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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

REGULAR COUNCIL MEETING AGENDA

JUNE 3, 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, Tsleil-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 June 3, 2024 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the June 3, 2024 regular Council meeting agenda be amended by:

- considering items in the Bylaws section (Item 9 regarding Proposed Park Dedication Bylaw No. 5337, 2024 for the Upper Lands and Item 10 regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5328, 2024 to Enhance Retail Diversity) immediately following Item 5 (regarding 2024 Student Video Contest: Recycling in Parks);

AND THAT the agenda be approved as amended.

ADOPTION OF MINUTES

3. No items.

DELEGATIONS

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

4. Hollyburn Community Services Society, regarding A Year in Review
(File: 0120-30)

Presentation to be provided.

RECOMMENDATION:

THAT the delegation from Hollyburn Community Services Society, regarding A Year in Review, be received for information with thanks.

PRESENTATIONS

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

5. 2024 Student Video Contest: Recycling in Parks (File: 0332-01)

[*Presentation to be provided.*](#)

RECOMMENDATION:

THAT the presentation regarding 2024 Student Video Contest: Recycling in Parks be received for information with thanks.

BYLAWS

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

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

9. [Proposed Park Dedication Bylaw No. 5337, 2024 \(Upper Lands\)](#)
(File: 1610-20-5337)

The proposed bylaw received first, second, and third reading at the May 27, 2024 special Council meeting.

RECOMMENDATION:

THAT proposed "Park Dedication Bylaw No. 5337, 2024" be adopted.

10. [Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5328, 2024 \(to Enhance Retail Diversity\)](#) (File: 1610-20-5328)

The proposed bylaw received first reading at the April 8, 2024 Council meeting and was the subject of a public hearing held on May 6, 2024. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.

RECOMMENDATION:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5328, 2024" be read a second time.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5328, 2024” be read a third time.

REPORTS

6. [Cypress Village and Eagleridge Approvals Package: Proposed Bylaws, Legal Agreements, and Resolutions](#) (File: 2570-01)

[Appendix 1](#)

[Appendices 2-22](#)

[Appendix 23 a-c](#)

[Appendix 23 d-g](#)

[Appendices 24-25](#)

[Presentation to be provided.](#)

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.

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. 5205, 2024” be read a first time.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024” be read a first time.

RECOMMENDATION:

THAT proposed “Park Dedication Bylaw No. 5213, 2024” be read a first time.

RECOMMENDATION:

THAT proposed “Phased Development Agreement Authorization Bylaw No. 5207, 2024” be read a first time.

RECOMMENDATION:

THAT proposed “Road Closure and Removal of Highway Dedication Bylaw No. 5208, 2024” be read a first time.

RECOMMENDATION:

THAT proposed “Park Exchange Bylaw No. 5302, 2024” be read a first time.

RECOMMENDATION:

THAT

1. proposed "Cypress Village Reserve Fund Establishment Bylaw No. 5221, 2024" be read a first time;
2. proposed "Development Cost Charge Bylaw No. 3801, 1993, Amendment Bylaw No. 5209, 2024" be read a first time;
3. proposed "Development Cost Charge Reserve Fund Expenditures Bylaw No. 5211, 2024" be read a first time;
4. proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5210, 2024" be read a first time;
5. proposed "Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5216, 2024" be read a first time;
6. proposed "Noise Control Bylaw No. 4404, 2005, Amendment Bylaw No. 5215, 2024" be read a first time;
7. proposed "Revised Soil Removal, Deposit, Blasting and Rock Breaking Bylaw No. 5130, 2021, Amendment Bylaw No. 5214, 2024" be read a first time;
8. proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5288, 2024" be read a first time;
9. proposed "Subdivision Control Bylaw No. 1504, 1955, Amendment Bylaw No. 5212, 2024" be read a first time; and
10. proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5287, 2024" be read a first time.

RECOMMENDATION:

THAT the District is authorized to enter into the Cypress Village Land Agreement substantially in the form attached as Appendix 17 to the May 13, 2024 report from the Director of Planning and Development Services and the Project Co-Manager, Planning the Upper Lands, including entering into all further agreements as contemplated in the Land Agreement, and that the Mayor and Corporate Officer are authorized to execute any such agreements on behalf of the District, and that District staff are directed to undertake or carry out any further administrative steps and tasks that staff consider necessary to give effect to the Land Agreement.

