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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

REGULAR COUNCIL MEETING AGENDA

FEBRUARY 10, 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, Tseil-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 February 10, 2025 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the February 10, 2025 regular Council meeting agenda be amended by:

- withdrawing Item 4 regarding Street Naming Request: Lots C & D Daffodil Drive;

AND THAT the agenda be approved as amended.

REPORTS**3. [Preliminary Development Proposal for 3033 & 3055 Marine Drive](#)**

(File: 1010-10)

[Presentation to be provided.](#)**RECOMMENDATION:**

THAT the preliminary development proposal outlined within the report titled Preliminary Development Proposal for 3033 & 3055 Marine Drive, dated January 16, 2025 from the Senior Community Planner, be rejected and not proceed to public consultation.

4. [Street Naming Request: Lots C & D Daffodil Drive](#) (File: 1010-20-21-131)

Withdrawn.

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.

5. [Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5371, 2025 \(Parking Passes\)](#) (File: 1610-20-5371)

The proposed bylaw received first, second, and third reading at the January 27, 2025 Council meeting.

RECOMMENDATION:

THAT proposed "Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5371, 2025" be adopted.

6. [Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5355, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5353, 2024 \(to Provide Various Corrections, Clarifications, and Improvements\)](#) (File: 1610-20-5353/5355)

The proposed bylaws received first reading at the December 9, 2024 Council meeting and were the subject of a public hearing held on January 27, 2025. 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. 5355, 2024" be read a second time.

RECOMMENDATION:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5355, 2024" be read a 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. 5355, 2024" be adopted.

RECOMMENDATION:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5353, 2024" be read a second time.

RECOMMENDATION:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5353, 2024" be read a third time.

As the proposed bylaw was approved by the Ministry of Transportation and Infrastructure on December 10, 2024, it may be considered for adoption.

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. 5353, 2024" be adopted.

- 7. [Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5372, 2025 \(Extending the Temporary Outdoor Business Area Program\)](#)
(File: 1610-20-5372)

The proposed bylaw received three readings at the January 13, 2025 Council meeting and was modified and read a third time as modified at the January 27, 2025 Council meeting.

RECOMMENDATION:

THAT proposed "Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5372, 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.

- 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 North Shore Accessibility Advisory Committee: 2025 Annual Work Plan;
- Item 9.4 regarding Awards Committee Annual Work Plan;
- Item 9.5 regarding Cash Management and Investment Policy 02-30-369; and
- Item 9.6 regarding Delegation Requests.

9.1. Adoption of Council Meeting Minutes**RECOMMENDATION:**

THAT

1. the minutes of the January 16, 2025 special Council meeting, and the January 27, 2025 special (open session) Council meeting, public hearing, and regular Council meeting be adopted as circulated; and
2. the Summary of the January 27, 2025 Public Hearing regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5355, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5353, 2024 (to Provide Various Corrections, Clarifications, and Improvements) be approved.

9.2. Receipt of Committee Meeting Minutes**RECOMMENDATION:**

THAT the following minutes be received for information:

- November 5, 2024 Environment Committee meeting;
- November 6, 2024 Awards Committee meeting; and
- December 6, 2024 Arts & Culture Advisory Committee meeting.

9.3. North Shore Accessibility Advisory Committee: 2025 Annual Work Plan

(File: 0180-70)

RECOMMENDATION:

THAT the North Shore Advisory Committee on Disability Issues review of 2024 Committee Activities, attached as Appendix A to the January 15, 2025 report from the Community Planner, be received for information.

RECOMMENDATION

THAT the North Shore Accessibility Advisory Committee proposed 2025 Annual Work Plan, attached as Appendix A to the January 15, 2025 report from the Community Planner, 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), attached as Appendix A to the January 15, 2025 report from the Community Planner, be approved using existing funds within the Grants in Aid budget.

9.4. Awards Committee Annual Work Plan (File: 0116-20-AWARD)**RECOMMENDATION:**

THAT the Awards Committee Annual Work Plan, attached as Appendix B to the January 20, 2025 report from the Cultural Services Manager, be approved.

9.5. Cash Management and Investment Policy 02-30-369

(File: 0282-20-02-30-369)

RECOMMENDATION:

THAT

1. "Cash Management and Investment Policy 02-30-369" be rescinded; and
2. draft "Cash Management and Investment Policy 0056" and draft "Cash Management and Investment Procedure 0057" be received for information.

9.6. Delegation Requests (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 following requests for delegation to Council be approved:

- North Shore Community Resources, regarding North Shore Community Resources Update and Presentation;
- Iranian-Canadian Congress of Canada, regarding Persian Fire Festival, Ambleside West Vancouver.

