



## THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 2.1.

### REGULAR COUNCIL MEETING AGENDA

DECEMBER 15, 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 15, 2025 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the December 15, 2025 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.*

- 2.1. **West Vancouver Football Club, regarding Update on the Paul Myers Athletic Centre (File: 0055-01)**

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

RECOMMENDATION:

THAT the presentation from the West Vancouver Football Club, regarding Update on the Paul Myers Athletic Centre, be received for information with thanks.

**REPORTS**

3. [Coastal Adaptation Planning for Public Areas, Infrastructure, and Assets](#)  
(File: 0332-04)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the Coastal Adaptation Planning Report, attached as Appendix A to the report titled Coastal Adaptation Planning for Public Areas, Infrastructure, and Assets dated November 26, 2025, be received for information.

RECOMMENDATION:

THAT staff be directed to complete engagement with other levels of government, key stakeholders and partners, and the community to develop a prioritized phased implementation plan with funding options and report back to Council.

4. [West Vancouver Place for Sport Final Project Update](#) (File: 2100-12)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT

1. the November 26, 2025 report from the Senior Manager of Parks titled West Vancouver Place for Sport Final Project Update be received for information; and
2. the return of the projected savings in the amount of \$1,838,531 to the Community Amenity Contributions – Community Serving Reserve be approved.

5. [Reconsideration of Council Code of Conduct](#) (File: 1648-01)

RECOMMENDATION:

THAT

1. the November 18, 2025 report from the Senior Manager of Legislative Services/Corporate Officer titled Reconsideration of Council Code of Conduct be received for information; and
2. Council confirm its decision to not establish a Code of Conduct, in accordance with Section 113.2 of the *Community Charter*, for the following reasons: [*insert reasons*].

**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.*

**6. Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5422, 2025 (Pay Parking Exemptions)** (File: 1610-20-5422)

*The proposed bylaw received first, second, and third reading at the December 1, 2025 Council meeting.*

**RECOMMENDATION:**

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5422, 2025" be adopted.

**7. Proposed Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025** (File: 1610-20-5373)

*The proposed bylaw: received first and second reading at the September 15, 2025 Council meeting; was modified and read a third time as modified at the November 17, 2025 Council meeting; and was modified and read a third time as modified at the December 1, 2025 Council meeting.*

**RECOMMENDATION:**

THAT proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be adopted.

**NEW BUSINESS**

**8. 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.*

**9. 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 9.1 regarding Adoption of Council Meeting Minutes;
- Item 9.2 regarding Receipt of Committee Meeting Minutes;
- Item 9.3 regarding 2816 Bellevue Avenue - Rezoning Southern Portion from M1 to RS4 (To set date for consideration);

- Item 9.4 regarding Proposed Cultural Policy for West Vancouver;
- Item 9.5 regarding Donations to the District Policy and Procedure;
- Item 9.6 regarding Proposed Special Event Alcohol Policy and Procedure;
- Item 9.7 regarding North Shore Accessibility Advisory Committee: 2025 Annual Report;
- Item 9.8 regarding Proposed Updates to Arts and Culture Advisory Committee, Community Grants Committee, and Public Art Advisory Committee Terms of Reference Policies; and
- Item 9.9 regarding Proposed Modification to Aquila Development Covenant.

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

RECOMMENDATION:

THAT the following minutes be adopted as circulated:

- December 1 special (open session) Council meeting and regular Council meeting.

**9.2. [Receipt of Committee Meeting Minutes](#) (File: 0116-20-FRAC/PLAN)**

RECOMMENDATION:

THAT the following minutes be received for information:

- October 15 and 21, 2025 Finance and Revenue Advisory Committee meetings; and
- October 22, 2025 Planning Committee meeting.

**9.3. [2816 Bellevue Avenue - Rezoning Southern Portion from M1 to RS4](#)  
(File: 1010-20-25-079)**

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

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5423, 2026” be considered for first, second, and third readings and adoption at the January 26, 2026 regular Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled consideration.

**9.4. [Proposed Cultural Policy for West Vancouver](#)** (File: 0282-20-0078)

RECOMMENDATION:

THAT

1. “Cultural Policy for West Vancouver 02-70-170” be rescinded; and
2. proposed “Cultural Policy 0078” be approved.

**9.5. [Donations to the District Policy and Procedure](#)** (File: 0282-20-0125/0126)

RECOMMENDATION:

THAT

1. “Donations to the District Policy 0125” as approved on December 2, 2019 be rescinded;
2. proposed “Donations to the District Policy 0125” as attached to the memorandum dated November 6, 2025 from the Senior Manager of Cultural Services be approved; and
3. proposed “Donations to the District Procedure 0126” be approved.

