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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:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER