

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
CEDAR ROOM, WEST VANCOUVER COMMUNITY CENTRE
OCTOBER 17, 2024**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, S. Snider, S. Thompson, and L. Watt.

Staff: S. Findlay, Municipal Manager; and S. Ketler, Deputy Municipal Manager/Director, Parks, Culture & Community Services.

CALL TO ORDER

1. The meeting was called to order at 9 a.m.

EXCLUSION OF THE PUBLIC

2. By unanimous consent, Council resolved:

THAT in the public interest, members of the public be excluded from part of the October 17, 2024 special Council meeting on the basis of matters to be considered under the following section of the *Community Charter*:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and
- (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*].

CARRIED

ADJOURNMENT

3. **Adjournment of October 17, 2024 Special Council Meeting**

Mayor Sager adjourned the October 17, 2024 special Council meeting (open session).

Council then proceeded with the closed session. (9 a.m.)

Certified Correct:

MAYOR

CORPORATE OFFICER

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
MUNICIPAL HALL MAIN FLOOR CONFERENCE ROOM
AND VIA ELECTRONIC COMMUNICATION FACILITIES
OCTOBER 21, 2024**

Council: Mayor M. Sager and Councillors C. Cassidy, P. Lambur, S. Snider, S. Thompson, and L. Watt.
Absent: Councillor N. Gambioli.

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture & Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Moller, Director, Engineering & Transportation Services; and J. Wong, Acting Director, Corporate Services.

CALL TO ORDER

1. The meeting was called to order at 4:10 p.m.

EXCLUSION OF THE PUBLIC

2. MOVED by Thompson, seconded by Snider:

THAT in the public interest, members of the public be excluded from part of the October 21, 2024 special Council meeting on the basis of matters to be considered under the following section of the *Community Charter*:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
 - (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
 - (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
 - (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*;
 - (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and
 - (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*].

CARRIED

ADJOURNMENT

3. **Adjournment of October 21, 2024 Special Council Meeting**

Mayor Sager adjourned the October 21, 2024 special Council meeting (open session).

Council then proceeded with the closed session. (4:10 p.m.)

Certified Correct:

MAYOR

CORPORATE OFFICER

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
OCTOBER 21, 2024**

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; M. McGuire, Senior Manager, Current Planning & Urban Design; M. O'Connor, Manager, Bylaw & Licensing Services; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

1. CALL TO ORDER

The public hearing was called to order at 7:01 p.m.

Mayer Sager commented on:

- efforts of the community, business owners, and staff during the recent extreme weather event;
- recognition of the outgoing MLA Karin Kirkpatrick and Jordan Sturdy, and congratulations to newly elected MLA Lynne Block and Jeremy Valeriote; and
- a staff report regarding 3000 Park Lane scheduled for consideration at the October 28, 2024 regular Council meeting.

2. PUBLIC HEARING PROCEDURE

On behalf of Mayor Sager, staff described the procedure for the public hearing:

Council is convening this public hearing to consider and receive submissions regarding the following proposed bylaws:

- For Item 3, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 regarding Regulating Short-term Rental Accommodation;
- For Item 4, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 regarding Cannabis Retail at 1453 Bellevue Avenue; and
- For Item 5, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 regarding Cannabis Retail at 6609 Royal Avenue.

Anyone who believes that their interest in property is affected by the proposed bylaws will be heard and/or may provide a written submission either in-person or via email to correspondence@westvancouver.ca. No one will be discouraged or prevented from making their views heard.

Council members may ask questions of you following your presentation but Council's function during this public hearing is to listen to the views of the public, not to debate the proposed bylaws.

After the public hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Your only opportunity to comment on the proposed bylaws is during the public hearing. Council is not permitted to receive further submissions once Council has closed the public hearing.

Council has received documents which are available for the public to view. A hard copy of these may be obtained from the Corporate Officer during the public hearing. These documents can also be viewed online at westvancouver.ca/news/notices. Please note that the online copy of the documents will not include items received after noon today.

To maintain order and to ensure that everyone has an opportunity to be heard here are the rules of procedure:

1. A Speakers List has been established.

For those attending in-person, you may place your name on the list at any time throughout the public hearing. If you are speaking from prepared remarks, Council requests that a copy be provided to the Corporate Officer.

To participate via Webex, please phone 604-925-7004 and provide your name and telephone number to staff who will add you to the Speakers List. When it is your turn to address Council, staff will allow you to unmute your microphone and turn on your webcam in order to provide you with your public input opportunity.

Please note that staff will not be in a position to provide you with a specific time-slot when you register to speak, so we ask that participants who wish to address Council be available for the duration of the public hearing.

2. Council requests that you please begin your remarks by providing your name and municipality of residence. If you are speaking on behalf of some other person or organization, Council requests that you please identify the name of that person or organization.
3. Please limit your remarks to 5 minutes and to the subject of the proposed bylaws. Please be respectful to others.
4. After everyone has spoken once, you will have an opportunity to speak subsequent times to provide additional information, if you wish. Please follow the process outlined above to be re-added to the Speakers List.

If you have any concerns about the rules of the hearing, please address your comments to the Chair.

3. **PUBLIC HEARING**

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 (Regulating Short-term Rental Accommodation) (File: 1610-20-5356)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: All zoned lands in the District of West Vancouver where residential uses are permitted.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024: would enable short-term rental (STR) accommodation in a dwelling unit, limited to a host’s principal residence (the place where the host usually lives). Where a secondary or detached secondary suite is permitted (e.g. a basement suite and/or coach house), STR is limited to one of: the primary dwelling unit, or secondary suite, or detached secondary suite.

3.1. STAFF PRESENTATION

Staff spoke relative to the subject bylaw and responded to a Council member’s questions.

