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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
NOVEMBER 18, 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; J. Bailey, Acting Deputy Municipal Manager/ Director, Planning, Development & Environment; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; I. Gordon, Director, Finance & Corporate Services; H. Keith, Senior Manager, Climate Action & Environment; 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 7:03 p.m.

Mayor Sager announced:

- Place for Sport opening is scheduled for December 10, 2024 and welcomed the public to attend; and
- Municipal Hall coffee shop by Savary Island Pie Company is opening soon in the Atrium (lower Municipal Hall).

APPROVAL OF AGENDA

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

MOVED by Watt, seconded by Thompson:

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.

CARRIED

REPORTS

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

Staff provided a presentation. A Council member commented.

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	#
Proposed Development Variance Permit for 1735 Inglewood Avenue	October 7, 2024	October 21, 2024	R-1

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

SUBMISSION AUTHOR	SUBMISSION DATE	#
Redacted	November 17, 2024	C-1
Redacted	November 17, 2024	C-2
Redacted	November 17, 2024	C-3

R. Burr (President, West Vancouver Football Club) provided a presentation, and responded to Council's questions. Council members commented, and staff responded to Council's questions.

Mayor Sager queried if there was anyone who wished to speak.

R. Day (West Vancouver resident) spoke relative to the proposed development variance permit and commented regarding the practice field to the south of the property and expressed concern of potential noise. A Council member commented.

A Council member commented.

West Vancouver Soccer Club (WVFC) representatives responded to questions from Council regarding cost and funding source, and approximate duration of construction. Council members commented.

R. Day (West Vancouver resident) further commented regarding the site layout.

A. Howie (West Vancouver resident) spoke relative to the proposed development variance permit and commented regarding noise from the construction of the Place for Sport project, general noise, traffic, and parking considerations for the proposed project.

R. Wiebe (address not provided) spoke in support of the proposed development variance permit and commented regarding other associations use of the bubble. WVFC responded to R. Wiebe's question.

Mayor Sager queried if there was anyone further who wished to speak and there was no response.

A Council member commented.

MOVED by Snider, seconded by Watt:

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.

CARRIED

MOVED by Snider, seconded by Watt:

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.

A Council member commented. The question was called on the motion.

CARRIED

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

A Council member commented. M. O'Brien (Executive Director, Ambleside & Dundarave Business Improvement Association), commented regarding the proposed pay parking solution. Council members commented.

MOVED by Cassidy, seconded by Thompson:

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.

CARRIED

Council members commented.

MOVED by Cassidy, seconded by Thompson:

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

CARRIED

MOVED by Snider, seconded by Lambur:

THAT Council defer consideration of the following recommendations, outlined in the October 1, 2024 Pay Parking Expansion Report, to a future meeting:

“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; and

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”.*

CARRIED

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

Councillor Lambur left the meeting at 7:54 p.m. and returned at 7:59 p.m.

A Council member commented.

MOVED by Watt, seconded by Snider:

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

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

CARRIED

BYLAWS

6. 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 Thompson:

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

CARRIED

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)

MOVED by Gambioli, seconded by Snider:

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

CARRIED
(Councillor Watt opposed)

MOVED by Gambioli, seconded by Snider:

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.

CARRIED
(Councillors Cassidy and Watt opposed)

MOVED by Gambioli, seconded by Snider:

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

CARRIED
(Councillors Cassidy and Watt opposed)

MOVED by Gambioli, seconded by Snider:

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.

CARRIED
(Councillors Cassidy and Watt opposed)

NEW BUSINESS

8. No items.

CONSENT AGENDA ITEMS

9. Consent Agenda Items

A Council member commented.

MOVED by Gambioli, seconded by Snider:

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; and
- Item 9.6 regarding Delegation Request.

CARRIED

The following items were approved in the Consent Agenda.

9.1. Adoption of Council Meeting Minutes

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.

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

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)

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)

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.

9.6. Delegation Request (File: 0120-30)

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

The following Consent Agenda Item 9.5 was excluded from the Consent Agenda for debate.

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

P. Millar (address not provided) commented regarding the public beach access, and the handrailing was vandalized. A Council member commented.

Council members commented.

MOVED by Snider, seconded by Watt:

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.

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

CARRIED

(Councillors Cassidy and Gambioli opposed)

MOVED by Snider, seconded by Watt:

THAT staff be directed to commit to take reasonable efforts to construct the pathway on the east side of the 3000 Park Lane property within two years.

Council members commented, and staff responded to Council's questions. A Council member proposed an amendment to the main motion. As the amendment was accepted by Councillors Snider and Watt, as the mover and seconder of the main motion, the proposed amendment was incorporated into the main motion as a friendly amendment and did not require a vote; the modified motion follows:

THAT staff be directed to commit to take reasonable efforts to construct the pathway on east side of the 3000 Park Lane property within two years, regardless of cost.

CARRIED

(Councillor Gambioli opposed)

OTHER ITEMS / NOTICES OF MOTION

10. Glenmore Neighbourhood Improvements (File: 1700-01)

A Council member commented, and staff responded to a Council member's question. A Council member commented.

MOVED by Cassidy, seconded by Snider:

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;
- e. the improvements to be paid for from CAF from the recently approved Glenmore development Community Amenity Contribution.

CARRIED

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

A Council member commented. Staff spoke relative to the recommendation from the Committee of the Whole meeting and proposed modifications. Council members commented and staff responded to Council's questions.

MOVED by Thompson, seconded by Watt:

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 in 2025 from the Urban Forest Management Plan in the areas of:

- 1. Managing existing trees by:
 - a. improving tree protecting during construction;
 - b. replacement of dead/dying trees on public lands;
- 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

to bring forward for Council consideration.

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

CARRIED

REPORTS FROM MAYOR AND COUNCILLORS

12. Reports from Mayor and Councillors

Councillor Watt reported on attendance at Remembrance Day ceremonies on November 11.

Councillor Gambioli reported on attendance at a Police Department event where the First Nations canoe was put away for the winter.

Councillor Cassidy attended Mulgrave School and Irwin Park Remembrance Day ceremonies.

Councillor Watt further reported on attendance at the District Employee Recognition Awards Ceremony.

MOVED by Thompson, seconded by Lambur:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

13. Public Questions and Comments

T. St. Cyr (address not provided) commented regarding the proposed pay parking expansion.

ADJOURNMENT

14. Adjournment of November 18, 2024 Regular Council Meeting

MOVED by Thompson, seconded by Snider:

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

(8:44 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Deputy Corporate Officer]

DEPUTY CORPORATE OFFICER