**9.6. [Proposed Special Event Alcohol Policy and Procedure](#)**

(File: 0282-20-0083/0096)

RECOMMENDATION:

THAT

1. “Municipal Alcohol Policy 02-70-364” be rescinded; and
2. proposed “Special Event Alcohol Policy 0083” and “Special Event Alcohol Procedure 0096” attached to the November 20, 2025 report from the Cultural Services Manager be approved.

**9.7. [North Shore Accessibility Advisory Committee: 2025 Annual Report](#)**

(File: 0180-70-NSAAC)

RECOMMENDATION:

THAT the North Shore Accessibility Advisory Committee Review of 2025 Activities, included in the NSAAC 2025 Activities, 2026 Annual Work Plan and Budget, attached as Appendix A to the report from the Community Planner dated December 1, 2025, be received for information.

RECOMMENDATION:

THAT the North Shore Accessibility Advisory Committee 2026 Work Plan, included in the NSAAC 2025 Activities, 2026 Annual Work Plan and Budget, attached as Appendix A to the report from the Community Planner dated December 1, 2025, be endorsed.

## RECOMMENDATION:

THAT a budget allocation of a one-third share (\$5,133.33) of the North Shore Accessibility Advisory Committee's total budget (\$15,400), as outlined in 2026 Budget Allocation included in the NSAAC 2025 Activities, 2026 Annual Work Plan and Budget, attached as Appendix A to the report from the Community Planner dated December 1, 2025, be approved using existing funds within the Grants in Aid budget.

**9.8. Proposed Updates to Arts and Culture Advisory Committee, Community Grants Committee, and Public Art Advisory Committee Terms of Reference Policies** (File: 0282-20-0064/0217/0218)

## RECOMMENDATION:

THAT

1. "Arts and Culture Advisory Committee Terms of Reference Policy 0064" as approved on September 15, 2025 be rescinded;
2. proposed replacement "Arts and Culture Advisory Committee Terms of Reference Policy 0064" attached to the memorandum dated December 1, 2025 from the Senior Manager of Legislative Services/Corporate Officer be approved;
3. "Community Grants Committee Terms of Reference Policy 0217" as approved on September 15, 2025 be rescinded;
4. proposed replacement "Community Grants Committee Terms of Reference Policy 0217" attached to the memorandum dated December 1, 2025 from the Senior Manager of Legislative Services/Corporate Officer be approved;
5. "Public Art Advisory Committee Terms of Reference Policy 0218" as approved on September 15, 2025 be rescinded; and
6. proposed replacement "Public Art Advisory Committee Terms of Reference Policy 0218" attached to the memorandum dated December 1, 2025 from the Senior Manager of Legislative Services/Corporate Officer be approved.

**9.9. Proposed Modification to Aquila Development Covenant**  
(File: 1010-20-21-131)

## RECOMMENDATION:

THAT the District enter into the covenant modification agreement for the Aquila development as described in the November 25, 2025 report from the Manager of Land Development.

**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.*

**10. Honour a Life Event at Seawalk Garden Request for Exemption**  
(File: 2160-30)

## RECOMMENDATION:

THAT the North Shore Hospice be authorized to occupy the Seawalk Garden, each year on a day in December, for its annual Honour a Life event, a non-denominational memorial service open to everyone on the North Shore who has lost a loved one.

**10.1. [Notice of Motion regarding Proposed Amendment to Development Procedures Bylaw 4940, 2017 \(Lower Caulfeild Heritage Conservation Area\)](#)** (File: 0120-06)

Notice of the following motion regarding Proposed Amendment to Development Procedures Bylaw 4940, 2017 (Lower Caulfeild Heritage Conservation Area) will be given at the December 15, 2025 regular Council meeting. At the January 12, 2026 regular Council meeting, after the proposed motion is moved and seconded, discussion on the proposed motion may be held.

Take notice that at the December 15, 2025 regular Council meeting, Councillor S. Thompson, with Councillor P. Lambur as seconder, will move:

WHEREAS the heritage landscape and architecture of the historic Lower Caulfeild neighbourhood is highly valued by the community;

AND WHEREAS the guidelines for new development established to protect neighbourhood character are subjective and open to broad interpretation;

AND WHEREAS the entity formerly charged with reviewing new development in the Lower Caulfeild Heritage Conservation Area (LCHCA) - the Lower Caulfeild Advisory Committee - has been disbanded;

THEREFORE BE IT RESOLVED THAT: Council direct staff to prepare an amendment to the Development Procedures Bylaw No. 4940, 2017 to require that all new housing development in the Lower Caulfeild Heritage Conservation Area be directed to Council for final consideration and approval.

**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.*

- 11. 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.*

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

**ADJOURNMENT**

- 13. Adjournment of December 15, 2025 Regular Council Meeting**

RECOMMENDATION:

THAT the December 15, 2025 regular Council meeting be adjourned.