3.2. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Regulating Short-term Rental Accommodation	September 13, 2024	September 23, 2024	R-1

Written submissions received up to the close of the public hearing on October 21, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 23, 2024	C-1
Redacted	October 21, 2024	C-2
Redacted	October 21, 2024	C-3

Staff informed: of the total number of staff reports and written submissions received to date.

3.3. PUBLIC INPUT

Mayor Sager called for public input.

C. Morisseau (address not provided) spoke relative to the proposed bylaw and expressed support for an increase to the number of permitted guests from a maximum of 6 guests to 8 guests.

G. Powroznik (address not provided) spoke relative to the proposed bylaw and commented regarding the permitted number of guests and potential for enforcement issues. Staff responded to questions from G. Powroznik.

Mayor Sager queried three times if there was anyone further who wished to speak at the public hearing and there was no response.

MOVED by Lambur, seconded by Watt:

THAT all written and oral submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 regarding Regulating Short-term Rental Accommodation up to and including the October 21, 2024 public hearing be received and that the public hearing be closed.

CARRIED

4. PUBLIC HEARING

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue) (File: 1610-20-5347)

Applicant: R. Hardin

Subject Land: 1453 Bellevue Avenue

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024: would add cannabis retail to the Ambleside Centre 1 zone for 1453 Bellevue Avenue to allow the existing cannabis retail store to operate in perpetuity. The existing store is currently in operation under an approved temporary use permit.

4.1. STAFF PRESENTATION

Council waived the staff presentation.

4.2. APPLICANT'S PRESENTATION

No applicant presentation.

4.3. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Zoning Amendment for Cannabis Retail at 1453 Bellevue Avenue	September 3, 2024	September 23, 2024	R-1

Written submissions received up to the close of the public hearing on October 21, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Jones & Company	October 16, 2024	C-1
Redacted	October 16, 2024	C-2

Staff informed: of the total number of staff reports and written submissions received to date.

4.4. PUBLIC INPUT

Mayor Sager called for public input for the following proposed bylaws:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue); and
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue).

Mayor Sager queried three times if there was anyone further who wished to speak at the public hearing and there was no response.

5. PUBLIC HEARING

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue) (File: 1610-20-5339)

Applicant: D. Bellringer

Subject Land: 6609 Royal Avenue

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024: would add cannabis retail to the Commercial 1 zone for 6609 Royal Avenue to allow the existing cannabis retail store to operate in perpetuity. The existing store is currently in operation under an approved temporary use permit.

5.1. STAFF PRESENTATION

Council waived the staff presentation.

5.2. APPLICANT’S PRESENTATION

No applicant presentation.

5.3. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Zoning Amendment for Cannabis Retail at 6609 Royal Avenue	September 3, 2024	September 23, 2024	R-1

Written submissions received up to the close of the public hearing on October 21, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	October 7, 2024	C-1
Redacted	October 21, 2024	C-2

Staff informed: of the total number of staff reports and written submissions received to date.

5.4. PUBLIC INPUT

Mayor Sager called for public input on proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 under Item 4.4.

6. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

MOVED by Snider, seconded by Thompson:

THAT all written and oral submissions regarding proposed:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 regarding Cannabis Retail at 1453 Bellevue Avenue; and
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 regarding Cannabis Retail at 6609 Royal Avenue;

up to and including the October 21, 2024 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 7:20 p.m.

Certified Correct:

MAYOR

CORPORATE OFFICER

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
OCTOBER 21, 2024**

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; J. Moller, Director, Engineering & Transportation Services; H. Keith, Senior Manager, Climate Action & Environment; E. Willobee, Senior Manager, Engineering Services; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

CALL TO ORDER

1. The meeting was called to order at 7:20 p.m.

APPROVAL OF AGENDA

2. **Approval of October 21, 2024 Regular Council Meeting Agenda**

MOVED by Snider, seconded by Watt:

THAT the October 21, 2024 regular Council meeting agenda be approved as circulated.

CARRIED

REPORTS

3. **Proposed Amendments to the M1 Marine Zone Adjacent to Pasco Road and Official Community Plan Foreshore Areas Policy (File: 1610-20-5361/5362)**

Council members commented.

MOVED by Thompson, seconded by Watt:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024" be read a first time.

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

CARRIED

MOVED by Thompson, seconded by Watt:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the August 28, 2024 report from the Planning Technician, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

CARRIED

(Councillors Cassidy and Gambioli opposed)

MOVED by Thompson, seconded by Watt:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024" be read a first time.

CARRIED

MOVED by Thompson, seconded by Watt:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024" and proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024" be presented at a public hearing on November 18, 2024 at 5 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

4. Sanitary Utility System Asset Management Plan Update (File: 1700-09)

A Council member commented. Staff spoke relative to the subject report and responded to Council's questions. Council members commented.

MOVED by Cassidy, seconded by Lambur:

THAT

1. the October 7, 2024 report from the Senior Manager of Engineering Services titled Sanitary Utility System Asset Management Plan Update be received for information; and
2. Council endorse the 2021 Sanitary System Asset Management Plan.

CARRIED

BYLAWS

5. Proposed Five-Year Financial Plan Bylaw No. 5324, 2024, Amendment Bylaw No. 5333, 2024 (File: 1610-20-5333)

A Council member commented.

MOVED by Watt, seconded by Lambur:

THAT proposed "Five-Year Financial Plan Bylaw No. 5324, 2024, Amendment Bylaw No. 5333, 2024" be adopted.

CARRIED

NEW BUSINESS

6. No items.

CONSENT AGENDA ITEMS

7. Consent Agenda Items

A Council member commented relative to Item 7.5 regarding Proposed Development Variance Permit for 1735 Inglewood Avenue.

