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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 25, 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; J. Moller, Director, Engineering & Transportation Services; F. Mansoori, Senior Manager, Engineering Utilities Planning, Design, & Projects; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; and T. Doré, Policy & Programs Planner, Engineering & Transportation Services.

CALL TO ORDER

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

APPROVAL OF AGENDA

2. **Approval of November 25, 2024 Regular Council Meeting Agenda**

MOVED by Lambur, seconded by Cassidy:

THAT the November 25, 2024 regular Council meeting agenda be amended by:

- updating the title and adding a report and recommendation to Item 10 regarding Proposed Housing Agreement Authorization Bylaw No. 5352, 2024 for the Supportive Housing Units (201 to 211 – 723 Main Street) at the Park Royal Gateway Building;

AND THAT the agenda be approved as amended.

CARRIED

REPORTS

3. **Alternative Approval Process Results Park Exchange Bylaw No. 5302, 2024**
(File: 1640-20)

MOVED by Gambioli, seconded by Lambur:

THAT the July 31, 2024 report from the Senior Manager of Legislative Services/ Corporate Officer titled Alternative Approval Process Results Park Exchange Bylaw No. 5302, 2024 be received for information.

CARRIED

BYLAWS

4. Proposed Cypress Village and Eagleridge Development (File: 1610-20-5205/5206/5207/5208/5209/5210/5211/5212/5214/5215/5216/5221/5287/5288/5302)

A Council member commented.

MOVED by Snider, seconded by Thompson:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024" be adopted.

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

CARRIED

MOVED by Snider, seconded by Thompson:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024" be adopted.

CARRIED

MOVED by Snider, seconded by Thompson:

THAT proposed "Phased Development Agreement Authorization Bylaw No. 5207, 2024" be adopted.

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

CARRIED

(Councillors Cassidy, Lambur, and Watt opposed)

MOVED by Snider, seconded by Thompson:

THAT proposed "Road Closure and Removal of Highway Dedication Bylaw No. 5208, 2024" be adopted.

CARRIED

MOVED by Snider, seconded by Thompson:

THAT

1. proposed "Development Cost Charge Bylaw No. 3801, 1993, Amendment Bylaw No. 5209, 2024" be adopted;
2. proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5210, 2024" be adopted;
3. proposed "Development Cost Charge Reserve Fund Expenditures Bylaw No. 5211, 2024" be adopted;
4. proposed "Subdivision Control Bylaw No. 1504, 1955, Amendment Bylaw No. 5212, 2024" be adopted;
5. proposed "Revised Soil Removal, Deposit, Blasting and Rock Breaking Bylaw No. 5130, 2021, Amendment Bylaw No. 5214, 2024" be adopted;

6. proposed “Noise Control Bylaw No. 4404, 2005, Amendment Bylaw No. 5215, 2024” be adopted;
7. proposed “Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5216, 2024” be adopted;
8. proposed “Cypress Village Reserve Fund Establishment Bylaw No. 5221, 2024” be adopted;
9. proposed “Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5287, 2024” be adopted; and
10. proposed “Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5288, 2024” be adopted.

CARRIED

(Councillors Cassidy, Lambur, and Watt opposed)

MOVED by Snider, seconded by Thompson:

THAT proposed “Park Exchange Bylaw No. 5302, 2024” be adopted.

CARRIED

REPORTS

5. Proposed Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5348, 2024 (File: 1610-20-5348)

Staff provided a presentation.

MOVED by Cassidy, seconded by Watt:

THAT

1. Solid Waste Utility fees be adjusted for 2025 to the amounts set out in Schedule A of proposed “Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5348, 2024” as attached to the September 1, 2024 report from the Senior Manager of Engineering Services; and
2. proposed “Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5348, 2024” be read a first, second, and third time.

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

CARRIED

6. Proposed Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5349, 2024 (File: 1610-20-5349)

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

MOVED by Gambioli, seconded by Lambur:

THAT

1. Water Utility fees be adjusted for 2025 to the amounts set out in Schedules A and B of proposed “Waterworks Regulation Bylaw No. 5260, 2023,

Amendment Bylaw No. 5349, 2024” as attached to the September 1, 2024 report from the Senior Manager of Engineering Utilities Planning, Design & Projects; and

2. proposed “Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5349, 2024” be read a first, second, and third time.

CARRIED

7. Proposed Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5350, 2024 (File: 1610-20-5350)

Staff provided a presentation. A Council member commented.

MOVED by Watt, seconded by Thompson:

THAT

1. Sewer and Drainage Utility fees be adjusted for 2025 to the amounts set out in Schedules A and B of proposed “Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5350, 2024” as attached to the September 1, 2024 report from the Senior Manager of Engineering Utilities Planning, Design & Projects;
2. proposed “Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5350, 2024” be read a first, second, and third time; and
3. a North Shore Wastewater Treatment Plant Levy be established to collect for the incremental up front construction costs associated with Metro Vancouver’s North Shore Wastewater Treatment Plant project.

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

CARRIED

8. St. Francis-in-the-Wood Parking Area (File: 0594-11)

Staff provided a presentation and responded to a Council member’s question.

MOVED by Thompson, seconded by Snider:

THAT the presentation regarding St. Francis-in-the-Wood Parking Area be received for information.

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

CARRIED

(Councillor Cassidy opposed)

9. Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5366, 2024 (Track Fees) (File: 1610-20-5366)

A Council member commented.

MOVED by Watt, seconded by Thompson:

THAT proposed “Fees and Charges Bylaw No. 5334, 2024 Amendment Bylaw No. 5366, 2024” be read a first, second, and third time.

CARRIED

10. Proposed Housing Agreement Authorization Bylaw No. 5352, 2024 for the Supportive Housing Units (201 to 211 – 723 Main Street) at the Park Royal Gateway Building (File: 1610-20-5352)

MOVED by Lambur, seconded by Snider:

THAT proposed “Housing Agreement Authorization Bylaw No. 5352, 2024” be read a first, second, and third time.

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

CARRIED

BYLAWS

11. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024 (2905 Marine Drive) (File: 1610-20-5296/5297)

MOVED by Cassidy, seconded by Gambioli:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024” be read a second time.

CARRIED

MOVED by Cassidy, seconded by Gambioli:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024” be read a third time.

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

CARRIED

MOVED by Cassidy, seconded by Gambioli:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024” be read a second time.

CARRIED

MOVED by Cassidy, seconded by Gambioli:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024” be read a third time.

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

CARRIED

12. Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024 (M1 Marine Zone Adjacent to Pasco Road and Official Community Plan Foreshore Areas Policy) (File: 1610-20-5361/5362)

Mayor M. Sager recused himself (conflict of interest) and left the meeting at 8:12 p.m. Councillor Watt assumed the Chair.

MOVED by Thompson, seconded by Snider:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024” be read a second time.

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

CARRIED

(Mayor Sager absent at the vote)

(Councillors Cassidy and Gambioli opposed)

MOVED by Thompson, seconded by Snider:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024” be read a third time.

CARRIED

(Mayor Sager absent at the vote)

(Councillors Cassidy and Gambioli opposed)

MOVED by Thompson, seconded by Snider:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024” be read a second time.

CARRIED

(Mayor Sager absent at the vote)

(Councillors Cassidy and Gambioli opposed)

MOVED by Thompson, seconded by Snider:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024” be read a third time.

CARRIED

(Mayor Sager absent at the vote)

(Councillors Cassidy and Gambioli opposed)

13. Proposed Bylaws for Regulating Short-term Rental Accommodation
(File: 1610-20-5356/5357/5358/5359/5360)

Mayor Sager returned to the meeting at 8:34 p.m. and resumed the Chair.

MOVED by Thompson, seconded by Snider:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024” be adopted.

CARRIED
(Councillors Cassidy and Watt opposed)

A Council member commented.

MOVED by Thompson, seconded by Snider:

THAT proposed “Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024” be adopted.

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

CARRIED
(Councillors Cassidy and Watt opposed)

MOVED by Thompson, seconded by Snider:

THAT proposed “Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024” be adopted.

CARRIED
(Councillors Cassidy and Watt opposed)

MOVED by Thompson, seconded by Snider:

THAT proposed “Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5359, 2024” be adopted.

CARRIED
(Councillors Cassidy and Watt opposed)

MOVED by Thompson, seconded by Snider:

THAT proposed “Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5360, 2024” be adopted.

CARRIED
(Councillors Cassidy and Watt opposed)

NEW BUSINESS

14. No items.

CONSENT AGENDA ITEMS

15. No items.

OTHER ITEMS / NOTICES OF MOTION

16. No items.

REPORTS FROM MAYOR AND COUNCILLORS

17. Reports from Mayor and Councillors

Mayor Sager commented on and thanked all those who attended and helped support: the 20th Anniversary of the Kay Meek Theater; a meeting with the Arts Council on Thursday, November 21, 2024; and Council's Civic Reception held on November 20, 2024 in the Municipal Hall Atrium.

Councillor Cassidy reported on volunteering for the Lighthouse Park Preservation Society on Saturday, November 23, 2024, and encouraged residents to volunteer in their community.

Councillor Gambioli reported on attendance at a Metro Vancouver Invest Vancouver meeting and their proposals regarding the construction of rental housing and federal immigration policies.

Councillor Watt reported on a conference hosted by Enhance West Van during the week of November 18, 2024.

MOVED by Snider, seconded by Watt:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

18. Public Questions and Comments

There were no public questions or comments.

ADJOURNMENT

19. Adjournment of November 25, 2024 Regular Council Meeting

MOVED by Snider, seconded by Watt:

THAT the November 25, 2024 regular Council meeting be adjourned.

(8:43 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Deputy Corporate Officer]

DEPUTY CORPORATE OFFICER