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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 22, 2024**

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

Staff: S. Ketler, Acting Municipal Manager/Director, Parks, Culture & Community Services; J. Bailey, Acting Deputy Municipal Manager/Director, Planning & Development Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Moller, Director, Engineering & Transportation Services; J. Wong, Acting Director, Corporate Services; A. Kwan, Deputy Director, Engineering & Transportation Services; A. Gelz, Senior Manager, Community Services; M. McGuire, Senior Manager, Current Planning & Urban Design; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; and J. Ray, Manager, Seniors' & Customer Service.

CALL TO ORDER

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

APPROVAL OF AGENDA

2. **Approval of July 22, 2024 Regular Council Meeting Agenda**

MOVED by Thompson, seconded by Snider:

THAT the July 22, 2024 regular Council meeting agenda be amended by:

- adding to Item 4 written submissions C-167 to C-284 regarding Proposed Development Permit 23-079 for 2368 Bellevue Avenue; and
- adding to Item 8 written submissions C-3 to C-6 regarding Proposed Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024;

AND THAT the agenda be approved as amended.

CARRIED

DELEGATIONS

3. **North Shore Young Civic Forum (North Shore Community Resources), regarding North Shore Young Civic Forum 4.0 (File: 0120-30)**

H. Merali (Co-Facilitator, North Shore Young Civic Forum) introduced the delegation. Forum members A. Blendl and N. Toren provided a presentation regarding the North Shore public engagement app and podcast, and Forum

members R. Barforoosh, C. Friesen, C. Mintenko, and M. Stookey provided a presentation regarding Reconciliation actions for West Vancouver.

MOVED by Gambioli, seconded by Cassidy:

THAT the delegation from the North Shore Young Civic Forum (North Shore Community Resources), regarding North Shore Young Civic Forum 4.0, be received for information with thanks.

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

CARRIED

REPORTS

4. Proposed Development Permit 23-079 for 2368 Bellevue Avenue
(File: 1010-20-23-079)

At the June 3, 2024 regular meeting Council received the report dated May 2, 2024 regarding proposed Development Permit 23-079 for 2368 Bellevue Avenue and set the date for consideration for July 22, 2024.

Reports received up to and including July 22, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Development Permit with Variances at 2368 Bellevue Avenue	May 2, 2024	June 3, 2024	R-1

Written Submissions received up to and including July 22, 2024:

SUBMISSION AUTHOR	SUBMISSION DATE	#
Name not provided	April 16, 2024	C-1
Redacted	April 18, 2024	C-2
Redacted	April 23, 2024	C-3
Name not provided	April 24, 2024	C-4
Redacted	April 24, 2024	C-5
Redacted	April 25, 2024	C-6
Redacted	April 25, 2024	C-7
Redacted	April 25, 2024	C-8
Redacted	April 29, 2024	C-9
Redacted	April 29, 2024	C-10
Redacted	April 29, 2024	C-11
Redacted	April 29, 2024	C-12
Redacted	May 1, 2024	C-13

Redacted	May 1, 2024	C-14
Redacted	May 1, 2024	C-15
Redacted	May 1, 2024	C-16
Redacted	May 1, 2024	C-17
Redacted	May 1, 2024	C-18
Name not provided	May 2, 2024	C-19
Redacted	May 3, 2024	C-20
Redacted	May 4, 2024	C-21
Redacted	May 5, 2024	C-22
Redacted	May 7, 2024	C-23
Redacted	May 8, 2024	C-24
Redacted	May 10, 2024	C-25
Redacted	May 13, 2024	C-26
Redacted	May 14, 2024	C-27
Redacted	May 14, 2024	C-28
Redacted	May 19, 2024	C-29
Redacted	May 23, 2024	C-30
Redacted	May 27, 2024	C-31
Redacted	May 28, 2024	C-32
Redacted	June 2, 2024	C-33
Redacted	June 7, 2024	C-34
Redacted	June 12, 2024	C-35
Redacted	June 14, 2024	C-36
Redacted	June 16, 2024	C-37
Redacted	June 18, 2024	C-38
Redacted	June 27, 2024	C-39
Name not provided	June 30, 2024	C-40
Redacted	July 5, 2024	C-41
Redacted	July 9, 2024	C-42
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Name not provided	July 10, 2024	C-58
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Redacted	July 12, 2024	C-64
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Name not provided	July 14, 2024	C-83
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Senior Manager of Current Planning and Urban Design	July 15, 2024	C-145

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I. Hume	July 15, 2024	C-148
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M. Slater	July 17, 2024	C-213
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Name not provided	July 21, 2024	C-257
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Redacted	Undated	C-282
Redacted	Undated	C-283
Redacted (On-Table)	July 22, 2024	C-284

Staff introduced the subject report.