MOVED by Gambioli, seconded by Cassidy:

THAT the Consent Agenda items as follows be approved:

- Item 7.1 regarding Adoption of Council Meeting Minutes;
- Item 7.2 regarding Appointment of Acting Mayors for 2024-2025;
- Item 7.3 regarding Proposed 2025 Council Meeting Schedule;
- Item 7.4 regarding Proposed Amendment to the November 18, 2024 Public Hearing;
- Item 7.5 regarding Proposed Development Variance Permit for 1735 Inglewood Avenue (To set date for consideration); and
- Item 7.6 regarding Proposed 2025 Permissive Tax Exemption Bylaw No. 5332, 2024.

CARRIED

7.1. Adoption of Council Meeting Minutes

THAT the following minutes be adopted as circulated:

- October 7, 2024 special (open session) Council meeting and regular Council meeting.

7.2. Appointment of Acting Mayors for 2024-2025 (File: 0120-01)

THAT the proposed 2024-2025 Acting Mayor Schedule be approved as follows:

November 1-30, 2024:	Councillor Watt
December 1-31, 2024:	Councillor Gambioli
January 1-31, 2025:	Councillor Lambur
February 1-28, 2025:	Councillor Gambioli
March 1-April 30, 2025:	Councillor Thompson
May 1-31, 2025:	Councillor Watt
June 1-30, 2025:	Councillor Snider
July 1-31, 2025:	Councillor Cassidy

August 1-31, 2025: Councillor Lambur
September 1-30, 2025: Councillor Snider
October 1-31, 2025: Councillor Cassidy.

7.3. Proposed 2025 Council Meeting Schedule (File: 0120-01)

THAT the proposed 2025 Council Meeting Schedule, as attached to the October 8, 2024 report from the Senior Manager of Legislative Services/ Corporate Officer, be approved.

7.4. Proposed Amendment to the November 18, 2024 Public Hearing (File: 0120-01)

THAT the following two resolutions, passed at the October 7, 2024 regular Council meeting, be rescinded:

- *"THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024" and proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024" be presented at a public hearing on November 18, 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.";* and
- *"THAT proposed Development Permit 23-101 be presented at a public meeting scheduled for November 18, 2024 at 7 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 November 18, 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 meeting."*

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024" and proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024" be presented at a public hearing on November 18, 2024 at 5 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.

THAT proposed Development Permit 23-101 be presented at a public meeting scheduled for November 18, 2024 at 5 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 November 18, 2024 at 5 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 meeting.

7.5. Proposed Development Variance Permit for 1735 Inglewood Avenue
(File: 1010-20-24-015)

THAT proposed Development Variance Permit 24-015 regarding 1735 Inglewood Avenue to allow for an inflatable sports bubble, as described in the report dated October 7, 2024 from the Community Planner, be considered at the November 18, 2024 Council meeting 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 consideration of the proposed development variance permit.

7.6. Proposed 2025 Permissive Tax Exemption Bylaw No. 5332, 2024
(File: 1610-20-5332)

THAT

1. proposed "2025 Permissive Tax Exemption Bylaw No. 5332, 2024" be read a first, second, and third time; and
2. staff work with the Community Grants Advisory Panel to review the Permissive Tax Exemption Policy, recommend updates if necessary, and improve the evaluation process for future years.

OTHER ITEMS / NOTICES OF MOTION

8. No items.

REPORTS FROM MAYOR AND COUNCILLORS

9. Reports from Mayor and Councillors

Councillor Cassidy thanked staff and community members for their efforts during the recent extreme weather event, and on behalf of Ambleside & Dundarave Business Improvement Association, expressed thanks to those who assisted affected businesses.

Councillor Watt expressed her sympathy for the business and homeowners who have suffered damage from the recent extreme weather event.

MOVED by Thompson, seconded by Snider:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

10. Public Questions and Comments

A member of the public (Sustainable Community Development) commented regarding the 'Welcome to Dundarave' sign. A Council member commented.

ADJOURNMENT

11. Adjournment of October 21, 2024 Regular Council Meeting

MOVED by Watt seconded by Cassidy:

THAT the October 21, 2024 regular Council meeting be adjourned.
(8:08 p.m.)

CARRIED

Certified Correct:

MAYOR

CORPORATE OFFICER

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
COMMITTEE OF THE WHOLE MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
OCTOBER 28, 2024**

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; H. Keith, Senior Manager, Climate Action & Environment; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

CALL TO ORDER

1. The meeting was called to order at 4:30 p.m.

APPROVAL OF AGENDA

2. **Approval of October 28, 2024 Committee of the Whole Meeting Agenda**

MOVED by Lambur, seconded by Snider:

THAT the October 28, 2024 Committee of the Whole meeting agenda be approved as circulated.

CARRIED

REPORTS

3. **Urban Forest Management Plan** (File: 0332-01)

Councillor Watt left the meeting at 4:30 p.m. and returned at 4:31 p.m. Councillor Thompson left the meeting at 4:49 p.m. and returned at 4:50 p.m.

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

T. Reinsch (address not provided) commented expressing support for reducing the minimum protection size for trees greater than 20cm in diameter, and provided other suggestions for implementing the Urban Forest Management Plan.

R. Fassler (address not provided) expressed frustration with the process, commented regarding climate change generally, and requested Council act on reducing the minimum protection size for trees greater than 20cm in diameter.

M. Gamel (address not provided) commented expressing support for reducing the minimum protection size for trees greater than 20cm in diameter, and provided examples of protected tree sizes in other jurisdictions.

G. Powroznik (address not provided) commented regarding safety concerns for existing trees on private and public lands, and support for education efforts around tree protection.

