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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 5.

REGULAR COUNCIL MEETING AGENDA

OCTOBER 28, 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.

CALL TO ORDER

1. Call to Order.

APPROVAL OF AGENDA

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

RECOMMENDATION:

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

PRESENTATIONS

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

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

Members of the Royal Canadian Legion (West Vancouver Branch 60) will provide a presentation.

RECOMMENDATION:

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

DELEGATIONS

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

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

[Presentation to be provided.](#)

RECOMMENDATION:

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.

REPORTS

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

Bylaws are passed by a simple majority affirmative vote unless otherwise noted.

Written Submissions received up to noon on October 28, 2024:

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

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 (On-Table)	October 27, 2024	C-65
Redacted (On-Table)	October 27, 2024	C-66

RECOMMENDATION:

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.

RECOMMENDATION:

THAT WHEREAS the proposed Agreement of Purchase and Sale (the “Contract”) for the consolidated real property comprising of the 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 a subject condition, for the mutual benefit of both the prospective buyers (the “Buyers”) and the District, that Council in its sole discretion must by October 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 received submissions from members of the public and from the Buyers;

AND WHEREAS maintaining access and where possible enhancing access to the waterfront is a goal of this Council and as the prospective Buyers have agreed to grant a perpetual Statutory Right of Way (the “SROW) back to the

District of West Vancouver (the “District”) to facilitate public access to the waterfront;

AND WHEREAS this disposition will provide the necessary funds to create a lasting access trail in the 3000 Park Lane area;

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;
2. Council disposes of and transfers the Road Parcel and the Property to the Buyers;
3. the Road Parcel created by the bylaw shall be consolidated with the Property (the “Consolidated Property”);
4. the Mayor and Corporate Officer are authorized to execute and deliver all documents required to carry out this disposition and transfer;
5. a Statutory Right of Way be created on the east side of the Consolidated Property to allow the installation of a trail to the waterfront and for the installation of utilities;
6. the proceeds of the disposition 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; and
7. staff are directed to publish the notices of disposition required under Section 26 and 94 of the *Community Charter*.

6. [Provincial Housing Targets: Year One Progress Report](#) (File: 2515-02)
[Presentation to be provided.](#)

RECOMMENDATION:

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.

7. [Preliminary Development Proposal for 1485 Clyde Avenue](#) (File: 1020-01)
[Presentation to be provided.](#)

RECOMMENDATION:

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).

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.

8. [Proposed 2025 Permissive Tax Exemption Bylaw No. 5332, 2024](#)

(File: 1610-20-5332)

The proposed bylaw received first, second, and third reading at the October 21, 2024 Council meeting.

RECOMMENDATION:

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

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)

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

RECOMMENDATION:

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

RECOMMENDATION

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.

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

The proposed bylaw received first reading at the September 23, 2024 Council meeting and was the subject of a public hearing held on October 21, 2024. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.

RECOMMENDATION:

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

RECOMMENDATION:

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

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

The proposed bylaw received first reading at the September 23, 2024 Council meeting and was the subject of a public hearing held on October 21, 2024. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.

RECOMMENDATION:

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

RECOMMENDATION:

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

Pursuant to Local Government Act s.480, a Zoning bylaw may be adopted on the same day that it has been given third reading.

RECOMMENDATION:

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

12. [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 and was the subject of a public hearing held on October 21, 2024. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.

RECOMMENDATION:

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

RECOMMENDATION:

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

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)

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

RECOMMENDATION:

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

RECOMMENDATION:

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

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)

The proposed bylaws received first reading at the March 11, 2024 Council meeting, were the subject of a public hearing held and closed on April 8, 2024 and received second and third reading at the April 22, 2024 Council meeting. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaws.

NOTE: Each reading of an Official Community Plan bylaw must receive an affirmative vote of a majority of all Council members (4 members) in order to proceed (Local Government Act, s. 477).

RECOMMENDATION:

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

RECOMMENDATION:

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

If the proposed bylaws are adopted, Council may consider proposed Development Permit 21-131 for approval.

RECOMMENDATION:

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.

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.

15. No items.

CONSENT AGENDA ITEMS

16. No items.

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.

17. No items.

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.

18. **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.

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

ADJOURNMENT

20. **Adjournment of October 28, 2024 Regular Council Meeting**

RECOMMENDATION:

THAT the October 28, 2024 regular Council meeting be adjourned.