RECOMMENDATION:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the May 13, 2024 report from the Director of Planning and Development Services and Project Co-Manager, Planning the Upper Lands, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

RECOMMENDATION:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024”; proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024”; and proposed “Phased Development Agreement Authorization Bylaw No. 5207, 2024” be presented at a public hearing on June 25, 2024 at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that notice be given of the scheduled public hearing.

RECOMMENDATION:

THAT public notice of Council’s intention to adopt proposed “Road Closure and Removal of Highway Dedication Bylaw No. 5208, 2024” be given in accordance with section 94 of the *Community Charter*, and that persons who consider they are affected by the bylaw be given an opportunity to make representations to Council at a public meeting to be held on June 25, 2024 at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), to be held concurrently with the public hearing scheduled for June 25, 2024 at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that notice be given of this opportunity, all as required by the *Community Charter*.

RECOMMENDATION:

THAT

1. An Alternative Approval Process be provided in relation to proposed “Park Exchange Bylaw No. 5302, 2024” and a Notice of Alternative Approval Process be provided in accordance with section 86 of the *Community Charter*;
2. Elector responses shall be in the form set out in Appendix 18 to the May 13, 2024 report from the Director of Planning and Development Services and the Project Co-Manager, Planning the Upper Lands;
3. The deadline for the submission of elector response forms shall be 4 p.m. on July 22, 2024 (the "Deadline");
4. The Corporate Officer is authorized to prepare and publish a Notice of Alternative Approval Process, which notice must be published once each week for two consecutive weeks with the second notice publication being at least 30 days before the Deadline;
5. A fair determination of the total number of eligible electors of the District of West Vancouver is 31,579; and
6. District staff are directed to undertake or carry out any further administrative steps and tasks that staff consider necessary to complete the Alternative Approval Process in relation to proposed “Park Exchange Bylaw No. 5302, 2024”.

RECOMMENDATION:

THAT the District transfer the following funds to the new Cypress Village Reserve Fund account following adoption of proposed "Cypress Village Reserve Fund Establishment Bylaw No. 5221, 2024":

1. \$13 million currently held in the Community Amenity Reserve Fund, which funds were collected from community amenity contributions from rezonings in Rodgers Creek Areas 5 and 6, to be restricted for use towards planning, designing, and constructing the Cypress Village Fire Station; and
2. \$1 million currently held as restricted funds for McGavin Field in the Community Amenity Reserve Fund, to remain restricted for use towards planning, designing, and constructing the McGavin Sports Field.

RECOMMENDATION:

THAT, subject to adoption of proposed "Phased Development Agreement Authorization Bylaw No. 5207, 2024", District staff are authorized to enter into further agreements as contemplated in the Cypress Village Phased Development Agreement and District staff are directed to undertake and carry out any administrative steps and tasks that staff consider necessary to give effect to the Cypress Village Phased Development Agreement, including but not limited to the planning, design, procurement, and construction of the Cypress Village Fire Station within the timeframe required by the Cypress Village Phased Development Agreement.

RECOMMENDATION:

THAT the following documents attached to the May 13, 2024 report from the Director of Planning and Development Services and the Project Co-Manager, Planning the Upper Lands, be received for information:

1. The Planning the Upper Lands: Phase 3 Engagement Summary report dated June 30, 2022 attached as Appendix 19;
2. The Planning the Upper Lands: What We Heard and How that has Helped Shape the Plan document dated May 2024, attached as Appendix 20;
3. The Contextual Review of the Draft Development Plan for Cypress Village and Eagleridge letter from Steve Nicholls, Past West Vancouver Director of Planning, Lands, and Permits, dated April 29, 2023, attached as Appendix 21;
4. The Financial Impacts of Cypress Village Development on the District of West Vancouver report by Wollenberg Munro Consulting Inc. dated April 2024 attached as Appendix 22;
5. The following documents related to traffic analysis for the Cypress Village development, attached as Appendix 23:

Initial Traffic Impact Assessment documents:

- a) The letter dated May 16, 2022 from the Ministry of Transportation & Infrastructure accepting the Traffic Impact Assessment Final Report: Rev 2 dated April 26, 2022;