D. Reinsch (West Vancouver resident) commented regarding tree protection on private property, reducing the minimum tree protection size, and referenced recent tree planting on the highway between exit 7 and 8.

Council members commented, and staff responded to Council's questions.

MOVED by Gambioli, seconded by Cassidy:

THAT the Committee of the Whole recommend that Council direct that staff focus efforts on actions from the Urban Forest Management Plan in the areas of:

1. Managing existing trees by:
 - a. improving tree protecting during construction;
 - b. lowering protected tree size on private property;
 - c. proactive tree maintenance of public trees, and replacement of dead/dying trees;
2. Growing urban forest by:
 - a. increasing tree replacement and planting requirements;
 - b. maintaining tree density pre/post construction via the zoning bylaw;
 - c. including provisions for tree replacement within the zoning bylaw;
 - d. implementing a tree give-away/discounted tree program, and work closely with residents to plant more trees on public lands; and

to bring forward for Council consideration.

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

4. Public Questions and Comments

There were not public questions or comments.

ADJOURNMENT

5. Adjournment of October 28, 2024 Committee of the Whole Meeting

By unanimous consent, Council approved:

THAT the October 28, 2024 Committee of the Whole meeting be adjourned.
(6:05 p.m.)

CARRIED

Certified Correct:

MAYOR

CORPORATE OFFICER

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
MUNICIPAL HALL MAIN FLOOR CONFERENCE ROOM
AND VIA ELECTRONIC COMMUNICATION FACILITIES
OCTOBER 28, 2024**

Council: Mayor M. Sager and Councillors N. Gambioli, P. Lambur, S. Snider, and S. Thompson.
Absent: Councillors C. Cassidy, 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; G. Howard, Fire Chief; J. Wong, Acting Director, Corporate Services; J. Calder, Assistant Chief – Fire Protection; D. Hawkins, Senior Manager, Community Planning & Sustainability; and C. Boy, Deputy Director, Financial Services.

CALL TO ORDER

1. The meeting was called to order at 6:10 p.m.

EXCLUSION OF THE PUBLIC

2. MOVED by Lambur, seconded by Snider:

THAT in the public interest, members of the public be excluded from part of the October 28, 2024 special Council meeting on the basis of matters to be considered under the following section of the *Community Charter*:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
 - (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
 - (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and
 - (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

ADJOURNMENT

3. **Adjournment of October 28, 2024 Special Council Meeting**

Mayor Sager adjourned the October 28, 2024 special Council meeting (open session).

Council then proceeded with the closed session. (6:10 p.m.)

Certified Correct:

MAYOR

CORPORATE OFFICER

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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
OCTOBER 28, 2024**

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; J. Wong, Acting Director, Corporate Services; D. Hawkins, Senior Manager, Community Planning & Sustainability; M. McGuire, Senior Manager, Current Planning & Urban Design; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

CALL TO ORDER

1. The meeting was called to order at 7:01 p.m.

APPROVAL OF AGENDA

2. **Approval of October 28, 2024 Regular Council Meeting Agenda**

MOVED by Gambioli, seconded by Lambur:

THAT the October 28, 2024 regular Council meeting agenda be approved as circulated.

CARRIED

PRESENTATIONS

3. **Royal Canadian Legion** (File: 0055-20)

A Council member commented. S. Cochrane (Deputy Zone Commander & Sgt-at Arms, Royal Canadian Legion West Vancouver Branch 60), R. Beesley (President, Royal Canadian Legion West Vancouver Branch 60), and Rev. D. McCrindle (Padre, Royal Canadian Legion West Vancouver Branch 60) made a presentation to Council in honour of Remembrance Day. A Council member commented.

MOVED by Watt, seconded by Thompson:

THAT the presentation from the Royal Canadian Legion (West Vancouver Branch 60) be received for information, with thanks.

CARRIED

DELEGATIONS

4. British Columbia Society for the Prevention of Cruelty to Animals (BC SPCA), regarding Update on 2023 BC SPCA Contract Services
(File: 0120-30)

C. Bownick (Manager of Municipal Animal Contracts, BC SPCA) and S. Henderson (Manager of West Vancouver Community Animal Centre, BC SPCA) provided a presentation.

MOVED by Cassidy, seconded by Snider:

THAT the delegation from the British Columbia Society for the Prevention of Cruelty to Animals (BC SPCA), regarding Update on 2023 BC SPCA Contract Services, be received for information with thanks.

Council members commented, and C. Bownick and S. Henderson responded to Council's questions. The question was called on the motion.

CARRIED

REPORTS

5. Proposed Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024 and Disposition of 3000 Park Lane (File: 1610-20-5342)

Staff spoke relative to the subject report and provided a revised recommendation. A Council member commented.

M. Smith (address not provided) commented regarding the history of the subject property and suggested an alternative to land sale.

S. Sharpe (West Vancouver resident) commented regarding the proposed road closure, and opposition to the proposed alternative beach access.

S. Sharpe on behalf of L. Roulston (West Vancouver resident) commented regarding the proposed sale, and road closure.

R. Smith (West Vancouver resident) commented regarding the proposed sale, and concern regarding beach access.

R. Smith on behalf of S. Rasmussen (West Vancouver resident) commented requesting a delay in consideration of the proposed sale, and road closure.

M. Booth (2242 Folkstone Way) commented regarding the proposed sale, and closure of the existing beach access.

J. Millar (address not provided) commented regarding the proposed sale, and expressed concern for the proposed alternative beach access.

D. Marsden (West Vancouver resident) commented regarding opposition to the proposed sale, road closure, and loss of beach access.

Council members commented (regarding Council meeting proceedings).

