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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER**

**For On-Table Items please see Item 6.1**

**REGULAR COUNCIL MEETING AGENDA**

**MAY 27, 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. 5301, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024 (Caulfeild Land Use Contract Area and Other Land Use Contract Sites) 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 May 27, 2024 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the May 27, 2024 regular Council meeting agenda be amended by:

- adding Item 6.1 regarding Ambleside Local Area Plan Apartment Areas: Proposed Modified Official Community Plan Bylaw Amendment; Proposed Zoning Bylaw Amendment; and Rental Replacement and Tenant Assistance Policy;

AND THAT the agenda be approved as amended.

**ADOPTION OF MINUTES****3. Adoption of Council Meeting Minutes**

RECOMMENDATION:

THAT

1. the minutes of the May 6, 2024 [special \(open session\)](#) and [regular](#) Council meetings and [public hearing](#), and the May 13, 2024 [special \(open session\)](#) and [regular](#) Council meetings be adopted as circulated; and
2. the [Summary of the May 6, 2024 Public Hearing](#) regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5328, 2024 (to Enhance Retail Diversity) be approved.

**REPORTS****4. [Sidewalk Programming](#) (File: 1700-09)***Presentation to be provided.*

RECOMMENDATION:

THAT

1. the May 1, 2024 report titled Sidewalk Programming be received for information;
2. the proposed sidewalk prioritization process be endorsed by Council;
3. the proposed 2024 sidewalk projects be endorsed by Council; and
4. staff report back in Q3 of 2024 on the progress of 2024 projects and confirm 2025 projects.

**5. [Bridge Asset Management Update](#) (File: 1700-09)**

RECOMMENDATION:

THAT

1. the May 1, 2024 report titled Bridge Asset Management Update be received for information;
2. the bridge asset management strategy be endorsed by Council; and
3. transportation related major structure and bridge asset funding requirements continue to be funded through the annual capital budgeting process.

6. [Eagle Island Access Infrastructure](#) (File: 1700-09)

*Presentation to be provided.*

RECOMMENDATION:

THAT

1. staff prepare a bylaw designed to regulate the use of the District's public access and dock infrastructure for Eagle Island, and bring forward at an upcoming regular Council meeting no later than Q3 2024, for consideration; and
2. the bylaw include conditions of use and enforcement measures, a permitting scheme for vessel moorage, and a user fee to be applied with vessel moorage permitting.

6.1. [Ambleside Local Area Plan Apartment Areas: Proposed Modified Official Community Plan Bylaw Amendment; Proposed Zoning Bylaw Amendment; and Rental Replacement and Tenant Assistance Policy](#) (On-Table)

(File: 2520-17 / 1610-20-5291/5338 / 0282-20-0164)

*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.*

RECOMMENDATION:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the May 17, 2024 report from the Senior Manager of Community Planning & Sustainability, 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. 5291, 2024" be modified as described in Appendix A of the May 17, 2024 report from the Senior Manager of Community Planning & Sustainability.

*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. 5291, 2024" be read a second time as modified.

## RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024” be read a first time.

## RECOMMENDATION:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024” and proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024” be presented at a public hearing on June 17, 2024 at 7 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 proposed “Rental Replacement and Tenant Assistance Policy 0164”, attached as Appendix D to the May 17, 2024 report from the Senior Manager of Community Planning & Sustainability, be received for information and that staff consult with Ambleside Tenant Association regarding the terms of the policy and report back to Council within 30-60 days with amendments for Council’s consideration.

**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. 5327, 2024 \(Small-Scale Multi-Unit Housing\)](#)** (File: 1610-20-5327)

## RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024” be read a first time.

## RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024” be read a second time.

## RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024” be read a third time.

*Pursuant to the Local Government Act, a Zoning bylaw may be adopted on the same day that it has been given third reading.*

## RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024” be adopted.

**8. Proposed Bylaw Amendments for the Caulfeild Land Use Contract Area and Other Land Use Contract Sites (File: 1610-20-5301/5321/5322/5318/5319)**

*The following proposed Official Community Plan and Zoning bylaws received first reading at the April 29, 2024 Council meeting and Council scheduled a public hearing regarding the proposed bylaws to be held on May 27, 2024. If the May 27, 2024 public hearing has closed, the proposed bylaws may be considered for second and third reading at the May 27, 2024 Council meeting. If the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaws.*

*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. 5301, 2024” be read a second time.

**RECOMMENDATION:**

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024” be read a third time.

*The following proposed bylaw was modified at the May 13, 2024 Council meeting.*

**RECOMMENDATION:**

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024” be read a second time as modified.

**RECOMMENDATION:**

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024” be read a third time.

*The following proposed bylaws received first reading at the April 29, 2024 Council meeting.*

**RECOMMENDATION:**

THAT proposed “Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5322, 2024” be read a second and third time.

**RECOMMENDATION:**

THAT proposed “Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024” be read a second and third time.

**RECOMMENDATION:**

THAT proposed “Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5319, 2024” be read a second and third time.

**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.*

9. No items.

**CONSENT AGENDA ITEMS**

10. No items.

**OTHER ITEMS / NOTICES OF MOTION**

11. [Notice of Motion regarding Alcoholic Beverages in Horseshoe Bay Park and Whytecliff Park](#) (File: 0120-06)

Notice of Motion, as follows, is provided:

Take notice that at the June 3rd, 2024 regular Council meeting, Councillor Watt, with Councillor Cassidy as seconder, will move:

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.

**12. [Notice of Motion regarding Pasco Road Foreshore Rezoning](#) (File: 0120-06)**

Notice of Motion, as follows, is provided:

Take notice that at the June 24, 2024 regular Council meeting, Councillor Thompson with Councillor Snider as seconder, will move:

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.

**REPORTS FROM MAYOR AND COUNCILLORS****13. 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.*

**14. Public Questions and Comments (3 minutes per speaker)****ADJOURNMENT****15. Adjournment of May 27, 2024 Regular Council Meeting**

RECOMMENDATION:

THAT the May 27, 2024 regular Council meeting be adjourned.