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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 10.1

REGULAR COUNCIL MEETING AGENDA

JUNE 24, 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.

****Note: At 7 p.m. in the Council Chamber and via electronic communication facilities a 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) will be held. The regular Council meeting will commence in the Council Chamber and via electronic communication facilities immediately following the public hearing.***

CALL TO ORDER

1. Call to Order.

APPROVAL OF AGENDA

2. **Approval of June 24, 2024 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the June 24, 2024 regular Council meeting agenda be amended by:

- withdrawing Item 5 regarding 2024 Building Bylaw (Proposed Building Bylaw No. 5340, 2024); and
- adding Item 10.1 regarding North Shore Wastewater Treatment Plant;

AND THAT the agenda be approved as amended.

ADOPTION OF MINUTES

3. No items.

REPORTS

4. [2023 Annual Report](#) (File: 0907-05)

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

RECOMMENDATION:

THAT the 2023 Annual Report for the District of West Vancouver be approved.

5. **2024 Building Bylaw (Proposed Building Bylaw No. 5340, 2024)**
(File: 1610-20-5340)

Withdrawn.

6. [Councillor's Motion regarding Pasco Road Foreshore Rezoning](#)
(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 24, 2024 meeting, after it has been moved and seconded.

RECOMMENDATION:

WHEREAS residents of Pasco Road have expressed concern regarding emergency access due to the conditions of the road and limitations to provide improved access where the road crosses property owned by CN Rail and the Ministry of Transportation and Infrastructure;

AND WHEREAS the residents of Pasco Road are seeking alternate access options such as the use of the foreshore to install structures adjacent to their properties to allow access to the ocean;

AND WHEREAS the Province has jurisdiction over the foreshore and administers a Head Lease to the District to manage the use of the foreshore;

AND WHEREAS the Zoning Bylaw regulates the use of the foreshore and restricts new private encroachments except where required for practical access;

THEREFORE BE IT RESOLVED THAT:

- 1) staff be directed to bring forward an amendment to the Zoning Bylaw for the M1 zone over the foreshore by allowing an exclusion clause for access encroachments for Pasco Road properties;
- 2) staff be directed to engage with the Province on the bylaw amendment to align with the Head Lease and the Province's approval requirements for new access encroachments;

- 3) staff be directed to bring forward an amendment to the Official Community Plan to reflect the change in current policy that restricts private encroachments on the foreshore; and
- 4) staff be directed to define the appropriate access structures that minimize the environmental impacts to the foreshore.

BYLAWS

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

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

7. 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, was the subject of a public hearing held and closed on May 6, 2024 and received second and third reading at the June 3, 2024 Council meeting. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.

As the proposed bylaw was approved by the Minister of Transportation and Infrastructure on June 17, 2024, it may be considered for adoption.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5328, 2024” be adopted.

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.

- 8. No items.

CONSENT AGENDA ITEMS

Items listed in the Consent Agenda are considered for approval in one motion, unless a member of Council wishes to debate an item and requests that it be excluded. If an item is excluded from the Consent Agenda it will be considered as an agenda item. The rule of order establishing a Consent Agenda provides that consent agenda items may be considered in total and without debate or amendment.

9. Consent Agenda Items

The following Consent Agenda items may be considered for approval in one motion, or considered separately, or items may be excluded for debate.

RECOMMENDATION:

THAT the Consent Agenda items as follows be approved:

- Item 9.1 regarding 2023 Statement of Financial Information; and
- Item 9.2 regarding 2024 Community Awards and Recognition Program Recipients.

9.1. [2023 Statement of Financial Information](#) (File: 0907-08)

RECOMMENDATION:

THAT as described in the report dated June 14, 2024, the 2023 Statement of Financial Information be approved for submission to the Ministry of Municipal Affairs and Housing.

9.2. [2024 Community Awards and Recognition Program Recipients](#)

(File: 0116-20-AWARD)

RECOMMENDATION:

THAT the report dated June 14, 2024 from the Cultural Services Manager titled 2024 Community Awards and Recognition Program Recipients be received for information.

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.

10. [Notice of Motion regarding Short Term Rental Accommodations](#)

(File: 0120-06)

Notice of Motion, as follows, is provided:

Take notice that at the July 8, 2024 regular Council meeting, Councillor Lambur, with Councillor Thompson as seconder, will move:

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.

10.1. North Shore Wastewater Treatment Plant (File: 0185-01) (On-Table)

RECOMMENDATION:

THAT Council authorizes the Mayor to file a dispute with Metro Vancouver regarding the North Shore Wastewater Treatment Plant.

REPORTS FROM MAYOR AND COUNCILLORS

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

- 11. 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.

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

ADJOURNMENT

- 13. Adjournment of June 24, 2024 Council Meeting**

RECOMMENDATION:

THAT the June 24, 2024 Council meeting be adjourned.