



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

REGULAR COUNCIL MEETING AGENDA SEPTEMBER 8, 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 5 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 September 8, 2025 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the September 8, 2025 regular Council meeting agenda be approved as circulated.

REPORTS

3. **[1145 Chartwell Crescent – Reconsideration of Remedial Action Requirement](#)** (File: 2500-01)

[Applicant Submission.](#)

RECOMMENDATION:

THAT Council uphold the remedial action requirement passed on July 21, 2025, pursuant to Division 12, Part 3 of the *Community Charter* in relation to the Property at 1145 Chartwell Crescent, West Vancouver, BC.

4. [Proposed Ambleside-Dundarave Business Improvement Area Service Bylaw](#) (File: 1610-20-5398)

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

RECOMMENDATION:

THAT proposed "Ambleside-Dundarave Business Improvement Area Service Bylaw No. 5398, 2025" be read a first, second, and third time.

5. [Proposed West Vancouver Municipal Officers Bylaw No. 4267, 2002, Amendment Bylaw No. 5389, 2025](#) (File: 1610-20-5389)

RECOMMENDATION:

THAT proposed "West Vancouver Municipal Officers Bylaw No. 4267, 2002, Amendment Bylaw No. 5389, 2025" be read a first, second, and third time.

6. [Proposed Council Committee Procedure Bylaw No. 5020, 2019, Amendment Bylaw No. 5390, 2025 \(Hybrid Meetings, Working Groups, and Other Procedural Updates\)](#) (File: 1610-20-5390)

RECOMMENDATION:

THAT proposed "Council Committee Procedure Bylaw No. 5020, 2019, Amendment Bylaw No. 5390, 2025" be read a first, second, and third time.

7. [Bus Speed and Reliability Report](#) (File: 1700-09)

This item was deferred from the July 7, 2025 regular Council meeting.

[Presentation to be provided.](#)

RECOMMENDATION:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, complete a detail study of left turn bays on Marine Drive at 15th Street and report back to Council with the study findings.

RECOMMENDATION:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, construct a bus bulge at the westbound 17th Street bus stop.

RECOMMENDATION:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, fill in the westbound bus bays at 21st and 22nd Streets.

RECOMMENDATION:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, remove select eastbound and westbound bus stops.

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. [**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025 \(3181 and 3389 Chippendale Road and 3861 and 3875 Uplands Way\)**](#)
(File: 1610-20-5399)

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025” be read a first time.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025” be read a second time.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025” be read a third time.

- 8.1. [**Proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 \(3875 Uplands Way\)**](#)
(File: 1610-20-5400)

The proposed bylaw received first reading at the July 21, 2025 Council meeting and Council scheduled a public hearing to be held on September 8, 2025. If the September 8, 2025 public hearing has closed, the proposed bylaw may be considered for second and third reading at the September 8, 2025 Council meeting. If the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.

RECOMMENDATION:

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

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 Fees and Charges Bylaw No. 5383, 2025; and
- Item 10.4 regarding Argyle Avenue Property Uses Policy 02-80-181.

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

RECOMMENDATION:

THAT the following minutes be adopted as circulated:

- July 21, 2025 special (open session) Council meeting and regular Council meeting;
- July 23, 2025 special Council meeting; and
- August 11, 2025 special (open session) Council meeting.

10.2. [Receipt of Committee Meeting Minutes](#) (File: 0116-20-PLAN/ACAC / 2310-05)

RECOMMENDATION:

THAT the following minutes be received for information:

- May 28, 2025 Planning Committee meeting;
- June 18, 2025 Board of Variance hearing; and
- June 26, 2025 Arts and Culture Advisory Committee meeting.

10.3. [Proposed Fees and Charges Bylaw No. 5383, 2025](#) (File: 1610-20-5383)

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

The proposed bylaw received first, second, and third reading at the July 21, 2025 Council meeting.

RECOMMENDATION:

THAT

1. third reading of proposed "Fees and Charges Bylaw No. 5383, 2025" be rescinded;
2. proposed "Fees and Charges Bylaw No. 5383, 2025" be modified as described in the August 25, 2025 memorandum from Isabel Gordon, Director, Finance and Corporate Services; and
3. proposed "Fees and Charges Bylaw No. 5383, 2025" be read a third time as modified.

10.4. [Argyle Avenue Property Uses Policy 02-80-181](#) (File: 0282-02-80-181)

RECOMMENDATION:

THAT "Argyle Avenue Property Uses Policy 02-80-181" 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.

11. Recommendation from the May 28, 2025 Planning Committee Meeting
(File: 0116-20-PLAN)

RECOMMENDATION

THAT staff consider the following improvements for the Lower Caulfeild Heritage Conservation Area Guidelines and Procedures:

- provide more clarity for when zoning variances can or cannot be entertained (for example to improve and/or maintain streetscape character, improve the fit of the house for the site, avoid natural rock outcrops or mature trees and vegetation, improving privacy, and maintaining views for neighbouring properties);
- update and strengthen the guidelines to:
 - consider adding more prescriptive architectural and character guidance based on further heritage and character review of the area by a heritage consultant;
 - coordinate the guidelines with other relevant bylaws and guidelines including identification of any conflicts with District requirements (i.e. Wildfire and Coach House Development Permit Area guidelines and the Tree Bylaw);
 - add photos and images to provide better clarity on potential "dos" and "don'ts"; and

- more clearly describe and/or add more “teeth” to certain guidelines (for example tree planting requirements, etc.);
- provide more clarity for permit exemption criteria;
- consider procedural improvements to require a “Character Defining Elements Inventory” for each application to be submitted by a heritage consultant; and
- consider procedural improvements to expedite zoning variance consideration where criteria is met.

12. Late Night Operation of Fast-Food Outlets (File: 1605-01)

RECOMMENDATION

THAT staff prepare a report for consideration at an upcoming meeting regarding prohibiting the operation of fast-food outlets past 12:00 midnight.

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.

13. 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.

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

ADJOURNMENT

15. Adjournment of September 8, 2025 Regular Council Meeting

RECOMMENDATION:

THAT the September 8, 2025 regular Council meeting be adjourned.