T. Bowen (address not provided) commented regarding opposition to the proposed sale, and road closure.

M. Willick (West Vancouver resident) commented regarding the proposed sale, road closure, and opposition to the proposed alternative beach access.

D. Cordingley (3051 Procter Avenue) commented regarding recent experience with the Board of Variance; and expressed concern for the process used for the proposed sale, and road closure.

C. Haebler (4289 Morgan Crescent) commented regarding the proposed sale and road closure. A Council member commented.

P. Scholefield (West Vancouver resident) commented regarding the proposed sale, road closure, and concern for the proposed alternative beach access.

A Council member commented.

S. Leidl (address not provided) commented regarding opposition to the proposed sale, road closure, and concern for the disposition of public land.

C. Molineux (address not provided) commented regarding a meeting with Mayor Sager and members of Council in relation to the proposed sale, and road closure.

C. Sawtell and J. Paisley (West Vancouver residents) commented regarding the proposed sale, road closure, and concern for the disposition of public land.

F. Akins (West Vancouver resident) commented regarding the proposed sale, road closure, and expressed support for the proposed sale of 3000 Park Lane without the closed road and beach access.

A. Rowntree (West Vancouver resident) commented regarding the importance of maintaining accessible nature, and expressed opposition to the proposed sale, and road closure.

Written Submissions received up noon on October 28, 2024:

SUBMISSION AUTHOR	SUBMISSION DATE	#
Redacted	July 15, 2024	C-1
Redacted	July 17, 2024	C-2
Redacted	July 19, 2024	C-3
Redacted	July 21, 2024	C-4
Redacted	July 21, 2024	C-5
Redacted	July 22, 2024	C-6
Redacted	July 28, 2024	C-7
Redacted	July 30, 2024	C-8
Redacted	July 31, 2024	C-9
Redacted	July 31, 2024	C-10
Redacted	July 31, 2024	C-11
Redacted	August 1, 2024	C-12
Redacted	August 1, 2024	C-13
Redacted	August 2, 2024	C-14
Redacted	August 2, 2024	C-15

Redacted	August 2, 2024	C-16
Redacted	August 3, 2024	C-17
Redacted	August 3, 2024	C-18
Redacted	August 3, 2024	C-19
Redacted	August 3, 2024	C-20
Redacted	August 5, 2024	C-21
Redacted	August 6, 2024	C-22
Redacted	August 6, 2024	C-23
Redacted	August 6, 2024	C-24
Redacted	August 7, 2024	C-25
Redacted	August 7, 2024	C-26
Redacted	August 7, 2024	C-27
Redacted	August 7, 2024	C-28
Redacted	August 7, 2024	C-29
Redacted	August 8, 2024	C-30
Redacted	August 8, 2024	C-31
Redacted	August 8, 2024	C-32
Redacted	August 8, 2024	C-33
Redacted	August 8, 2024	C-34
D. Marley	August 8, 2024	C-35
Redacted	August 8, 2024	C-36
V. Grimes	August 9, 2024	C-37
Redacted	August 9, 2024	C-38
Redacted	August 9, 2024	C-39
Redacted	August 9, 2024	C-40
Redacted	August 9, 2024	C-41
Redacted	August 9, 2024	C-42
Redacted	August 10, 2024	C-43
Redacted	August 10, 2024	C-44
Redacted	August 10, 2024	C-45
Redacted	August 11, 2024	C-46
Redacted	August 11, 2024	C-47
Redacted	August 11, 2024	C-48
Redacted	August 11, 2024	C-49
Redacted	August 11, 2024	C-50

Redacted	August 11, 2024	C-51
Redacted	August 12, 2024	C-52
Redacted	August 12, 2024	C-53
Redacted	August 12, 2024	C-54
Redacted	August 12, 2024	C-55
Redacted	August 12, 2024	C-56
Redacted	August 12, 2024	C-57
Redacted	August 13, 2024	C-58
Redacted	August 14, 2024	C-59
Redacted	August 18, 2024	C-60
Redacted	August 29, 2024	C-61
Redacted	September 6, 2024	C-62
Redacted	September 19, 2024	C-63
Redacted	October 7, 2024	C-64
Redacted	October 27, 2024	C-65
Redacted	October 27, 2024	C-66

MOVED by Snider, seconded by Thompson:

THAT all written submissions regarding Proposed Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024 and Disposition of 3000 Park Lane, up to and including the Council meeting held on October 28, 2024, be received for information.

CARRIED

MOVED by Snider, seconded by Thompson:

WHEREAS the proposed Agreement of Purchase and Sale (the “Contract”) for that real property having a civic address of 3000 Park Lane (the “Property”) and the road allowance adjacent to the west side of the Property (the “Road Parcel”) contains conditions, for the mutual benefit of both the prospective buyers (the “Buyers”) and the District, that Council in its sole discretion must by November 30, 2024:

(a) adopt a bylaw to:

- (i) close the road comprising of the Road Parcel;
- (ii) remove the Road Parcel as a dedicated highway; and

(b) pass a resolution authorizing the disposition and transfer of the Road Parcel to the Buyers;

AND WHEREAS a notice of disposition with respect to the Property was published in accordance with sections 26(2) and 94 of the *Community Charter*;

AND WHEREAS a notice of the proposed closure and removal of highway dedication of the Road Parcel was published in accordance with sections 40(3) and 94 of the *Community Charter*;

AND WHEREAS Council has received submissions from members of the public and from the Buyers regarding the disposition of the Property and the proposed closure of the Road Parcel;

NOW THEREFORE Council in open meeting assembled resolves as follows:

1. proposed "Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024" (the "Bylaw") is adopted; and
2. District staff are directed to publish all notices of disposition required under Section 26 and 94 of the *Community Charter* with respect to the disposition of the Closed Road.

