



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 4

REGULAR COUNCIL MEETING AGENDA

JULY 21, 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 July 21, 2025 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the July 21, 2025 regular Council meeting agenda be approved as circulated.

DELEGATIONS

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

3. **North Shore Disc Golf Association, regarding The Future of Fun on the North Shore** (File: 0120-30)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the delegation from the North Shore Disc Golf Association, regarding The Future of Fun on the North Shore, be received for information with thanks.

REPORTS

4. [Appeal of Denial of Encroachment Permit for Rocks on the Boulevard at 2035 Russet Way](#) (File: 1135-05)

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

RECOMMENDATION:

THAT

1. the boulevard encroachment permit for rocks fully within District-owned public land and abutting 2035 Russet Way be denied; and
2. the property owners be required to move all rocks at least 2 metres away from the road edge on the public boulevard.

5. [Proposed Development Application for 3861 & 3875 Uplands Way and 3389 & 3181 Chippendale Road](#) (File: 1010-20-25-013/24-110/25-112)

[Appendices A-E](#)

[Appendix F.](#)

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

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

[Presentation to be provided.](#)

RECOMMENDATION:

THAT proposed “Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025” be read a first time.

RECOMMENDATION:

THAT proposed “Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025” be presented at a public hearing on September 8, 2025, at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled public hearing.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025” be considered for first, second, and third readings at the September 8, 2025 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.

RECOMMENDATION:

THAT subject to adoption of proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025” and proposed “Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw

No. 5400, 2025”, District staff are authorized to amend covenants registered on title of the subject lands and carry out any administrative steps and tasks that staff consider necessary to give effect to the proposed bylaw amendments and development permits.

6. [1921 Fulton Avenue – Community Charter Section 57 Notice on Land Title](#)
(File: 2500-01)

RECOMMENDATION:

THAT the Corporate Officer for the District of West Vancouver file a notice in the Land Title Office that a resolution relating to the land with the civic address of 1921 Fulton Avenue, West Vancouver, BC V7V 1T2, legally described as PID: 010-816-097, Lot 4 of Lot B Block 4 District Lot 775 Plan 6733, has been made under Section 57 of the *Community Charter* and that further information about it may be inspected at Municipal Hall.

7. [Recycling in Parks Program Update](#) (File: 2150-01)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT

1. the June 24, 2025 report from the Parks Maintenance Manager titled Recycling in Parks Program Update be received for information;
2. beginning in 2026, once the necessary equipment and storage infrastructure is in place, staff initiate Phase 3 (Ambleside Park) of the Recycling in Parks Program;
3. staff incorporate an increase to the Public Realm Refuse Fee in the Solid Waste Utility in 2026 to fund the \$53,500 operating costs for implementation of Phase 3 of the Recycling in Parks Program;
4. capital costs of \$162,000 for receptacles and expansion of the Ambleside Park disposal compound be funded from the Environmental Reserve Fund;
5. capital costs of \$40,000 for the purchase of an electric utility vehicle be funded from the Environmental Reserve Fund; and
6. staff report to Council 12 months following implementation on the results of diverting waste from the landfill.

OR

THAT

1. the June 24, 2025 report from the Parks Maintenance Manager titled Recycling in Parks Program Update be received for information;

2. staff defer Phase 3 (Ambleside Park) of the Recycling in Parks Program expansion pending diversion and contamination rate improvements in existing public realm recycling in parks;
3. staff be directed to continue to investigate and employ options to improve diversion and contamination rates; and
4. staff report to Council in 12 months on the results of diverting waste from the landfill and, based on those results, consider expansion.

8. [1145 Chartwell Crescent – Remedial Action Requirement and Community Charter Section 57 Notice on Land Title](#) (File: 2500-01)

[Presentation to be provided.](#)

RECOMMENDATION:

WHEREAS Division 12 of Part 3 of the *Community Charter* authorizes Council to impose a remedial action requirement on the owner of a building or structure which is in an unsafe condition or contravenes the Provincial building regulations or a bylaw under section 8 (3) (l) or Division 8 of the *Community Charter*, including a requirement to demolish or remove the building or structure or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;

AND WHEREAS Omid Gerami, Kamran Gerami, Naib Gerami, and Ayesheh Mansouri are the registered owners (the “Owners”) of land with the civic address 1145 Chartwell Crescent, West Vancouver, BC and legally described as PID: 009-020-713, Lot 4 Block 46 Capilano Estates Extension No. 7 Plan 11873, (the “Property”);

AND WHEREAS section 17 of the *Community Charter* provides that the authority of Council to require that something be done includes the authority to direct that, if a person subject to the requirement fails to take the required action, the District may fulfill the requirement at the expense of the person;

NOW THEREFORE, the Council of the District of West Vancouver, in open meeting assembled, resolves as follows:

1. THAT Council hereby considers that the building on the Property that was constructed without permits required by the District’s Building Bylaw No. 4400, 2004 (the “Building Bylaw”) is unsafe and contravenes a bylaw under section 8 (3) (l) or Division 8 of the *Community Charter*, and therefore is in a hazardous condition within the meaning of Section 73 of the *Community Charter*;
2. THAT Council hereby requires, pursuant to its powers under Section 72 of the *Community Charter*, that the Owners, within 30 days of the date this Resolution is sent to the Owners, do all things necessary to apply for a demolition permit for the Unpermitted Building under the Building Bylaw;
3. THAT the Owners, within 30 days of receiving a demolition permit applied for under Section 2 of this Resolution and by no later than 60 days after the date

- of this Resolution, must demolish the Unpermitted Building, remove all resulting debris, comply with all applicable requirements of the Building Bylaw, and remediate the Property in accordance with all aspects of the Environmental Remediation Plan for the Property prepared by Roe Environmental Inc. and dated August 13, 2024;
4. THAT the Owners, or any one or more of them, may request that Council reconsider the terms of this Resolution by providing the District with written notice within 30 days of the date on which notice of this Resolution is sent to the Owners under Section 77 of the *Community Charter*; and
 5. THAT if the Owners, or any one or more of them, has not completed any requirement imposed by this Resolution within the time limit for so doing, District staff are authorized to fulfil the applicable requirement without further notice to and at the expense of the Owners, and may recover the cost of so doing from the Owners, together with interest, as a debt and in the same manner as municipal taxes in accordance with sections 17, 258, and 259 of the *Community Charter*.

RECOMMENDATION:

THAT Council direct the Corporate Officer to file notice in the Land Title Office that a resolution has been made relating to that land legally described as PID: 009-020-713, Lot 4 Block 46 Capilano Estates Extension No. 7 Plan 11873 has been made under Section 57 of the *Community Charter* and that further information about it may be inspected at the District Hall.

9. [Proposed Purchasing Policy](#) (File: 0282-20-0052)

RECOMMENDATION:

THAT

1. "Purchasing Policy 02-30-359" be rescinded; and
2. proposed "Purchasing Policy 0052" be approved.

10. [Proposed Acquisition of Land on Hollyburn Ridge Policy](#) (File: 0282-20-0032)

RECOMMENDATION:

THAT

1. "Acquisition of Land on Hollyburn Ridge Policy 02-80-182" be rescinded; and
2. proposed "Acquisition of Land on Hollyburn Ridge Policy 0032" be approved.

11. [Proposed Bylaw Notice Enforcement Bylaw & Municipal Ticket Information System Implementation Bylaw Amendments](#) (File: 1610-20-5401/5402)

RECOMMENDATION:

THAT proposed “Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5401, 2025” be given first, second, and third readings.

RECOMMENDATION:

THAT proposed “Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5402, 2025” be given first, second, and third readings.

12. [Collingwood School Private Special Event Noise Exemption Request September 5, 2025](#) (File: 1605-15)

RECOMMENDATION:

THAT Council [*approve* **OR** *reject*] the application from Collingwood School, Located at 70 Morven Drive, West Vancouver, BC, V7S 1B2, for a private special event noise exemption for a welcome back event on September 5, 2025 from 5 p.m. to 7 p.m.

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.

13. [Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5397, 2025](#) (File:1610-20-5397)

The proposed bylaw received first, second, and third reading at the July 7, 2025 Council meeting.

RECOMMENDATION:

THAT proposed “Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5397, 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.

14. 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.

15. 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 15.1 regarding Adoption of Council Meeting Minutes;
- Item 15.2 regarding Receipt of Committee Meeting Minutes;
- Item 15.3 regarding Proposed Fees and Charges Bylaw No. 5383, 2025; and
- Item 15.4 regarding Street Naming Request – Crestview Place at 3900 Cypress Bowl Road.

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

THAT the following minutes be adopted as circulated:

- June 23, 2025 special (open session) Council meeting;
- July 7, 2025 special (open session) Council meeting and regular Council meeting; and
- July 8, 2025 special Council meeting.

**15.2. [Receipt of Committee Meeting Minutes](#)
(File: 0116-20-AWARD/ENVR/FAC / 2310-05)****RECOMMENDATION:**

THAT the following minutes be received for information:

- April 2 and May 14, 2025 Awards Committee meetings;
- May 6, 2025 Environment Committee meeting; and
- May 13 and June 10, 2025 Finance and Revenue Advisory Committee meetings.

15.3. Proposed Fees and Charges Bylaw No. 5383, 2025 (File: 1610-20-5383)

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

RECOMMENDATION:

THAT proposed “Fees and Charges Bylaw No. 5383, 2025” be read a first, second, and third time.

15.4 Street Naming Request – Crestview Place at 3900 Cypress Bowl Road
(File: 1010-20-24-106)**RECOMMENDATION:**

THAT the road name proposed by the property owner (Crestview Place), for the private strata road within the planned development at 3900 Cypress Bowl Road, be approved.

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.

16. No items.

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.

17. 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.

18. Public Questions and Comments (3 minutes per speaker)

ADJOURNMENT

19. Adjournment of July 21, 2025 Regular Council Meeting

RECOMMENDATION:

THAT the July 21, 2025 regular Council meeting be adjourned.