- b) The technical memorandum re: “BPP Cypress Village TIA – Summary Document” by Howes Technical Advantage Ltd. dated October 31, 2023;
 - c) The report titled, “Traffic Impact Assessment Cypress Village Development, Final Report: Rev 2” by Howes Technical Advantage Ltd. dated April 2022;
- Updated Traffic Impact Assessment documents:
- d) The email dated October 23, 2023 from the Ministry of Transportation & Infrastructure accepting the October 2023 TIA Addendum 1;
 - e) The report titled, “Traffic Impact Assessment Cypress Village Development, Addendum 1 - Final Report: Rev 2” by Howes Technical Advantage Ltd. dated October 2023;
- Additional Traffic Analysis documents:
- f) The technical memorandum re: “BPP Cypress Village – Municipal Analysis: Summary of Findings” by Howes Technical Advantage Ltd. and McElhanney Ltd. dated November 30, 2022;
 - g) The technical memorandum re: “BPP Cypress Village – Municipal Analysis Sensitivity Analysis Summary” by Howes Technical Advantage Ltd. and McElhanney Ltd. dated April 22, 2024;
- 6. The letter dated May 24, 2022 from Solstice Sustainability Works Inc. providing natural capital asset value estimates for the lands in Eagleridge that are currently owned by British Pacific Properties Limited (“BPP”) for high level planning purposes, attached as Appendix 24; and
 - 7. The Letter Agreement dated March 28, 2024 between BPP and the District attached as Appendix 25, which outlines the park restoration works that BPP will complete following adoption of proposed “Park Exchange Bylaw No. 5302, 2024”.

7. [Proposed Development Permit with Variances at 2368 Bellevue Avenue](#)
(File: 1010-20-23-079)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the applicant for proposed Development Permit 23-079 for 2368 Bellevue Avenue be directed to revise their application to respond to staff advice as outlined in the May 2, 2024 report from the Planning Technician.

8. [Councillor's Motion regarding Alcoholic Beverages in Horseshoe Bay Park and Whytecliff Park](#) (File: 0120-06)

Notice of the proposed motion was given at the May 27, 2024 Council meeting. As notice of the proposed motion has been given, the motion may be considered at the June 3, 2024 meeting, after it has been moved and seconded.

RECOMMENDATION:

WHEREAS the *Liquor Control and Licensing Act* authorizes Council to enact a bylaw designating a public place, or part thereof, as a place where liquor may be consumed during certain hours;

AND WHEREAS the District of West Vancouver's Consumption of Liquor in Public Places Bylaw No. 5118, 2021 currently allows for the consumption of liquor in Ambleside Landing, Millennium Park, John Lawson Park (excluding the playground) and the western portion of Dundarave Park (excluding playground) from noon to dusk, seven days per week, this proposed amendment will allow residents and visitors to the western reaches of West Vancouver to enjoy the same privileges as their neighbours to the east;

AND WHEREAS this amendment will allow individuals who may not have the physical space to entertain with friends in an outdoor setting to enjoy the outdoors. This amendment will provide an economical way for families and friends to gather with a picnic, or with take-out options from local restaurants, while enjoying an alcoholic beverage responsibly;

AND WHEREAS this amendment will likely provide a boost to the local business community in Horseshoe Bay;

THEREFORE BE IT RESOLVED THAT Council direct staff to amend the District of West Vancouver Bylaw No. 5118 to allow for the consumption of liquor in Horseshoe Bay Park and Whytecliff Park.

BYLAWS

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

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

9. [Proposed Park Dedication Bylaw No. 5337, 2024 \(Upper Lands\)](#)
(File: 1610-20-5337)

Item #9 to be considered immediately after Item #5.

10. [Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5328, 2024 \(to Enhance Retail Diversity\)](#) (File: 1610-20-5328)

Item #10 to be considered immediately prior to Item #6.

NEW BUSINESS

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

- 11. No items.

CONSENT AGENDA ITEMS

- 12. No items.

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.

- 13. **Ambleside Local Area Plan Apartment Areas Discussion**
(File: 1610-20-5291/5338)

Information to be provided.

REPORTS FROM MAYOR AND COUNCILLORS

- 14. **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.

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

ADJOURNMENT

- 16. **Adjournment of June 3, 2024 Council Meeting**

RECOMMENDATION:

THAT the June 3, 2024 Council meeting be adjourned.