



**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER**

**For On-Table Items please see Item 3**

**REGULAR COUNCIL MEETING AGENDA**

**DECEMBER 1, 2025**

**6 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 December 1, 2025 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the December 1, 2025 regular Council meeting agenda be amended by:

- withdrawing Item 5 regarding Proposed Heritage Alteration Permit 24-090 for 4798 The Highway;

AND THAT the agenda be approved as amended.

**PRESENTATIONS**

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

3. **Metro Vancouver, regarding the North Shore Wastewater Treatment Plant**  
(File: 0185-01)

[Presentation to be provided.](#) (On-Table)

RECOMMENDATION:

THAT the verbal report from Metro Vancouver, regarding the North Shore Wastewater Treatment Plant, 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. [Canadian Mental Health Association, North and West Vancouver, regarding Updates on the Community-Led Crisis Response \(CRCL\) Program, previously known as Peer Assisted Care Team \(PACT\)](#) (File: 0120-30)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the delegation from the Canadian Mental Health Association, North and West Vancouver, regarding Updates on the Community-Led Crisis Response (CRCL) Program, previously known as Peer Assisted Care Team (PACT), be received for information with thanks.

**REPORTS**

5. **Proposed Heritage Alteration Permit 24-090 for 4798 The Highway**  
(File: 1010-20-24-090)

Withdrawn.

6. [Ambleside-Dundarave Business Improvement Area: Proposed Service Bylaw](#) (File: 2580-14 / 1610-20-5398)

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

*The proposed bylaw received first, second, and third reading at the September 8, 2025 Council meeting.*

RECOMMENDATION:

THAT

1. the November 12, 2025 report from the Senior Manager, Legislative Services/ Corporate Officer titled Ambleside-Dundarave Business Improvement Area: Proposed Service Bylaw be received for information; and

2. proposed “Ambleside-Dundarave Business Improvement Area Service Bylaw No. 5398, 2025” be adopted.

7. [Community Wildfire Resiliency Plan](#) (File: 0332-04)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the Community Wildfire Resiliency Plan, attached as Appendix A to the report titled Community Wildfire Resiliency Plan, dated November 12, 2025, be approved.

RECOMMENDATION:

THAT staff be directed to incorporate the recommendations in the Community Wildfire Resiliency Plan into annual workplans and request supportive funding as part of the annual budget process and through external funding sources.

## **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 Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5392, 2025](#) (File: 1610-20-5392)

*The proposed bylaw received first, second, and third reading at the November 17, 2025 Council meeting.*

RECOMMENDATION:

THAT proposed “Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5392, 2025” be adopted.

9. [Proposed Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5393, 2025](#) (File: 1610-20-5393)

*The proposed bylaw received first, second, and third reading at the November 17, 2025 Council meeting.*

RECOMMENDATION:

THAT proposed “Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5393, 2025” be adopted.

10. [Proposed: Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025; Boulevard Bylaw No. 4886, 2016, Amendment Bylaw No. 5374, 2025; Environmental Reserve Fund Bylaw No. 5188, 2022, Amendment Bylaw No. 5388, 2025; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025 \(Urban Forest Management Plan\)](#)

(File: 1610-20-5373/5374/5387/5388)

*The following proposed bylaw received first and second reading at the September 15, 2025 Council meeting and was modified and read a third time as modified at the November 17, 2025 Council meeting.*

RECOMMENDATION:

THAT

1. third reading of proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be rescinded;
2. proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be modified by replacing section 4.2(a) with the following:
  - a) *a parcel is being developed if any work undertaken or to be undertaken on the parcel requires a building permit, demolition permit, or development permit and is no longer being developed when work under any required building permit is complete; and*
3. proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be read a third time as modified.

*The following proposed bylaws received first and second reading at the September 15, 2025 Council meeting, and third reading at the November 17, 2025 Council meeting.*

RECOMMENDATION:

THAT proposed "Boulevard Bylaw No. 4886, 2016, Amendment Bylaw No. 5374, 2025" be adopted.

RECOMMENDATION:

THAT proposed "Environmental Reserve Fund Bylaw No. 5188, 2022, Amendment Bylaw No. 5388, 2025" be adopted.

*The following proposed bylaw: received first reading at the September 15, 2025 Council meeting; was the subject of a public hearing held and closed on October 20, 2025; and was read a second and third time at the November 17, 2025 Council meeting. 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. 5387, 2025" be adopted.

**11. Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025 (Housing Policy Update) (File: 1610-20-5406)**

*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).*

*The proposed bylaw received first reading at the October 20, 2025 Council meeting and was the subject of a public hearing which was held and closed on November 17, 2025. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.*

**RECOMMENDATION:**

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025" be read a second and third time.

*Pursuant to Local Government Act s.477, an Official Community Plan bylaw may be adopted on the same day that it has been given third reading.*

**RECOMMENDATION:**

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025" be adopted.

**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.*

**12. 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.*

**13. 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 13.1 regarding Adoption of Council Meeting Minutes;
- Item 13.2 regarding Receipt of Committee Meeting Minutes;
- Item 13.3 regarding Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5422, 2025 (Pay Parking Exemptions);
- Item 13.4 regarding Proposed Gifts of Land for Park Purposes Policy;

- Item 13.5 regarding Proposed Tribute Tree and Bench Policy and Procedure;
- Item 13.6 regarding Rescindment of Municipal Capital Funding of School Playgrounds Policy 02-70-112;
- Item 13.7 regarding Proposed Breakwaters and Moving Buildings Over Foreshore Policies;
- Item 13.8 regarding Administrative Updates to Council Policies;
- Item 13.9 regarding Temporary Protection of 2196 Marine Drive; and
- Item 13.10 regarding Delegation Request.