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. Recommendations from the November 5, 2024 Environment Committee Meeting (File: 0116-20-ENVR)**RECOMMENDATION:**

THAT staff investigate and report back on the feasibility of the following actions to improve building, planning, and permitting processes in the District of West Vancouver:

1. **Require Energy-Efficient Measures:** Mandate energy-efficient upgrades as part of renovation permits, tailored to the scope and cost of the project. This could include requirements for better insulation, energy-efficient windows, LED lightings, motion controls for lights, and heating/cooling systems and/or other low carbon energy systems and controls;
2. **Incentivize Green Building Practices:** Revise the permit application process to prominently feature green and sustainable measures on the first page. Implement incentives such as reduced permit fees or expedited processing for projects that include sustainable practices. Implement a grant to cover the cost of a home energy assessment that would be payable upon proof of implementing at least one of the energy-saving recommendations;

3. No Idling Reminders: Require construction sites to display no-idling stickers next to their permit signage to remind crews to ensure that all crews strictly comply with vehicle anti-idling enforceable policies. Additionally, increase no-idling signage in public spaces such as schools and neighborhoods and to make a downloadable and printable anti-idling sticker on their website to allow, not only construction enterprise, but any community members to promote the good practice of turning engines off by printing and displaying the visual;
4. Educational Resources: Enhance the DWV website with comprehensive information on sustainable construction practices and materials. Provide guides, case studies, and links to resources that help builders and homeowners make informed decisions about sustainable building. Display a booth at high traffic areas such as the West Vancouver Community Center, events or other locations with information. Add presentations on the screens of the West Vancouver Community Center on environmental topics; and
5. Training and Workshops: Offer training sessions and workshops for builders, contractors, and homeowners on sustainable building practices, energy efficiency, rebates and grants, and the benefits of green renovations. This can help ensure that everyone involved in the construction process is informed and capable of implementing sustainable practices.

RECOMMENDATION:

WHEREAS the recent heat pump survey reveals key trends within the community, including:

- The majority of respondents reside in single-family homes and are homeowners;
- Most homes are between 1,000-4,000 sq. ft., suitable for heat pumps, whereas large homes that often rely more heavily on gas heating are typically owned by residents with greater financial capacity for sustainable investments;
- Homes are over 35 years old, which may require upgrades, such as insulation and electrical work, to support heat pump installation;
- Approximately 85% of respondents currently use gas for heating, with 43% of these systems being less than 10 years old;
- 70% of respondents rely on gas for water heating, with 64% of these systems also being less than 10 years;
- 24% of respondents expressed interest in adopting a heat pump system;
- Over 60% of the community is concerned about CO2 emissions; and
- There is a strong need for further guidance and education on the benefits of heat pumps, and cost remains a significant barrier to adoption.

THEREFORE, BE IT RESOLVED THAT staff investigate and report back on the feasibility of the following actions to support heat pump adoption and low-carbon energy systems within the District of West Vancouver:

ENFORCE: Low-Carbon Energy Systems for Major Renovations

Require the inclusion of low-carbon energy systems, such as heat pumps or geothermal systems, as a condition for permit issuance in substantial renovations.

EDUCATE:

Heat Pump and Low-Carbon Energy Systems Information Booth and Resources. Set up an informational booth at the West Vancouver Community Centre (WVCC) to provide materials on heat pump rebates (CleanBC, Federal, Municipal), the "Jump on a Heat Pump" campaign, district top-up programs, and additional information on other low-carbon energy options such as solar, induction/electrical cooking systems as alternatives to gas stoves.

Distribute educational posters on heat pump advantages. Include guidelines recommending minimum and maximum temperature settings for thermal comfort in residential and workplace environments.

ENFORCE: Decision on Gas Ban for New Construction

Evaluate instituting a ban on gas installations in new constructions.

INCENTIVIZE: Green Building Practices

Modify the permit application process to highlight green and sustainable options upfront, providing reduced permit fees or expedited processing for renovation projects with sustainable components. Implement a grant to cover the cost of a home energy assessment, with payout contingent on adopting at least one energy-efficient recommendation.

RESOURCES: Increase Dedicated Environmental Staff, Budget, and Use of the Environmental Fund

Designate additional resources and a targeted budget for achieving climate goals by appointing staff dedicated to environmental initiatives and developing community-level low-carbon systems, with support from consulting firms as required for broader initiatives.

REPORT: Present Findings to Council

Share the heat pump survey results with the Council, emphasizing community concerns regarding CO₂ emissions and the critical need for accessible low-carbon solutions.

EXPLORE: Heat Pump Financial Assistance

Based on survey insights, homeowners face financial barriers related to necessary electrical upgrades for heat pump installations. Recommend evaluating subsidies, rebates, or municipal incentives to alleviate upgrade costs and encourage widespread heat pump adoption.

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 February 10, 2025 Regular Council Meeting**

RECOMMENDATION:

THAT the February 10, 2025 regular Council meeting be adjourned.