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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 24, 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; I. Gordon, Director, Financial Services; D. Hawkins, Senior Manager, Community Planning & Sustainability; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

**CALL TO ORDER**

1. The meeting was called to order at 7:03 p.m.

**APPROVAL OF AGENDA**

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

MOVED by Thompson, seconded by Snider:

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);
- adding Item 10.1 regarding North Shore Wastewater Treatment Plant; and
- adding Item 7.1 regarding Ambleside Local Area Plan Bylaws;

AND THAT the agenda be approved as amended.

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

**CARRIED**  
*(Councillor Gambioli opposed)*

**ADOPTION OF MINUTES**

3. No items.

## **REPORTS**

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

Staff provided a presentation.

MOVED by Snider, seconded by Lambur:

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

CARRIED

*With the consent of Council, Mayor Sager varied the agenda to consider Item 9.1 immediately following Item 4.*

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

Staff provided a brief update.

MOVED by Snider, seconded by Watt:

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, as amended by:

- Removing the Ambleside Dundarave Business Improvement Levy (\$500,000) from 'Schedule of Payments to Suppliers of Goods or Services' (pg.46) and inserting it into the "Statement of Payments of Grants or Contributions" (pg. 55).

CARRIED

Council recessed its meeting at 7:16 p.m. and reconvened its meeting at 10:10 p.m.

### **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)

MOVED by Thompson, seconded by Snider:

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.

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

CARRIED

*(Councillors Cassidy and Gambioli opposed)*

## **BYLAWS**

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

MOVED by Cassidy, seconded by Watt:

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

CARRIED

### **7.1 Ambleside Local Area Plan Bylaws (File: 1610-20-5291/5338)**

MOVED by Thompson, seconded by Lambur:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024" be read a second time.

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

CARRIED

MOVED by Thompson, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024" be read a third time.

CARRIED

MOVED by Lambur, seconded by Thompson:

THAT Council defer consideration of the following motion until its July 8, 2024 meeting:

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

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

CARRIED

### **NEW BUSINESS**

8. No items.

### **CONSENT AGENDA ITEMS**

9. **Consent Agenda Items**

*The following Consent Agenda Item 9.1 was excluded from the Consent Agenda for debate.*

9.1. **2023 Statement of Financial Information** (File: 0907-08)

*This item was discussed under Reports, immediately after Item 4.*

9.2. **2024 Community Awards and Recognition Program Recipients**  
(File: 0116-20-AWARD)

MOVED by Thompson, seconded by Watt:

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**

10. **Notice of Motion regarding Short Term Rental Accommodations**  
(File: 0120-06)

Notice of Motion, as follows, was 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)**

MOVED by Cassidy, seconded by Watt:

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

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

CARRIED

### **REPORTS FROM MAYOR AND COUNCILLORS**

#### **11. Reports from Mayor and Councillors**

There were no reports from Mayor or Council.

**PUBLIC QUESTIONS AND COMMENTS**

**12. Public Questions and Comments**

There were no public questions or comments.

**ADJOURNMENT**

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

MOVED by Thompson, seconded by Gambioli:

THAT the June 24, 2024 Council meeting be adjourned.  
(10:33 p.m.)

CARRIED

Certified Correct:

*[Original signed by Mayor]*

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MAYOR

*[Original signed by Corporate Officer]*

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CORPORATE OFFICER