



**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER**

**REGULAR COUNCIL MEETING AGENDA  
NOVEMBER 17, 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.

***\*Note: At 4 p.m. in the Council Chamber and via electronic communication facilities a public hearing will be held. The regular Council meeting will commence in the Council Chamber and via electronic communication facilities at 6 p.m. or immediately following the public hearing, whichever is later.***

**CALL TO ORDER**

1. Call to Order.

**APPROVAL OF AGENDA**

2. **Approval of November 17, 2025 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the November 17, 2025 regular Council meeting agenda be approved as circulated.

**REPORTS****3. [Solid Waste Utility Update and Proposed 2026 Rates](#)** (File: 1700-09)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT

1. the September 2, 2025 report titled Solid Waste Utility Update and Proposed 2026 Rates from the Senior Manager of Engineering Services be received for information; and
2. Solid Waste Utility fees for 2026 remain the same as the amounts set out in Schedule A of "Solid Waste Utility Bylaw No. 4740, 2012" (as amended).

**4. [Water Utility Update and Proposed 2026 Rates](#)** (File: 1700-09 / 1610-20-5392)

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

[Presentation to be provided.](#)

RECOMMENDATION:

THAT

1. the September 2, 2025 report titled Water Utility Update and Proposed 2026 Rates from the Senior Manager of Engineering Utilities Planning, Design, and Project Delivery be received for information;
2. Water Utility fees be adjusted for 2026 to the amounts set out in Schedules A and B of proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5392, 2025" as attached to the September 2, 2025 report from the Senior Manager of Engineering Utilities Planning, Design, and Project Delivery; and
3. proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5392, 2025" be read a first, second, and third time.

**5. [Sewer and Drainage Utility Update and Proposed 2026 Rates](#)**

(File: 1700-09 / 1610-20-5393)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT

1. the September 2, 2025 report titled Sewer and Drainage Utility Update and Proposed 2026 Rates from the Senior Manager of Engineering Utilities Planning, Design, and Project Delivery be received for information;
2. Sewer and Drainage Utility fees be adjusted for 2026 to the amounts set out in Schedules A and B of proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5393, 2025" as attached to the

September 2, 2025 report from the Senior Manager of Engineering Utilities Planning, Design, and Project Delivery; and

3. proposed “Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5393, 2025” be read a first, second, and third time.

**6. Pay Parking Community Partner Parking Pass Update (File: 2100-12)**

Presentation to be provided.

RECOMMENDATION:

THAT

1. staff finalize negotiation with Impark on a Community Partner Parking Pass; and
2. staff prepare a Fees and Charges Bylaw Amendment to include a Community Partner Parking Pass at a cost of \$20.00 per month for the December 1, 2025 regular meeting for Council’s consideration.

**7. Proposed Amendment to Tree Bylaw No. 4892, 2016**

(File: 1610-20-5373/5374/5387/5388)

Presentation to be provided.

*The proposed Tree Bylaw, Boulevard Bylaw, and Environmental Reserve Fund Bylaw received first and second reading at the September 15, 2025 Council meeting.*

*The proposed Zoning Bylaw received first reading at the September 15, 2025 Council meeting and was the subject of a public hearing held on October 20, 2025. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed Zoning Bylaw.*

RECOMMENDATION:

THAT

1. proposed “Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025” be modified by adding a new section 4.3 as follows:

*For the purpose of the definition of “protected tree”:*

- a) *a parcel is being developed if any work undertaken or to be undertaken on the parcel requires a building permit or development permit and is no longer being developed when work under any required building permit is complete;*
- b) *a residential building means a building containing a least one dwelling as defined in the Zoning Bylaw, other than a detached secondary suite; and*
- c) *a commercial building includes any building that is or may be used for a use permitted in any commercial zones as defined under the Zoning Bylaw.;*

and updating the definition of Protected Tree to include:

- b) *On a parcel being developed with at least one new residential or commercial building, or subdivided to create at least one additional parcel for a new residential building, any tree 20 cm DBH or greater, or in the case of a tree with multiple stems, a combined stem DBH of 20 cm or more;*
- 2. proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be read a third time as modified;
- 3. proposed "Boulevard Bylaw No. 4886, 2016, Amendment Bylaw No. 5374, 2025" be read a third time;
- 4. proposed "Environmental Reserve Fund Bylaw No. 5188, 2022, Amendment Bylaw No. 5388, 2025" be read a third time; and
- 5. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025" be read a second and third time.

## **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.*

- 8. 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.*

- 9. 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.*

### **10. 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 10.1 regarding Adoption of Council Meeting Minutes;

- Item 10.2 regarding Receipt of Committee Meeting Minutes;
- Item 10.3 regarding Proposed Breakwaters and Moving Buildings Over Foreshore Policies;
- Item 10.4 regarding Administrative Updates to Council Policies;
- Item 10.5 regarding Proposed Privacy Policy and Procedure; and
- Item 10.6 regarding Appointment of Chief Election Officer and Deputy Chief Election Officers for the 2026 General Local Election.

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

RECOMMENDATION:

THAT the following minutes be adopted as circulated:

- October 27, 2025 special (open session) Council meeting; and
- November 3, 2025 special (open session) Council meeting and regular Council meeting.

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

RECOMMENDATION:

THAT the following minutes be received for information:

- July 23, 2025 Planning Committee meeting.

**10.3. [Proposed Breakwaters and Moving Buildings Over Foreshore Policies](#)**  
(File: 0282-20-0210/0211)

RECOMMENDATION:

THAT

1. proposed "Breakwaters Policy 0210" be approved; and
2. proposed "Moving Buildings Over Foreshore Policy 0211" be approved.

**10.4. [Administrative Updates to Council Policies](#)**  
(File: 0282-20-0186/0187/0235/0275/0340/0370)

RECOMMENDATION:

THAT "Minor Development Permit Application and Exemption Policy 02-80-186" be rescinded.

RECOMMENDATION:

THAT "Boat Storage Guidelines Policy 02-80-187" be rescinded.

RECOMMENDATION:

THAT “Caulfeild Plateau Land Use Contract Policy 02-80-235” be rescinded.

RECOMMENDATION:

THAT “Personal Communication Service (PCS) Antenna Cell Sites Approval Process Policy 02-80-275” be rescinded.

RECOMMENDATION:

THAT “Boulevard Maintenance and Encroachment Policy 02-80-340” be rescinded.

RECOMMENDATION:

THAT “Interim Zoning Amendment Policy 02-80-370” be rescinded.

**10.5. [Proposed Privacy Policy and Procedure](#)** (File: 0282-20-0208/0209)

RECOMMENDATION:

THAT

1. proposed “Privacy Policy 0208” be approved; and
2. proposed “Privacy Procedure 0209” be approved.

**10.6. Appointment of Chief Election Officer and Deputy Chief Election Officers for the 2026 General Local Election** (File: 1645-01)

RECOMMENDATION:

THAT for the West Vancouver 2026 general local election, in accordance with *Local Government Act* section 58(1):

1. Mark Brown (Election Consultant) be appointed as chief election officer; and
2. Kelly Wharton (Election Coordinator) and Hope Dallas (Corporate Officer/ Senior Manager, Legislative Services) be appointed as deputy chief election officers.

RECOMMENDATION:

THAT the chief election officer be authorized to enter into service agreements as may be necessary in respect of the 2026 general local election and general school election, including with School District #45 (West Vancouver Schools), Bowen Island Municipality, Village of Lions Bay, and Metro Vancouver (GVRD).

**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.*

11. 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.*

12. **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.*

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

**ADJOURNMENT**

14. **Adjournment of November 17, 2025 Regular Council Meeting**

RECOMMENDATION:

THAT the November 17, 2025 regular Council meeting be adjourned.