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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Items 3 and 5.

**REGULAR COUNCIL MEETING AGENDA
NOVEMBER 18, 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 5 p.m. in the Council Chamber and via electronic communication facilities a public hearing will be held. The regular Council meeting will commence in the Council Chamber and via electronic communication facilities at 7 p.m. or immediately following the public hearing, whichever is later.***

CALL TO ORDER

1. Call to Order.

APPROVAL OF AGENDA

2. **Approval of November 18, 2024 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT November 18, 2024 regular Council meeting agenda be amended by:

- adding to Item 3 written submissions C-1 to C-3 regarding Proposed Development Variance Permit 24-015 for 1735 Inglewood Avenue; and
- replacing for Item 5 the document regarding Proposed Finance and Revenue Advisory Committee Terms of Reference Policy 0183;

AND THAT the agenda be approved as amended.

REPORTS

**3. [Proposed Development Variance Permit 24-015 for 1735 Inglewood Avenue](#)
(File: 1010-20-24-015)**

[Presentation to be provided.](#)

At the October 21, 2024 regular meeting Council received the report dated October 7, 2024 regarding proposed Development Variance Permit 24-015 for 1735 Inglewood Avenue and set the date for consideration for November 18, 2024.

Reports received up to and including November 18, 2024:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
<u>Proposed Development Variance Permit for 1735 Inglewood Avenue</u>	October 7, 2024	October 21, 2024	R-1

Written Submissions received up to and including November 18, 2024:

To view all written submissions, [click here.](#)

SUBMISSION AUTHOR	SUBMISSION DATE	#
Redacted (On-Table)	November 17, 2024	C-1
Redacted (On-Table)	November 17, 2024	C-2
Redacted (On-Table)	November 17, 2024	C-3

PRESENTATION BY APPLICANT

CALL FOR PUBLIC INPUT

RECOMMENDATION:

THAT all written and oral submissions regarding proposed Development Variance Permit 24-015 for 1735 Inglewood Avenue up to and including the Council meeting held on November 18, 2024 be received for information.

(A) If Council wishes a further staff report:

RECOMMENDATION:

THAT staff report back to Council regarding submissions received at the November 18, 2024 Council meeting to allow Council to make a determination on proposed Development Variance Permit 24-015 for 1735 Inglewood Avenue.

OR

(B) If Council wishes to approve the proposed development variance permit:

RECOMMENDATION:

THAT proposed Development Variance Permit 24-015 for 1735 Inglewood Avenue, which would allow for a proposed accessory structure (inflatable sports bubble) with variances to the maximum permitted height and proposed siting generally as per proposed plans, be approved.

4. [Pay Parking Expansion](#) (File: 1700-09)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the October 1, 2024 Council report from the Director of Engineering & Transportation Services and the Deputy Municipal Manager / Director of Parks, Culture & Community Services titled Pay Parking Expansion be received for information.

RECOMMENDATION:

THAT net revenues from the pay parking program be used to support District Parks, Culture, and Community Services.

RECOMMENDATION:

THAT staff be directed to hire a temporary full time Parking Program Coordinator to support the administration, planning, implementation, and program development, to be funded by the revenue generated through pay parking programming.

RECOMMENDATION:

THAT staff be directed to proceed with phase two pay parking by moving forward with the following next steps:

1. staff engage various landowners in order to advance phase two pay parking, this includes Squamish Nation, West Vancouver School District, and BC Hydro;
2. staff report back to Council with an update on the outcome of these discussions and to receive direction to confirm the timing and implementation of phase two pay parking programming;
3. staff report back to Council with a Parking Policy to support pay parking programming expansion based on the Parking Policy Framework Parameters;
4. staff prepare an update of the District's applicable Bylaws in connection to on-street parking offenses and penalties for the purposes of pay parking programming enforcement; and
5. consistent with phase one pay parking programming, that staff proceed based on informing, rather than engaging with, the public.

5. [Proposed Finance and Revenue Advisory Committee Terms of Reference Policy 0183](#) (File: 0116-20-FRAC)

RECOMMENDATION:

THAT proposed "Finance and Revenue Advisory Committee Terms of Reference Policy 0183" be approved.