Councillor Thompson left the meeting at 8:39 p.m. and returned at 8:41 p.m.

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

CARRIED

(Councillors Cassidy and Gambioli opposed)

Mayor Sager recessed the meeting at 9:20 p.m. and reconvened at 9:23 p.m.

6. Provincial Housing Targets: Year One Progress Report (File: 2515-02)

Staff provided a presentation and responded to Council's questions.

G. Powroznik (address not provided) commented regarding: provincial housing targets; land development; the permitting process and associated costs; and updating the Official Community Plan.

Staff responded to a Council member's question.

MOVED by Cassidy, seconded by Lambur:

THAT the West Vancouver: Year One Housing Target Progress Report, attached as Appendix A to the October 15, 2024 report from the Community Planner, be received, published on the District's website, and submitted to the BC Minister of Housing as per legislative requirements.

CARRIED

7. Preliminary Development Proposal for 1485 Clyde Avenue (File: 1020-01)

Staff provided a presentation.

MOVED by Watt, seconded by Snider:

THAT the preliminary development proposal, outlined within the report titled Preliminary Development Proposal for 1485 Clyde Avenue dated October 4, 2024 from the Assistant Planner, be endorsed as meeting the criteria under Official Community Plan policy 2.1.15 to proceed to public consultation and consideration of a formal rezoning application prior to adoption of the Ambleside Local Area Plan (LAP).

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

CARRIED

BYLAWS

- 8. Proposed 2025 Permissive Tax Exemption Bylaw No. 5332, 2024**
(File: 1610-20-5332)

MOVED by Thompson, seconded by Snider:

THAT proposed “2025 Permissive Tax Exemption Bylaw No. 5332, 2024” be adopted.

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

CARRIED

- 9. Proposed Modification to Proposed Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024 (Regulating Short Term Rental Accommodation)** (File: 1610-20-5357)

A Council member commented.

MOVED by Watt, seconded by Lambur:

THAT third reading of proposed “Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024” be rescinded.

CARRIED

This item was reconsidered immediately following Item 14.

MOVED by Watt, seconded by Lambur:

THAT

1. proposed “Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024” be modified at section 3.1.7 to delete “6 guests” and replace it with “8 guests”; and
2. proposed “Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024” be read a third time as modified.

CARRIED

(Councillor Cassidy opposed)

- 10. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 (Regulating Short-term Rental Accommodation)** (File: 1610-20-5356)

MOVED by Lambur, seconded by Watt:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024” be read a second time.

CARRIED

MOVED by Lambur, seconded by Watt:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024” be read a third time.

CARRIED

11. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue) (File: 1610-20-5347)

MOVED by Snider, seconded by Thompson:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024” be read a second time.

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

CARRIED

MOVED by Snider, seconded by Cassidy:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024” be read a third time.

CARRIED

MOVED by Snider, seconded by Cassidy:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024” be adopted.

CARRIED

12. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue) (File: 1610-20-5339)

MOVED by Snider, seconded by Cassidy:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024” be read a second time.

CARRIED

MOVED by Snider, seconded by Cassidy:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024” be read a third time.

CARRIED

13. Proposed: Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5363, 2024; and Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5364, 2024 (Non-Medical Cannabis Retail) (File: 1610-20-5363/5364)

MOVED by Gambioli, seconded by Watt:

THAT proposed “Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5363, 2024” be adopted.

CARRIED

MOVED by Gambioli, seconded by Watt:

THAT proposed “Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5364, 2024” be adopted.

CARRIED

14. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024; and Development Permit 21-131 (Lots C and D Daffodil Drive) (File: 1610-20-5292/5293 / 1010-20-21-131)

MOVED by Snider, seconded by Gambioli:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024” be adopted.

CARRIED

MOVED by Snider, seconded by Gambioli:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2023” be adopted.

CARRIED

MOVED by Snider, seconded by Gambioli:

THAT proposed Development Permit 21-131, which would regulate the form and character of the proposal and require land development controls to address hazardous conditions for developments on steep slopes (sites with difficult terrain), be approved.

CARRIED

9. Reconsideration: Proposed Modification to Proposed Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024 (Regulating Short Term Rental Accommodation) (File: 1610-20-5357)

Council members commented and staff provided procedural information. Mayor Sager ordered reconsideration of the following resolution, pursuant to section 131 of the *Community Charter*.

MOVED by Lambur, seconded by Snider:

THAT

- 1. proposed “Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024” be modified at section 3.1.7 to delete “6 guests” and replace it with “8 guests”; and
- 2. proposed “Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024” be read a third time as modified.

CARRIED

(Councillors Cassidy and Watt opposed)

NEW BUSINESS

15. No items.

CONSENT AGENDA ITEMS

16. No items.

OTHER ITEMS / NOTICES OF MOTION

17. No items.

REPORTS FROM MAYOR AND COUNCILLORS

18. Reports from Mayor and Councillors

Mayor Sager reported on attendance, with other members of Council, at: the recent Howe Sound Region Biosphere meeting; and the Metro Vancouver Council of Council’s meeting.

MOVED by Cassidy, seconded by Snider:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

19. Public Questions and Comments

There were no public questions or comments.

ADJOURNMENT

20. Adjournment of October 28, 2024 Regular Council Meeting

MOVED by Snider, seconded by Lambur:

THAT the October 28, 2024 regular Council meeting be adjourned.
(10:06 p.m.)