**13.1. [Adoption of Council Meeting Minutes](#) (File: 0120-05)**

RECOMMENDATION:

THAT

1. the minutes of the November 10, 2025 Committee of the Whole meeting (open session) and of the November 17, 2025 special (open session) Council meeting, public hearing, and regular Council meeting be adopted as circulated; and
2. the Summary of the November 17, 2025 Public Hearing regarding Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025 (Housing Policy Amendments) be approved.

**13.2. [Receipt of Committee Meeting Minutes](#) (File: 0116-20-ENV/ACAC / 2310-02)**

RECOMMENDATION:

THAT the following minutes be received for information:

- September 9, 2025 Environment Committee meeting;
- October 9, 2025 Arts and Culture Advisory Committee meeting; and
- October 15, 2025 Board of Variance hearing.

**13.3. [Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5422, 2025 \(Pay Parking Exemptions\)](#) (File: 1610-20-5422)**

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

RECOMMENDATION:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5422, 2025" be read a first, second, and third time.

**13.4. Proposed Gifts of Land for Park Purposes Policy** (File: 0282-20-0221)

RECOMMENDATION:

THAT

1. "Gifts of Land for Park Purposes Policy 02-80-222" be rescinded; and
2. proposed "Gifts of Land for Park Purposes Policy 0221" be approved.

**13.5. Proposed Tribute Tree and Bench Policy and Procedure**

(File: 0282-20-0215/0216)

RECOMMENDATION:

THAT

1. "Tribute Bench Policy 02-70-210" be rescinded;
2. proposed "Tribute Tree and Bench Policy 0215" be approved; and
3. proposed "Tribute Tree and Bench Procedure 0216" be approved.

**13.6. Rescindment of Municipal Capital Funding of School Playgrounds Policy 02-70-112** (File: 0282-02-70-112)

RECOMMENDATION:

THAT "Municipal Capital Funding of School Playgrounds Policy 02-70-112" be rescinded.

**13.7. Proposed Breakwaters and Moving Buildings Over Foreshore Policies**

(File: 0282-20-0210/0211)

RECOMMENDATION:

THAT

1. proposed "Breakwaters Policy 0210" be approved; and
2. proposed "Moving Buildings Over Foreshore Policy 0211" be approved.

**13.8. Administrative Updates to Council Policies**

(File: 0282-20-0186/0187/0235/0275/0340/0370)

RECOMMENDATION:

THAT "Minor Development Permit Application and Exemption Policy 02-80-186" be rescinded.

RECOMMENDATION:

THAT "Boat Storage Guidelines Policy 02-80-187" be rescinded.

## RECOMMENDATION:

THAT "Caulfeild Plateau Land Use Contract Policy 02-80-235" be rescinded.

## RECOMMENDATION:

THAT "Personal Communication Service (PCS) Antenna Cell Sites Approval Process Policy 02-80-275" be rescinded.

## RECOMMENDATION:

THAT "Boulevard Maintenance and Encroachment Policy 02-80-340" be rescinded.

## RECOMMENDATION:

THAT "Interim Zoning Amendment Policy 02-80-370" be rescinded.

**13.9. [Temporary Protection of 2196 Marine Drive](#) (File: 2585-01)**

## RECOMMENDATION:

WHEREAS: the site addressed 2196 Marine Drive, and more particularly described as:

- PID 008-850-097 That Part of Lot 1 Lying West of a Line Drawn Parallel to and Perpendicularly Distant 40 Feet From the Easterly Boundary of Said Lot of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595;
- PID 008-849-943 That Part of Lot 1 Lying East of a Line Drawn Parallel to and Perpendicularly Distant 40 Feet From the Easterly Boundary of Said Lot of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595; and
- PID 008-850-151 Lot 2 of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595, (the "Property") may be heritage property; and

WHEREAS Pursuant to s. 606 of the *Local Government Act*, a local government may order that real property be subject to temporary protection if the property is or may be heritage property;

THEREFORE, BE IT RESOLVED THAT the Property is subject to temporary protection for a period of 60 days commencing on the date this Resolution is passed, and the prohibitions in s.609 of the *Local Government Act* apply to the property without exception during the 60-day period.

**13.10. 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 Dr. Este, regarding Fresh Material Evidence not disclosed by District and/or Ms. Anderson its Counsel, to Council, Courts, or Applicant before Resolution passed that will require RAR (Demolition) to be converted Repairs RAR, be denied.

**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.*

**14. Passenger Rail Services Within the Sea to Sky Corridor** (File: 1785-07)**RECOMMENDATION:**

WHEREAS the District recognizes the importance of exploring a Sea to Sky Rail network capable of meeting the long-term mobility, environmental, and economic needs of regional communities and stakeholders;

THEREFORE BE IT RESOLVED THAT the District of West Vancouver Council send a letter to the Minister of Transportation and Transit expressing Council's support for the re-establishment of passenger rail services within the Sea to Sky corridor.

**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.*

**15. 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.*

**16. Public Questions and Comments (3 minutes per speaker)****ADJOURNMENT****17. Adjournment of December 1, 2025 Regular Council Meeting**

RECOMMENDATION:

THAT the December 1, 2025 regular Council meeting be adjourned.