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.

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

The proposed bylaw received first reading at the September 23, 2024 Council meeting, was the subject of a public hearing held on October 21, 2024 and received second and third reading at the October 28, 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 Ministry of Transportation and Infrastructure on October 29, 2024, it may be considered for adoption.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5339, 2024” be adopted.

7. Proposed Modification to Proposed: Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024; and Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5359, 2024 (Regulating Short Term Rental Accommodation) (File: 1610-20-5358/5359)

The proposed bylaws received first, second, and third reading at the September 23, 2024 Council meeting.

RECOMMENDATION:

THAT third reading of proposed “Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024” be rescinded.

RECOMMENDATION:

THAT

1. proposed “Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024” be modified at section 3.1 to delete “6 guests” and replace it with “8 guests”; and
2. proposed “Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024” be read a third time as modified.

RECOMMENDATION:

THAT third reading of proposed “Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5359, 2024” be rescinded.

RECOMMENDATION:

THAT

1. proposed "Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5359, 2024" be modified at section 3.1.1 to delete "6 guests" and replace it with "8 guests"; and
2. proposed "Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5359, 2024" be read a third time as modified.

NEW BUSINESS

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

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 Adoption of Council Meeting Minutes;
- Item 9.2 regarding Receipt of Committee Meeting Minutes;
- Item 9.3 regarding Proposed Streetlight Banner Policy and Proposed Streetlight Banner Procedure;
- Item 9.4 regarding Union of British Columbia Municipalities' Indigenous Cultural Safety & Cultural Humility Training Grant Application;
- Item 9.5 regarding Disposition of 3000 Park Lane and Road Parcel; and
- Item 9.6 regarding Delegation Request.

9.1. Adoption of Council Meeting Minutes

RECOMMENDATION:

THAT the following minutes be adopted as circulated:

- October 17, 2024 special (open session) Council meeting;
- October 21, 2024 special (open session) Council meeting, public hearing, and regular Council meeting; and
- October 28, 2024 Committee of the Whole meeting, special (open session) Council meeting, and regular Council meeting.

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.

9.2. Receipt of Committee Meeting Minutes

RECOMMENDATION:

THAT the following minutes be received for information:

- September 11, 2024 Awards Committee meeting;
- September 18, 2024 Board of Variance hearing;
- September 26 and October 22, 2024 Arts & Culture Advisory Committee meetings; and
- October 8, 2024 Environment Committee meeting.

9.3. Proposed Streetlight Banner Policy and Proposed Streetlight Banner Procedure (File: 0282-20-0109/0110)

RECOMMENDATION:

THAT

1. "Streetlight Banner Policy 0109", as approved on April 26, 2021, be rescinded; and
2. proposed replacement "Streetlight Banner Policy 0109" and proposed "Streetlight Banner Procedure 0110", attached to the November 5, 2024 report from the Cultural Services Manager titled Proposed Streetlight Banner Policy and Proposed Streetlight Banner Procedure, be approved.

9.4. [Union of British Columbia Municipalities' Indigenous Cultural Safety & Cultural Humility Training Grant Application](#) (File: 2700-07)

RECOMMENDATION:

THAT the submission of a grant application for \$40,000 to the Union of British Columbia Municipalities Community Resiliency Investment Program- Indigenous Cultural Safety & Cultural Humility Training be approved.

9.5. [Disposition of 3000 Park Lane and Road Parcel](#) (File: 0510-05)

RECOMMENDATION:

THAT Council resolve as follows:

WHEREAS The Corporation of the District of West Vancouver (the "District") as seller and Hubert-John Marie Van Der Made and Tammy Marlyne Sangha (together, the "Buyers") as buyers have entered into a contract of purchase and sale (the "Contract") for real property having a civic address of 3000 Park Lane (the "Property") and for a portion of allowance adjacent to the west side of the Property (the "Road Parcel"), for the purposes of consolidation;

AND WHEREAS the Contract contains a subject condition, for the mutual benefit of both 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 the transfer of the Road Parcel to the Buyers;

AND WHEREAS Council has adopted "Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024", closing the Road Parcel to traffic and removing its dedication as highway;

AND WHEREAS notices of disposition with respect to the Property and the Road Parcel have been published in accordance with Sections 26 and 94 of the *Community Charter*;

AND WHEREAS Council has received submissions from members of the public and from the Buyers;

AND WHEREAS maintaining and, where possible, enhancing access to the waterfront are goals of this Council;

AND WHEREAS the Buyers have agreed to grant to the District in perpetuity a Statutory Right of Way (the "SROW") along the eastern boundary of the Property to facilitate public access to the waterfront;

AND WHEREAS the disposition of the Property and the Road Parcel will provide the necessary funds to create a lasting access trail within the SROW area;

NOW THEREFORE Council in open meeting assembled resolves as follows:

1. to dispose of and transfer to the Buyers the Road Parcel and the Property for the aggregate purchase price of \$6,500,000 on the terms and conditions set out in the Contract (as amended), subject to such further amendments as may be approved by the Municipal Solicitor (including amendments to the allocation of the purchase price between the Road Parcel and the Property);
2. that Mayor and Corporate Officer are authorized to execute and deliver all documents and plans required to carry out and complete the disposition and transfer of the Property and the Road Parcel to the Buyers and the consolidation of the Property and the Road Parcel;
3. that Mayor and Corporate Officer are authorized to execute, deliver and register a SROW agreement permitting the construction, installation, maintenance, repair, replacement, inspection, use and operation by the District of a public trail and utility works and infrastructure on the Property, and any other agreements contemplated in the Contract, on terms satisfactory to the Municipal Solicitor; and
4. that the proceeds of the disposition of the Property and the Road Parcel shall be paid into a reserve fund, with the money from the reserve fund used to acquire property that Council considers will provide public access to the same body of water that is of at least equal benefit to the public.

9.6. Delegation Request (File: 0120-30)

Any person, persons, or organization wishing to appear as a delegation before Council shall submit a written delegation request to the Mayor and Council for consideration. The Mayor and Council may refuse to schedule a delegation on an agenda if the issue is not considered to fall within the jurisdiction of Council.

Council must not permit a delegation at a Council meeting to address: a bylaw in respect of which a public hearing has been held where the public hearing is required under an enactment as a pre-requisite to the adoption of the bylaw; an issue which is before the courts or on which Council has authorized legal action; a request for funding; a purpose or subject that has no relation to an agenda item or is beyond the jurisdiction of Council; except as otherwise permitted by Council.

RECOMMENDATION:

THAT the delegation request from Ambleside Dundarave Business Improvement Association, regarding Ambleside Dundarave Business Improvement Association Update, be approved.

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. Glenmore Neighbourhood Improvements (File: 1700-01)

RECOMMENDATION:

THAT

1. the October 28, 2024 document from the Collingwood School Task Force titled Glenmore Neighbourhood Improvements, forming part of the November 18, 2024 regular Council meeting agenda package, be received for information; and
2. staff be directed to explore the proposed improvements, and report back to Council on feasibility and cost estimates for the following:
 - a. new gravel sidewalks on west side of Glenmore Drive between Morven Drive and Glenmore Drive;
 - b. new 30km/h speed zone on Glenmore Drive between Morven Drive and Deep Dene Road;
 - c. new Speed Hump and new Crosswalk on Glenmore Drive at intersection with Cleveland Dam Trail; and
 - d. new Speed Hump at existing crosswalk on Glenmore Drive at intersection with Baden Powell Trail.

11. Ratification of Committee of the Whole Recommendation (File: 0120-01)

RECOMMENDATION:

THAT the following recommendation, made by the Committee of the Whole at its October 28, 2024 meeting, be ratified:

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;
to bring forward for Council consideration.

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.

- 12. 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.

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

ADJOURNMENT

- 14. Adjournment of November 18, 2024 Regular Council Meeting**

RECOMMENDATION:

THAT the November 18, 2024 regular Council meeting be adjourned.