



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

REGULAR COUNCIL MEETING AGENDA

MAY 26, 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 May 26, 2025 Council Meeting Agenda**

RECOMMENDATION:

THAT the May 26, 2025 regular Council meeting agenda be amended by:

- considering Item 3 regarding Proposed Ambleside Centre Local Area Plan immediately after consideration of Item 12 regarding Public Questions and Comments; and
- withdrawing Item 8.4 regarding Council Remuneration and Expenses Policy;

AND THAT the agenda be approved as amended.

REPORTS

3. **Proposed Ambleside Centre Local Area Plan (File: 1610-20-5386)**

To be considered after Item 12.

4. [Preliminary Development Proposal for 1552 Esquimalt Avenue](#)

(File: 1010-10)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the Preliminary Development Proposal outlined within the report titled Preliminary Development Proposal for 1552 Esquimalt Avenue, dated April 22, 2025, from the Senior Community Planner, be revised to comply with the Official Community Plan prior to advancing to a Public Information Meeting.

5. [Collingwood School Private Special Event Noise Exemption Request](#)

(File: 1605-15)

RECOMMENDATION:

THAT Council [...*approve* **OR** *reject*...] the application from Collingwood School for a Private Special Event Noise Exemption for a graduation ceremony on June 19, 2025 from 4 p.m. to 6:30 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.

6. No Items.

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.

7. 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.

8. 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 8.1 regarding Adoption of Council Meeting Minutes;
- Item 8.2 regarding Receipt of Committee Meeting Minutes;
- Item 8.3 regarding Animal Control Compliance Policy and Procedure 02-80-332;
- Item 8.4 *withdrawn*; and
- Item 8.5 regarding Access and Inclusion Policy 02-70-321 and Accessibility Policy 02-80-316.

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

THAT the following minutes be adopted as circulated:

- May 12, 2025 special (open session) Council meeting and regular Council meeting.

8.2. [Receipt of Committee Meeting Minutes](#) (File: 0116-20-PLAN/ACAC/FAC)**RECOMMENDATION:**

THAT the following minutes be received for information:

- March 12, 2025 Planning Committee meeting;
- March 13, 2025 Arts & Culture Advisory Committee meeting; and
- April 8, 2025 Finance and Revenue Advisory Committee meeting.

8.3. [Animal Control Compliance Policy and Procedure 02-80-332](#) (File: 0282-01)**RECOMMENDATION:**

THAT "Animal Control Compliance Policy and Procedure 02-80-332" be rescinded.

8.4. Council Remuneration and Expenses Policy (File: 0282-20-0008)

Withdrawn.

8.5. [Access and Inclusion Policy 02-70-321 and Accessibility Policy 02-80-316](#) (File: 0282-01)

RECOMMENDATION:

THAT

1. "Access and Inclusion Policy 02-70-321" be rescinded; and
2. "Accessibility Policy 02-80-316" be rescinded.

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.

9. Recommendation from the March 12, 2025 Planning Committee Meeting
(File: 0116-20-PLAN)

RECOMMENDATION:

THAT Council direct staff to consider referring the following items to the Planning Committee:

1. Significant, large multi-family and commercial projects as referred by staff and/or Council;
2. Development projects that vary significantly from the context in which they are proposed;
3. Significant planning policy work (e.g. Ambleside Local Area Plan);
4. Lower Caulfeild Heritage Conservation Area guidelines;
5. Incentives / policy for heritage preservation;
6. Policy, bylaw and design guidelines for small-scale infill (e.g. duplexes, townhouses), aligned with workplans;
7. Approach for maximizing the benefit associated with District owned land;
8. Procedural and process improvements, including bylaw review, to facilitate development; and
9. Review of engineering review and approach to public realm and engineering improvements.

10. Recommendation from the April 8, 2025 Finance and Revenue Advisory Committee Meeting (File: 0116-20-FRAC)

RECOMMENDATION:

THAT Council retain an independent consultant to review BC Assessment processes and valuations, and that Council authorize the Finance and Revenue Advisory Committee to meet with BC Assessment.

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)

REPORTS

3. [Proposed Ambleside Centre Local Area Plan](#) (File: 1610-20-5386)

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 opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report from the Senior Manager of Community Planning & Sustainability dated April 25, 2025, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

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. 5386, 2025” be read a first time.

RECOMMENDATION:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2025” be presented at a public hearing on June 23, 2025 at 4 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 the Engagement Summary: Draft Ambleside Centre Local Area Plan, attached as Appendix A to the report from the Senior Manager of Community Planning & Sustainability dated April 25, 2025, be received for information.

ADJOURNMENT

13. Adjournment of May 26, 2025 Council Meeting

RECOMMENDATION:

THAT the May 26, 2025 regular Council meeting be adjourned.