J. O’Sullivan and P. Cotterill (2368 Bellevue Avenue) provided a presentation and responded to Council’s questions. T. Feenstra (Feenstra Architecture Inc.) responded to Council’s questions on behalf of the applicant.

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

Councillor Snider left the meeting at 7:35 p.m. and returned at 7:38 p.m.

Mayor Sager queried if there was anyone who wished to speak.

B. Walker (address not provided) spoke relative to the proposed development permit and commented regarding the Coastal Marine Management Plan.

J. Davis (West Vancouver resident) spoke in support of the proposed development permit and commented regarding the proposed flood protection wall.

A Council member commented. Staff and J. Davis responded to Council’s questions.

D. Evans (150 24th Street) spoke in support of the proposed development permit and commented regarding the proposed design of the flood protection wall.

M. Dekeyn (address not provided) spoke in opposition to the proposed development permit, expressed concern regarding the proposed flood protection wall and its design, and responded to a Council member’s question.

A Council member commented.

J. McCaffrey (2637 Bellevue Avenue) spoke in opposition to the proposed development permit, expressed concern regarding the proposed flood protection wall and its design, and responded to a Council member’s question.

A Council member commented.

D. Thomas (address not provided) spoke in support of the proposed development permit and commented regarding foreshore protection.

R. Sydney Smith (West Vancouver resident) spoke in support of the proposed development permit and commented regarding sea-level rise and extreme weather events.

B. Smeaton (West Vancouver resident) spoke in support of the proposed development permit and commented regarding the design and landscaping of the proposed flood protection wall.

B. Edwards (150 24th Street) spoke in support of the proposed development permit and commented regarding the design and landscaping of the proposed flood protection wall.

M. Gerber (West Vancouver resident) spoke in support of the proposed development permit and commented regarding the design and landscaping of the proposed flood protection wall.

Mayor Sager queried if there was anyone further who wished to speak.

C. Buttress (address not provided) spoke in support of the proposed development permit and commented regarding the design and landscaping of the proposed flood protection wall.

Mayor Sager queried if there was anyone further who wished to speak.

D. Evans (150 24th Street) addressed Council a second time and further commented regarding support for the proposed retaining wall.

B. Walker (address not provided) addressed Council a second time and further commented on the application in relation to the 2022 Coastal Marine Management Plan. Council members commented. Staff and B. Walker responded to Council's questions.

Councillor Thompson left the meeting at 8:36 p.m. and returned at 8:37 p.m. Councillor Watt left the meeting at 8:41 p.m. and returned at 8:42 p.m.

Mayor Sager queried a final time if there was anyone further who wished to speak.

Phillip Cotterill (2637 Bellevue Avenue) spoke in relation to the proposed flood construction wall and commented regarding site constraints.

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

MOVED by Thompson, seconded by Snider:

THAT all written and oral submissions regarding proposed Development Permit 23-079 for 2368 Bellevue Avenue up to and including the Council meeting held on July 22, 2024 be received for information.

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

CARRIED

MOVED by Thompson, seconded by Snider:

THAT proposed Development Permit 23-079 for 2368 Bellevue Avenue, which would allow for a new single-family dwelling, hot tub, covered patio, driveway, retaining walls, and landscaping on the subject site, be approved, subject to removal of the pool, eastern side of the wall modifications, signed off by Coastal Engineer, and registration of covenant to maintain the landscaping in perpetuity.

Council members commented and P. Cotterill responded to a Council member's question. The question was called on the motion.

CARRIED
(Councillor Gambioli opposed)

Council recessed the meeting at 9:13 p.m. and reconvened the meeting at 9:17 p.m.

5. Seniors' Activity Centre Facility Needs Assessment and Feasibility Study Conclusion and Next Steps (File: 3070-01)

Staff and M. Hess (Chair, Visioning Committee of the Seniors' Activity Centre) provided a presentation. Council members commented and staff responded to Council's questions.

MOVED by Watt, seconded by Thompson:

THAT the report titled Seniors' Activity Centre Facility Needs Assessment and Feasibility Study Conclusion and Next Steps from the Seniors' & Customer Service Manager dated July 8, 2024, be received for information with thanks.

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

CARRIED

6. Pay Parking at Destination Parks 6-month Update (File: 1700-09)

Staff provided a presentation.

MOVED by Cassidy seconded by Snider:

THAT

1. the Council report titled Pay Parking at Destination Parks 6-month Update dated July 1, 2024, from the Director of Engineering & Transportation Services and the Deputy Municipal Manager, be received for information; and
2. Council direct staff to investigate and report back in the fall of 2024, on permit exemptions for pay parking programming.

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

CARRIED

7. Creation of a Parking Area at Pilot House Road Park and St. Francis-in-the-Wood Church (File: 1700-09)

Staff provided a presentation. Council members commented and staff responded to Council's questions.

MOVED by Thompson, seconded by Snider:

That Council direct staff to send the July 1, 2024 report from the Deputy Director of Engineering & Transportation Services to St. Francis-in-the-Wood Church for comment on the preferred Option 2 and to seek cost-sharing for costs exceeding \$50,000, and report back to Council.

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

CARRIED

Councillor Thompson left the meeting at 10:09 p.m. and returned at 10:10 p.m.

8. Proposed Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024 (File: 1610-20-5342)

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

Written Submissions received up to and including July 22, 2024:

SUBMISSION AUTHOR	SUBMISSION DATE	#
Redacted	July 15, 2024	C-1
Redacted	July 17, 2024	C-2
Redacted	July 19, 2024	C-3
Redacted	July 21, 2024	C-4
Redacted	July 21, 2024	C-5
Redacted	July 22, 2024	C-6

Staff advised Council that members of the public wished to speak.

L. Roulston (30th Street) spoke in opposition to the proposed road closure and commented regarding the usage of the existing pathway to access the beach. Council members commented and L. Roulston's responded to a Council member's question.

J. Srivastava (address not provided) spoke in opposition to the proposed road closure and commented requesting that the beach access be maintained. Council members commented. Staff and J. Srivastava responded to a Council member's questions.

G. McIsaac (address not provided) spoke in opposition to the proposed road closure and expressed concern relating to the sale of public access to the beach.

S. Leidl spoke in opposition to the proposed road closure and expressed concern relating to the sale of public access to the beach.

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

Council recessed the meeting at 10:46 p.m. and reconvened the meeting at 10:47 p.m.

With the consent of Council, Mayor Sager varied the agenda to delay consideration of Item 8 to allow staff time to collect more information on the matter.

BYLAWS

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

MOVED by Snider, seconded by Watt:

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

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

CARRIED

10. 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 adopted.

CARRIED

(Councillor Gambioli opposed)

11. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5335, 2024; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024; and Development Permit 23-100 (14 Glenmore Drive) (File: 1610-20-5335/5336 / 1010-20-23-100)

MOVED by Gambioli, seconded by Cassidy:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5335, 2024" be adopted.

CARRIED

MOVED by Gambioli, seconded by Cassidy:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024" be adopted.

CARRIED

MOVED by Gambioli, seconded by Cassidy:

THAT proposed Development Permit 23-100, which would regulate the form and character of the proposed six-unit duplex development and ensure that the proposal meets wildfire hazard prevention guidelines, be approved.

CARRIED

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

MOVED by Gambioli, seconded by Cassidy:

THAT proposed “Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5343, 2024” be adopted.

CARRIED

NEW BUSINESS

13. No items.

CONSENT AGENDA ITEMS

14. Consent Agenda Items

Staff informed of a correction to the dates shown in the recommendation for Item 14.2 regarding Metro Vancouver Gleneagles Pump Station Upgrade - Second Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005.

MOVED by Thompson, seconded by Watt:

THAT the Consent Agenda items as follows be approved:

- Item 14.1 regarding Adoption of Council Meeting Minutes;
- Item 14.2 regarding Metro Vancouver Gleneagles Pump Station Upgrade - Second Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005; and
- Item 14.3 regarding Memorandum: Proposed Independent Policing Policy 0176.

CARRIED

14.1. Adoption of Council Meeting Minutes

THAT the following minutes be adopted as circulated:

- July 8, 2024 special (open session) Council meeting and regular Council meeting.

14.2. Metro Vancouver Gleneagles Pump Station Upgrade - Second Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005
(File: 1605-15 / 1610-20-4404)

THAT the request from Metro Vancouver (Gleneagles Pump Station Upgrade Project – Gallagher Place 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 5:30 p.m. on Thursday September 5, 2024 to 5 a.m. on Friday September 6, 2024, with the additional conditions contained in the July 4, 2024 report titled Metro Vancouver Gleneagles Pump Station Upgrade - Second Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005, be approved.

