleball Courts at Normanby Park;
- Item 10.4 regarding 2024 Community Grants Program: Funding Amendment;
- Item 10.5 regarding 2023 North Shore Transportation Survey;
- Item 10.6 regarding Request for Exemption of the Noise Control Bylaw No. 4404, 2005;
- Item 10.7 regarding Proposed Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5343, 2024 (Dispatch Recording Applications); and
- Item 10.8 regarding Delegation Requests.

CARRIED

Council members spoke relative to Item 10.2 regarding Proposed Fees and Charges Bylaw No. 5334, 2024. Staff responded to Council's questions.

Councillor Lambur left the meeting at 9:01 p.m. and did not return.

### **10.1. Adoption of Council Meeting Minutes**

THAT the following minutes be adopted as circulated:

- June 17, 2024 special (open session) Council meeting, Committee of the Whole meeting, public hearing, and special Council meeting;
- June 24, 2024 special (open session) Council meeting, public hearing, and regular Council meeting; and
- June 25, 2024 public hearing and special Council meeting.

THAT the following public hearing summary reports be approved:

- Summary of the June 17, 2024 Public Hearing regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5335, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024 (14 Glenmore Drive);
- Summary of the June 24, 2024 Public Hearing regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024 (Ambleside Local Area Plan Apartment Area); and
- Summary of the June 25, 2024 Public Hearing regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024;

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024; and Phased Development Agreement Authorization Bylaw No. 5207, 2024 (Cypress Village and Eagleridge Development).

**10.2. Proposed Fees and Charges Bylaw No. 5334, 2024** (File: 1610-20-5334)

THAT proposed “Fees and Charges Bylaw No. 5334, 2024” be read a first, second, and third time.

**10.3. Pickleball Courts at Normanby Park** (File: 2150-01)

THAT, as recommended by the Pickleball Advisory Roundtable, the four temporary pickleball courts installed at Normanby Park in April 2022 be made permanent dedicated pickleball courts.

**10.4. 2024 Community Grants Program: Funding Amendment**

(File: 0118-20-CGAP)

THAT the \$5,000 previously approved for the Hollyburn Out of School Care Society for emergency supplies outdoor storage replacement be reallocated as follows:

- \$2,500 for the purchase of a new kitchen appliance for the Hollyburn Out of School Care Society; and
- \$2,500 in additional 2024 operating funds for the North Shore Community Resources Society.

**10.5. 2023 North Shore Transportation Survey** (File: 1700-09)

THAT the June 14, 2024 report regarding the 2023 North Shore Transportation Survey be received for information.

**10.6. Request for Exemption of the Noise Control Bylaw No. 4404, 2005**

(File: 1610-20-4404)

THAT the request from Tribe Management and Corporate Electric for an Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005 Section 6.1.2(a) and 6.1.5 to allow for generator noise between the hours of 7 a.m. on July 9, 2024 to 2 p.m. on July 10, 2024, with the additional conditions contained in the June 27, 2024 report titled Request for Exemption of the Noise Control Bylaw No. 4404, 2005, be approved.

**10.7. Proposed Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5343, 2024 (Dispatch Recording Applications) (File: 1610-20-5343)**

THAT proposed “Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5343, 2024” be read a first, second, and third time.

**10.8. Delegation Requests (File: 0120-30)**

THAT the following requests for delegation to Council be approved:

- Vancouver Coastal Health, regarding Public Health Impacts of Expansion of Liquor in Public Spaces; and
- British Columbia Society for the Prevention of Cruelty to Animals (BC SPCA), regarding Update on 2023 BC SPCA Contract Services.

**OTHER ITEMS / NOTICES OF MOTION**

**11. Appointment of Council Representative to the Planning Committee (File: 0116-20-PLAN)**

MOVED by Snider, seconded by Cassidy:

THAT Councillor Thompson be appointed as Council representative to the Planning Committee for a term ending December 31, 2024.

**CARRIED**

*(Councillor Lambur absent at the vote)*

**REPORTS FROM MAYOR AND COUNCILLORS**

**12. Reports from Mayor and Councillors**

Councillor Cassidy reported on the July 1 Canada Day celebration at John Lawson Park.

Councillor Watt reported on attendance at the Ferry Building Gallery exhibition West Coast Views.

MOVED by Snider, seconded by Thompson:

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

**CARRIED**

*(Councillor Lambur absent at the vote)*

**PUBLIC QUESTIONS AND COMMENTS**

**13. Public Questions and Comments**

There were no public questions or comments.

**ADJOURNMENT**

**14. Adjournment of July 8, 2024 Regular Council Meeting**

MOVED by Cassidy, seconded by Watt:

THAT the July 8, 2024 regular Council meeting be adjourned.  
(9:06 p.m.)

CARRIED

*(Councillor Lambur absent at the vote)*

Certified Correct:

*[Original signed by Mayor]*

\_\_\_\_\_  
MAYOR

*[Original signed by Corporate Officer]*

\_\_\_\_\_  
CORPORATE OFFICER