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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  
JUNE 3, 2024**

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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; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning & Development Services; D. Hawkins, Senior Manager, Community Planning & Sustainability; M. McGuire, Senior Manager, Current Planning & Urban Design; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; Nicole Olenick, Project Co-Manager, Planning the Upper Lands; T. Doré, Policy and Programs Planner; and J. Litster, Community Program Coordinator.

**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

2. **Approval of June 3, 2024 Regular Council Meeting Agenda**

MOVED by Lambur, seconded by Cassidy:

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.

**CARRIED**

**ADOPTION OF MINUTES**

3. No items.

## DELEGATIONS

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

J. Hayden and N. Farran (Hollyburn Community Services Society) provided a presentation and responded to a Council member's questions. Council members commented.

MOVED by Watt, seconded by Cassidy:

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

CARRIED

## PRESENTATIONS

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

Staff provided a presentation. The student contest winners had a photo opportunity with Mayor and Council.

MOVED by Gambioli, seconded by Snider:

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

CARRIED

*Items 9 and 10 were considered following Item 5 and prior to Item 6.*

## BYLAWS

**9. Proposed Park Dedication Bylaw No. 5337, 2024 (Upper Lands)**  
(File: 1610-20-5337)

Council members commented.

MOVED by Lambur, seconded by Thompson:

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

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

CARRIED

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

MOVED by Cassidy, seconded by Snider:

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

CARRIED

MOVED by Cassidy, seconded by Snider:

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

CARRIED

## REPORTS

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

Mayor Sager provided comments regarding the proposed development.

Staff, B. Erb (Principal, Coriolis Consulting), and J. Wollenberg (Principal, Wollenberg Munro Consulting Inc.) provided a presentation and responded to Council’s questions. Council members commented.

MOVED by Gambioli, seconded by Snider:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024” be read a first time.

CARRIED

MOVED by Gambioli, seconded by Snider:

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

CARRIED

MOVED by Lambur, seconded by Thompson:

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

CARRIED

MOVED by Lambur, seconded by Thompson:

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

CARRIED

MOVED by Lambur, seconded by Thompson:

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

CARRIED

MOVED by Lambur, seconded by Thompson:

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

CARRIED

MOVED by Snider, seconded by Gambioli:

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.

CARRIED

MOVED by Watt, seconded by Thompson:

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.

CARRIED

MOVED by Gambioli, seconded by Snider:

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*.

CARRIED

MOVED by Watt, seconded by Cassidy:

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.

CARRIED

MOVED by Snider, seconded by Watt:

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*.

CARRIED

MOVED by Thompson, seconded by Gambioli:

Council commented. Staff responded to Council's question.

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”.

CARRIED

MOVED by Gambioli, seconded by Snider:

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.

Staff responded to a Council member’s question. The question was called on the motion.

CARRIED

MOVED by Thompson, seconded by Snider:

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.

CARRIED

MOVED by Lambur, seconded by Thompson:

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”.

CARRIED

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

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

J. O'Sullivan (2368 Bellevue Avenue) and T. Feenstra (Architect) provided a presentation and responded to Council's questions. Council members commented.

MOVED by Cassidy, seconded by Watt:

THAT proposed Development Permit 23-079 for 2368 Bellevue Avenue, as described in the report dated May 2, 2024 from the Planning Technician, be considered at the July 22, 2024 Council meeting at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that statutory notice be given of consideration of the proposed development permit.

CARRIED

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

Council members commented.

MOVED by Watt, seconded by Cassidy:

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.

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

CARRIED

## **BYLAWS**

- 9. Proposed Park Dedication Bylaw No. 5337, 2024 (Upper Lands)**  
(File: 1610-20-5337)

*This item was considered immediately following Item 5 regarding 2024 Student Video Contest: Recycling in Parks.*

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

*This item was considered immediately prior to Item 6 regarding Cypress Village and Eagleridge Approvals Package: Proposed Bylaws, Legal Agreements, and Resolutions.*

## **NEW BUSINESS**

- 11.** No items.

## **CONSENT AGENDA ITEMS**

- 12.** No items.

## **OTHER ITEMS / NOTICES OF MOTION**

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

Council members commented. Staff responded to Council's questions.

## **REPORTS FROM MAYOR AND COUNCILLORS**

- 14. Reports from Mayor and Councillors**

Mayor Sager reported on his attendance at the opening of the new Avalon Recovery Society Women's Centre, the 50th Anniversary Folk Festival at Centennial Theater, and J. Weston's Health Forum hosted by the Canadian Health and Fitness Institute.

Councillor Thompson reported on the Cycling without Age program that was present at Community Culture Fest.

Councillor Watt reported on attending the Taste of the Bay event at Horseshoe Bay with Mayor Sager, Councillors Lambur, Snider and Thompson, and members of staff.

Councillor Gambioli reported on attending Community Cultural Fest and her attendance at the Invest Vancouver Management Board meeting held May 23.

MOVED by Snider, seconded by Thompson:

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

CARRIED

**PUBLIC QUESTIONS AND COMMENTS**

**15. Public Questions and Comments**

There were no public questions or comments.

**ADJOURNMENT**

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

MOVED by Cassidy, seconded by Watt:

THAT the June 3, 2024 Council meeting be adjourned.  
(9:17p.m.)

CARRIED

Certified Correct:

*[Original signed by Mayor]*

\_\_\_\_\_  
MAYOR

*[Original signed by Corporate Officer]*

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