CARRIED

Certified Correct:

MAYOR

CORPORATE OFFICER

Director	 Municipal Manager/Deputy Municipal Manager
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<u>COUNCIL AGENDA</u>	
Date: <u>November 18, 2024</u>	Item: <u>9.1h.</u>



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	October 30, 2024
From:	P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer
Subject:	Summary of the October 21, 2024 Public Hearing (regarding proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 for Regulating Short-term Rental Accommodation; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 for Cannabis Retail at 1453 Bellevue Avenue; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 for Cannabis Retail at 6609 Royal Avenue)
File:	1610-20-5339/5347/5356

RECOMMENDATION

THAT the October 30, 2024 report titled Summary of the October 21, 2024 Public Hearing (regarding proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 for Regulating Short-term Rental Accommodation; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 for Cannabis Retail at 1453 Bellevue Avenue; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 for Cannabis Retail at 6609 Royal Avenue) be approved.

1.0 Purpose

To provide a summary of the nature of representations respecting proposed:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 (Regulating Short-term Rental Accommodation);
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue); and
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue);

made at the public hearing that was held and closed on October 21, 2024.

2.0 Legislation/Bylaw/Policy

The *Local Government Act*, Part 14, Division 3, applies.

3.0 Council Strategic Objective(s)/Official Community Plan

Public hearing summary reports are a legislative requirement and are not affected by Council's strategic objectives or the Official Community Plan.

4.0 Financial Implications

This report provides a summary of the public hearing that was held and closed on October 21, 2024. There are no financial implications associated with approving this report.

5.0 Background – Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 (Regulating Short-term Rental Accommodation)

5.1 Previous Decisions

Council, at its September 23, 2024 regular meeting, passed the following resolutions:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024” be read a first time.

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024” be presented at a public hearing on October 21, 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.

Notice of the public hearing was published in the North Shore News on October 9 and 16, 2024, pursuant to *Local Government Act* requirements. Copies of the notice were posted to the District’s public notice posting places (external bulletin boards at municipal hall and website).

5.2 Summary of the Nature of the Representations made at the Public Hearing

Staff spoke relative to the proposed bylaw.

Two members of the public spoke relative to the proposed bylaw and commented regarding: increasing the number of permitted guests from a maximum of six guests to eight guests; and the potential for bylaw enforcement issues.

Three written submissions were received for the public hearing.

6.0 Background – Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue)

6.1 Previous Decisions

Council, at its September 23, 2024 regular meeting, passed the following resolutions:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024” be read a first time.

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024” be presented at a public hearing on October 21, 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.

Notice of the public hearing was mailed to property owners and occupants within the notification area and was published in the North Shore News on October 9 and 16, 2024, pursuant to *Local Government Act* requirements. Copies of the notice were posted to the District’s public notice posting places (external bulletin boards at municipal hall and website).

6.2 Summary of the Nature of the Representations made at the Public Hearing

No members of the public spoke relative to the proposed bylaw.

Two written submissions were received for the public hearing.

7.0 Background – Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue)

7.1 Previous Decisions

Council, at its September 23, 2024 regular meeting, passed the following resolutions:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024” be read a first time.

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024” be presented at a public hearing on October 21, 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.

Notice of the public hearing was mailed to property owners and occupants within the notification area and was published in the North Shore News on October 9 and 16, 2024, pursuant to *Local Government Act* requirements. Copies of the notice were posted to the District’s public notice posting places (external bulletin boards at municipal hall and website).

7.2 Summary of the Nature of the Representations made at the Public Hearing

No members of the public spoke relative to the proposed bylaw.

Two written submissions were received for the public hearing.

8.0 Conclusion

A public hearing regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 (Regulating Short-term Rental Accommodation) was held and closed on October 21, 2024. Two members of the public made representations at the public hearing and three written submissions were received for the public hearing.

A public hearing regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue) was held and closed on October 21, 2024. No members of the public made representations at the public hearing and two written submissions were received for the public hearing.

A public hearing regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue) was held and closed on October 21, 2024. No members of the public made representations at the public hearing and two written submissions were received for the public hearing.

The unadopted minutes of the October 21, 2024 public hearing regarding proposed:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 (Regulating Short-term Rental Accommodation);
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue); and
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue);

are attached as Appendix A.

Certified as being fair and accurate:



P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer
October 30, 2024

Appendices:

- Appendix A: October 21, 2024 unadopted public hearing minutes

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
OCTOBER 21, 2024**

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; M. McGuire, Senior Manager, Current Planning & Urban Design; M. O'Connor, Manager, Bylaw & Licensing Services; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

1. CALL TO ORDER

The public hearing was called to order at 7:01 p.m.

Mayer Sager commented on:

- efforts of the community, business owners, and staff during the recent extreme weather event;
- recognition of the outgoing MLA Karin Kirkpatrick and Jordan Sturdy, and congratulations to newly elected MLA Lynne Block and Jeremy Valeriote; and
- a staff report regarding 3000 Park Lane scheduled for consideration at the October 28, 2024 regular Council meeting.

2. PUBLIC HEARING PROCEDURE

On behalf of Mayor Sager, staff described the procedure for the public hearing:

Council is convening this public hearing to consider and receive submissions regarding the following proposed bylaws:

- For Item 3, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 regarding Regulating Short-term Rental Accommodation;
- For Item 4, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 regarding Cannabis Retail at 1453 Bellevue Avenue; and
- For Item 5, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 regarding Cannabis Retail at 6609 Royal Avenue.

Anyone who believes that their interest in property is affected by the proposed bylaws will be heard and/or may provide a written submission either in-person or via email to correspondence@westvancouver.ca. No one will be discouraged or prevented from making their views heard.

Council members may ask questions of you following your presentation but Council's function during this public hearing is to listen to the views of the public, not to debate the proposed bylaws.

After the public hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Your only opportunity to comment on the proposed bylaws is during the public hearing. Council is not permitted to receive further submissions once Council has closed the public hearing.