14.3. Memorandum: Proposed Independent Policing Policy 0176
(File: 0282-20-0176)

THAT

1. “Independent Policing Policy 03-90-171” be rescinded; and
2. proposed “Independent Policing Policy 0176” be approved.

OTHER ITEMS / NOTICES OF MOTION

15. Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024 (Ambleside Local Area Plan Apartment Area)
(File: 1610-20-5291)

Council members commented.

MOVED by Gambioli, seconded by Snider:

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

1. Policy BF 4.4.1 (b) delete 18.29 metres (5 storeys) and replace with 15.24 metres (4 storeys);
2. Policy BF 4.4.1 (c) delete 21.33-27.43 metres (6-8 storeys);
3. Policy BF-B 4.4.3 (a) delete 15.24 metres (4 storeys) and replace with 12.19 metres (3 storeys);
4. Policy BF-B 4.4.3 insert (e) For sites on Esquimalt Avenue (West Vancouver United Church and First Church of Christ, Scientist), encourage ground-oriented housing forms that respond to the character of the surrounding neighbourhood;
5. Policy BF-B 4.4.4 delete 21.33-27.43 metres (6-8 storeys) and replace with 15.24-18.29 metres (4-5 storeys);

6. Policy BF-B 4.4.5 (a) delete 21.33-45.72 metres (6-14 storeys) and replace with 27.43-39.62 (8-12 storeys);
7. Policy BF-B 4.4.5 (b) delete 21.33-45.72 metres (6-14 storeys) and replace with 15.24 metres (4 storeys); and
8. Policy BF-B 4.4.5 (d) insert Infill housing at 2222 Bellevue Avenue (Villa Maris) should be sited to minimize view impacts from the north looking towards the south, with the preferred location for an infill building to be south of the existing building.

A Council member commented and proposed an amendment to the main motion. As the amendment was accepted by Councillors Gambioli and Snider, 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 proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024 be modified at Schedule A as follows:

1. Policy BF 4.4.1 (b) delete 18.29 metres (5 storeys) and replace with 15.24 metres (4 storeys);
2. Policy BF 4.4.1 (c) delete 21.33-27.43 metres (6-8 storeys);
3. Policy BF-B 4.4.3 (a) delete 15.24 metres (4 storeys) and replace with 12.19 metres (3 storeys);
4. Policy BF-B 4.4.3 insert (e) For sites on Esquimalt Avenue (West Vancouver United Church and First Church of Christ, Scientist), encourage ground-oriented housing forms that respond to the character of the surrounding neighbourhood;
5. Policy BF-B 4.4.4 delete 21.33-27.43 metres (6-8 storeys) and replace with 15.24-18.29 metres (4-5 storeys);
6. Policy BF-B 4.4.5 (a) delete 21.33-45.72 metres (6-14 storeys) and replace with 27.43-39.62 (8-12 storeys);
7. Policy BF-B 4.4.5 (b) delete 21.33-45.72 metres (6-14 storeys) and replace with 15.24 metres (4 storeys); and
8. Policy BF-B 4.4.5 (d) insert Infill housing at 2222 Bellevue Avenue (Villa Maris) should be sited to minimize view impacts from the north and east looking towards the south, with the preferred location for an infill building to be south of the existing building.

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

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 as modified.

CARRIED

MOVED by Gambioli, seconded by Snider:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024" be adopted.

CARRIED

Council recessed the meeting at 11:11 p.m. and reconvened the meeting at 11:19 p.m.

8. Proposed Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024 (File: 1610-20-5342)

Council resumed discussion regarding Item 8.

MOVED by Thompson, seconded by Snider:

THAT all written and oral submissions regarding proposed "Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024", up to and including the Council meeting held on July 22, 2024, be received for information.

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

CARRIED

(Councillor Cassidy opposed)

MOVED by Thompson, seconded by Snider:

THAT proposed "Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024" be read a first, second, and third time.

CARRIED

(Councillor Cassidy opposed)

REPORTS FROM MAYOR AND COUNCILLORS

16. Reports from Mayor and Councillors

Councillor Cassidy reported on receiving an information card regarding the use of dishwashing and laundry detergent and its impact on oceans.

MOVED by Snider, seconded by Thompson:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

17. Public Questions and Comments

There were no public questions or comments.

ADJOURNMENT

18. Adjournment of July 22, 2024 Council Meeting

MOVED by Watt, seconded by Gambioli:

THAT the July 22, 2024 Council meeting be adjourned.
(11:24 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER