



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

**For On-Table Items please see Item 3**

**REGULAR COUNCIL MEETING AGENDA**

**SEPTEMBER 15, 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 September 15, 2025 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the September 15, 2025 regular Council meeting agenda be amended by:

- withdrawing Item 8 regarding Proposed: Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way); Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025 (3181 and 3389 Chippendale Road and 3861 and 3875 Uplands Way); Development Permit 24-110 (3389 Chippendale Road); and Development Permit 24-112 (3861 and 3875 Uplands Way);

AND THAT the agenda be approved as amended.

**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.*

- 3. [Release of the Mayor’s Letter to the Minister of Housing and Municipal Affairs regarding Housing Directives](#) (File: 2515-02)

[Mayor’s Letter to the Minister of Housing and Municipal Affairs](#) (On-Table)

RECOMMENDATION:

THAT the Mayor’s Letter to the Minister of Housing and Municipal Affairs regarding housing directives be published on the District’s website and sent to the Minister of Housing and Municipal Affairs.

**REPORTS**

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

- 4. [Proposed Bylaw Amendments for the Implementation of the Urban Forest Management Plan](#) (File: 0332-05 / 1610-20-5373/5374/5387/5388)

[Presentation to be provided.](#)

RECOMMENDATION

THAT proposed “Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025” be read a first, second, and third time.

RECOMMENDATION

THAT proposed “Boulevard Bylaw No. 4886, 2016, Amendment Bylaw No. 5374, 2025” be read a first, second, and third time.

RECOMMENDATION

THAT proposed “Environmental Reserve Fund Bylaw No. 5188, 2022, Amendment Bylaw No. 5388, 2025” be read a first, second, and third time.

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025” be read a first time.

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025” be presented at a public hearing scheduled for October 20, 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.

5. [Pay Parking Implementation Plan for Business Area Adjacent Parks](#)

(File: 1700-09)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the report from the Senior Manager, Engineering Services dated August 29, 2025, titled Pay Parking Implementation Plan for Business Area Adjacent Parks be received for information.

RECOMMENDATION:

THAT

1. Council supports the implementation plan provided in the report from the Senior Manager, Engineering Services dated August 29, 2025, titled Pay Parking Implementation Plan for Business Area Adjacent Parks, with proposed timeline of 6 months;
2. staff prepare the proposed spillover parking policy, and bring it forward for Council consideration and approval at a regular meeting before the end of 2025;
3. staff prepare a traffic count program to measure on-street parking trends in areas adjacent to where pay parking is implemented, to be funded by pay parking revenue; and
4. staff report back to Council before April 2026 with a progress update and to confirm Council direction before launching pay parking in business adjacent parks (Argyle Avenue between 14th and 16th Street, John Lawson Park, and/or Dundarave Park).

**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. [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)

*The proposed bylaw received first, second, and third reading at the September 8, 2025 Council meeting.*

RECOMMENDATION:

THAT proposed “Council Committee Procedure Bylaw No. 5020, 2019, Amendment Bylaw No. 5390, 2025” be adopted.

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

*The proposed bylaw received three readings at the July 21, 2025 Council meeting and was modified and read a third time as modified at the September 8, 2025 Council meeting.*

RECOMMENDATION:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025" be adopted.

8. **Proposed: Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way); Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025 (3181 and 3389 Chippendale Road and 3861 and 3875 Uplands Way); Development Permit 24-110 (3389 Chippendale Road); and Development Permit 24-112 (3861 and 3875 Uplands Way)**  
(File: 1610-20-5399/5400 / 1010-20-24-110/112)

Withdrawn.

**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 Proposed Terms of Reference for the Community Grants Committee and Public Art Advisory Committee;
- Item 10.2 regarding Proposed Amendments to Committee Policies to Align with the Council Committee Procedure Bylaw; and
- Item 10.3 regarding Delegation Request.

**10.1. Proposed Terms of Reference for the Community Grants Committee and Public Art Advisory Committee** (File: 0282-20-0217/0218)

WHEREAS staff disbanded the Art Museum Advisory Panel, Community Grants Advisory Panel, Ferry Building Gallery Advisory Panel, Gleneagles Community Centre Advisory Panel, Public Engagement Advisory Panel, and Public Art Advisory Panel as of August 31, 2025; and

WHEREAS staff recognizes the importance of community input regarding the matters of Community Grants and Public Art;

THEREFORE be it resolved that proposed “Community Grants Committee Terms of Reference Policy 0217” and proposed “Public Art Advisory Committee Terms of Reference Policy 0218” be approved.

**10.2. Proposed Amendments to Committee Policies to Align with the Council Committee Procedure Bylaw**

(File: 0282-20-0064/0087/0104/0144/0145/0155/0183)

RECOMMENDATION:

THAT

1. “General Council Committees Policy 0144” as approved on September 26, 2022 be rescinded;
2. proposed replacement “General Council Committees Policy 0144”, attached as Appendix B to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
3. “General Council Committees Procedure 0145” as approved on September 26, 2022 be rescinded;
4. proposed replacement “General Council Committees Procedure 0145”, attached as Appendix D to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
5. “Arts & Culture Advisory Committee Terms of Reference Policy 0064” as approved on September 25, 2023 be rescinded;
6. proposed replacement “Arts and Culture Advisory Committee Terms of Reference Policy 0064”, attached as Appendix F to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
7. “Awards Committee Terms of Reference Policy 0087” as approved on January 25, 2021 be rescinded;
8. proposed replacement “Awards Committee Terms of Reference Policy 0087”, attached as Appendix H to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
9. “Environment Committee Terms of Reference Policy 0155” as approved on May 8, 2023 be rescinded;

- 10. proposed replacement “Environment Committee Terms of Reference Policy 0155”, attached as Appendix J to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
- 11. “Finance and Revenue Advisory Committee Terms of Reference Policy 0183” as approved on November 18, 2024 be rescinded;
- 12. proposed replacement “Finance and Revenue Advisory Committee Terms of Reference Policy 0183”, attached as Appendix L to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
- 13. “Planning Committee Terms of Reference Policy 0104” as approved on April 22, 2024 be rescinded; and
- 14. proposed replacement “Planning Committee Terms of Reference Policy 0104”, attached as Appendix N to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved.

**10.3. Delegation Request** (File: 0120-30)

*Any person, persons, or organization wishing to appear as a delegation before Council shall submit a written delegation request to the Mayor and Council for consideration. The Mayor and Council may refuse to schedule a delegation on an agenda if the issue is not considered to fall within the jurisdiction of Council.*

*Council must not permit a delegation at a Council meeting to address: a bylaw in respect of which a public hearing has been held where the public hearing is required under an enactment as a pre-requisite to the adoption of the bylaw; an issue which is before the courts or on which Council has authorized legal action; a request for funding; a purpose or subject that has no relation to an agenda item or is beyond the jurisdiction of Council; except as otherwise permitted by Council.*

**RECOMMENDATION:**

THAT the delegation request from the Canadian Mental Health Association, North and West Vancouver, regarding Updates on the Community-Led Crisis Response (CRCL) Program, previously known as Peer Assisted Care Team (PACT), be approved.

**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)****ADJOURNMENT****13. Adjournment of September 15, 2025 Regular Council Meeting**

RECOMMENDATION:

THAT the September 15, 2025 regular Council meeting be adjourned.