Council has received documents which are available for the public to view. A hard copy of these may be obtained from the Corporate Officer during the public hearing. These documents can also be viewed online at westvancouver.ca/news/notices. Please note that the online copy of the documents will not include items received after noon today.

To maintain order and to ensure that everyone has an opportunity to be heard here are the rules of procedure:

1. A Speakers List has been established.

For those attending in-person, you may place your name on the list at any time throughout the public hearing. If you are speaking from prepared remarks, Council requests that a copy be provided to the Corporate Officer.

To participate via Webex, please phone 604-925-7004 and provide your name and telephone number to staff who will add you to the Speakers List. When it is your turn to address Council, staff will allow you to unmute your microphone and turn on your webcam in order to provide you with your public input opportunity.

Please note that staff will not be in a position to provide you with a specific time-slot when you register to speak, so we ask that participants who wish to address Council be available for the duration of the public hearing.

2. Council requests that you please begin your remarks by providing your name and municipality of residence. If you are speaking on behalf of some other person or organization, Council requests that you please identify the name of that person or organization.
3. Please limit your remarks to 5 minutes and to the subject of the proposed bylaws. Please be respectful to others.
4. After everyone has spoken once, you will have an opportunity to speak subsequent times to provide additional information, if you wish. Please follow the process outlined above to be re-added to the Speakers List.

If you have any concerns about the rules of the hearing, please address your comments to the Chair.

3. **PUBLIC HEARING**

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 (Regulating Short-term Rental Accommodation) (File: 1610-20-5356)

Applicant: The Corporation of the District of West Vancouver

Subject Lands: All zoned lands in the District of West Vancouver where residential uses are permitted.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024: would enable short-term rental (STR) accommodation in a dwelling unit, limited to a host’s principal residence (the place where the host usually lives). Where a secondary or detached secondary suite is permitted (e.g. a basement suite and/or coach house), STR is limited to one of: the primary dwelling unit, or secondary suite, or detached secondary suite.

3.1. STAFF PRESENTATION

Staff spoke relative to the subject bylaw and responded to a Council member’s questions.

3.2. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Regulating Short-term Rental Accommodation	September 13, 2024	September 23, 2024	R-1

Written submissions received up to the close of the public hearing on October 21, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 23, 2024	C-1
Redacted	October 21, 2024	C-2
Redacted	October 21, 2024	C-3

Staff informed: of the total number of staff reports and written submissions received to date.

3.3. PUBLIC INPUT

Mayor Sager called for public input.

C. Morisseau (address not provided) spoke relative to the proposed bylaw and expressed support for an increase to the number of permitted guests from a maximum of 6 guests to 8 guests.

G. Powroznik (address not provided) spoke relative to the proposed bylaw and commented regarding the permitted number of guests and potential for enforcement issues. Staff responded to questions from G. Powroznik.

Mayor Sager queried three times if there was anyone further who wished to speak at the public hearing and there was no response.

MOVED by Lambur, seconded by Watt:

THAT all written and oral submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 regarding Regulating Short-term Rental Accommodation up to and including the October 21, 2024 public hearing be received and that the public hearing be closed.

CARRIED

4. PUBLIC HEARING

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue) (File: 1610-20-5347)

Applicant: R. Hardin

Subject Land: 1453 Bellevue Avenue

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024: would add cannabis retail to the Ambleside Centre 1 zone for 1453 Bellevue Avenue to allow the existing cannabis retail store to operate in perpetuity. The existing store is currently in operation under an approved temporary use permit.

4.1. STAFF PRESENTATION

Council waived the staff presentation.

4.2. APPLICANT'S PRESENTATION

No applicant presentation.

4.3. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Zoning Amendment for Cannabis Retail at 1453 Bellevue Avenue	September 3, 2024	September 23, 2024	R-1

Written submissions received up to the close of the public hearing on October 21, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Jones & Company	October 16, 2024	C-1
Redacted	October 16, 2024	C-2

Staff informed: of the total number of staff reports and written submissions received to date.

4.4. PUBLIC INPUT

Mayor Sager called for public input for the following proposed bylaws:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 (Cannabis Retail at 1453 Bellevue Avenue); and
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue).

Mayor Sager queried three times if there was anyone further who wished to speak at the public hearing and there was no response.

5. PUBLIC HEARING

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 (Cannabis Retail at 6609 Royal Avenue) (File: 1610-20-5339)

Applicant: D. Bellringer

Subject Land: 6609 Royal Avenue

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024: would add cannabis retail to the Commercial 1 zone for 6609 Royal Avenue to allow the existing cannabis retail store to operate in perpetuity. The existing store is currently in operation under an approved temporary use permit.

5.1. STAFF PRESENTATION

Council waived the staff presentation.

5.2. APPLICANT’S PRESENTATION

No applicant presentation.

5.3. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on October 21, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Zoning Amendment for Cannabis Retail at 6609 Royal Avenue	September 3, 2024	September 23, 2024	R-1

Written submissions received up to the close of the public hearing on October 21, 2024:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	October 7, 2024	C-1
Redacted	October 21, 2024	C-2

Staff informed: of the total number of staff reports and written submissions received to date.

5.4. PUBLIC INPUT

Mayor Sager called for public input on proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 under Item 4.4.

6. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

MOVED by Snider, seconded by Thompson:

THAT all written and oral submissions regarding proposed:

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5347, 2024 regarding Cannabis Retail at 1453 Bellevue Avenue; and
- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024 regarding Cannabis Retail at 6609 Royal Avenue;

up to and including the October 21, 2024 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 7:20 p.m.

Certified Correct:

MAYOR

CORPORATE OFFICER