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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
FEBRUARY 10, 2025**

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; 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 6 p.m.

APPROVAL OF AGENDA

2. Approval of February 10, 2025 Regular Council Meeting Agenda

25-043 MOVED by Cassidy, seconded by Snider:

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

- withdrawing Item 3 regarding Preliminary Development Proposal for 3033 & 3055 Marine Drive; and
- withdrawing Item 4 regarding Street Naming Request: Lots C & D Daffodil Drive;

AND THAT the agenda be approved as amended.

CARRIED

REPORTS

3. Preliminary Development Proposal for 3033 & 3055 Marine Drive

(File: 1010-10)

Withdrawn.

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

Withdrawn.

BYLAWS

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

25-044 MOVED by Snider, seconded by Thompson:

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

CARRIED

(Councillors Cassidy and Gambioli opposed)

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)

25-045 MOVED by Gambioli, seconded by Snider:

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

CARRIED

25-046 MOVED by Gambioli, seconded by Snider:

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

CARRIED

25-047 MOVED by Gambioli, seconded by Snider:

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

CARRIED

25-048 MOVED by Gambioli, seconded by Snider:

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

CARRIED

25-049 MOVED by Gambioli, seconded by Snider:

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

CARRIED

25-050 MOVED by Gambioli, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5353, 2024" be adopted.

CARRIED

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)

25-051 MOVED by Cassidy, seconded by Watt:

THAT proposed “Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5372, 2025” be adopted.

CARRIED

NEW BUSINESS

8. No items.

CONSENT AGENDA ITEMS

9. Consent Agenda Items

25-052 MOVED by Gambioli, seconded by Lambur:

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.

CARRIED

9.1. Adoption of Council Meeting Minutes

25-053 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

25-054 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)

25-055 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.

25-056 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.

25-057 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)

25-058 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)

25-059 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)

25-060 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

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

Council members commented.

25-061 MOVED by Lambur, seconded by Gambioli:

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.

CARRIED

A Council member commented.

25-062 MOVED by Lambur, seconded by Gambioli:

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.

CARRIED

REPORTS FROM MAYOR AND COUNCILLORS

11. Reports from Mayor and Councillors

Mayor Sager reported that tickets are still available for the Enhance West Van event on February 13 at the Kay Meek Theatre.

25-063 MOVED by Watt, seconded by Snider:

THAT the oral reports from the Mayor and Councillors be received for information.

CARRIED

PUBLIC QUESTIONS AND COMMENTS

12. Public Questions and Comments

G. Powroznik (Address not provided) commented regarding the need for diverse housing options, and incentives to increase development within the District. A Council member commented.

ADJOURNMENT

13. Adjournment of February 10, 2025 Regular Council Meeting

25-064 MOVED by Cassidy, seconded by Gambioli:

THAT the February 10, 2025 regular Council meeting be adjourned.
(6:11 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER