



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

REGULAR COUNCIL MEETING AGENDA

JULY 6, 2026

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 6, 2026 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the July 6, 2026 regular Council meeting agenda be approved as circulated.

REPORTS

3. **[Proposed Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5448, 2026](#)**

[Presentation to be provided.](#)

RECOMMENDATION:

THAT

1. the June 1, 2026 report titled Proposed Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5448, 2026 from the Senior Manager, Engineering Utilities Planning, Design and Project Delivery ("the report") be received for information;

2. Water Utility fees be adjusted for 2027 to the amounts set out in Schedules A and B of proposed “Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5448, 2026,” as attached to the report; and
3. proposed “Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5448, 2026”, be read a first, second, and third time.

4. **Proposed Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5449, 2026**

Presentation to be provided.

RECOMMENDATION:

THAT

1. the June 1, 2026 report, titled Proposed Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5449, 2026 from the Senior Manager, Engineering Utilities Planning, Design, and Project Delivery (“the report”) be received for information;
2. Sewer and Drainage Utility fees be adjusted for 2027 to the amounts set out in Schedules A and B of proposed “Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5449, 2026,” as attached to the report; and
3. proposed “Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5449, 2026” be read a first, second, and third time.

5. **Solid Waste Utility Update and Proposed 2027 Rates**

Presentation to be provided.

RECOMMENDATION:

THAT

1. the report dated June 1, 2026 titled Solid Waste Utility Update and Proposed 2027 Rates from the Senior Manager, Engineering Services be received for information; and
2. Solid Waste Utility fees for 2027 remain the same as the amounts set out in Schedule A of “Solid Waste Utility Bylaw No. 4740, 2012” (as amended).

6. Approval of Public Art for Place for Sport

Presentation to be provided.

RECOMMENDATION:

THAT

1. as recommended by the Public Art Advisory Committee and outlined in the June 24, 2026 report from the Senior Manager, Cultural Services (“the report”), the concept plan for the new public art project at Place for Sport be approved;
2. staff proceed with a Call to Artists requesting Expressions of Interest incorporating the theme, selection process, scope of work to include either a painted mural or a fabricated wall installation, location, and budget as outlined in the report; and
3. the transfer of funding of up to \$144,000 from the Public Art Reserve Fund to cover the full costs related to the project, with any remaining unspent funds to be returned to the Public Art Reserve Fund, be approved.

7. Child Care Action Plan Update

Presentation to be provided.

RECOMMENDATION:

THAT the June 15, 2026 report titled Child Care Action Plan Update from the Access and Community Services Manager be received for information.

8. Councillor’s Motion regarding Inactive Development Sites and Long-Term Construction Fencing

Notice of the proposed motion was given at the June 22, 2026 Council meeting. As notice of the proposed motion has been given, the motion may be considered at the July 6, 2026 meeting, after it has been moved and seconded.

RECOMMENDATION:

WHEREAS the District of West Vancouver places a high value on neighbourhood character, attractive streetscapes, environmental stewardship, and the maintenance of residential property;

AND WHEREAS some residential development sites remain inactive for extended periods while continuing to be enclosed by temporary construction fencing and associated site works;

AND WHEREAS such sites may remain compliant with existing regulations respecting safety and security while nevertheless creating prolonged visual impacts on adjacent residents and neighbourhoods;

AND WHEREAS a number of municipalities have adopted enhanced standards for vacant properties, inactive construction sites, and long-term development sites to ensure that properties are appropriately maintained during periods of inactivity;

THEREFORE BE IT RESOLVED THAT Council direct staff to review the District's existing bylaws, policies, and permit processes relating to inactive development sites and report back with options, with a view to ensuring that residential development sites which remain inactive for extended periods do not continue indefinitely in a construction-site condition and are restored to a landscaped and well-maintained residential appearance compatible with the surrounding neighbourhood until development activity resumes, including options to:

1. Define and regulate inactive development sites where substantial construction activity has ceased for a specified period of time;
2. Establish standards for the maintenance, screening, landscaping, stabilization, and appearance of inactive development sites;
3. Consider requirements for the removal or replacement of temporary construction fencing where active construction is not occurring and such fencing is no longer required for safety purposes;
4. Examine the feasibility of requiring disturbed lands on inactive development sites to be seeded, landscaped, hydroseeded, or otherwise restored to a maintained vacant-lot condition until construction resumes;
5. Consider permit, monitoring, inspection, cost-recovery, and enforcement mechanisms applicable to long-term inactive development sites; and
6. Review best practices and regulatory approaches used in comparable municipalities within British Columbia and elsewhere in Canada; and

BE IT FURTHER RESOLVED THAT staff report on the potential benefits, costs, enforcement considerations, and legal implications of any proposed regulatory framework.

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.

9. [Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026 \(Density Bonus Definitions\)](#)

At its June 8, 2026 meeting Council resolved to waive the public hearing for the proposed bylaw pursuant to Local Government Act s. 464.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026” be read a first, second, and third time.

10. Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5467, 2026 (90-minute Free Parking Ambleside Park)

The proposed bylaw received first, second, and third reading at the June 22, 2026 Council meeting.

RECOMMENDATION:

THAT proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5467, 2026” be adopted.

11. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026; and Development Permit 25-099 (6408 to 6418 Bay Street)

The proposed bylaws received first reading at the May 11, 2026 Council meeting, were the subject of a public hearing held and closed on June 9, 2026 and received second and third readings at the June 22, 2026 Council meeting. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaws.

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. 5451, 2026” be adopted.

As the proposed bylaw was approved by the Ministry of Transportation and Transit on June 23, 2026, it may be considered for adoption.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026” be adopted.

If the proposed bylaws are adopted Council may consider proposed Development Permit 25-099 for approval.

RECOMMENDATION:

THAT proposed Development Permit 25-099, which would regulate the form and character of the proposed building and landscaping, be approved.

12. Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026; Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026; Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 2026; and Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5427, 2026 (to Provide Various Corrections, Clarifications, and Improvements)

The following proposed bylaw received first reading at the February 23, 2026 Council meeting, was the subject of a public hearing held and closed on March 30, 2026 and was modified, read a second time as modified, and read a third time at the March 30, 2026 Council meeting. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.

As the proposed bylaw was approved by the Ministry of Transportation and Transit on June 18, 2026, it may be considered for adoption.

RECOMMENDATION:

THAT Proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be adopted.

The following proposed bylaw received first reading at the February 23, 2026 Council meeting, was the subject of a public hearing held and closed on March 30, 2026 and received second and third reading at the March 30, 2026 Council meeting. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.

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. 5428, 2026" be adopted.

The following proposed bylaws received first, second, and third reading at the February 23, 2026 Council meeting.

RECOMMENDATION:

THAT proposed "Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 2026" be adopted.

RECOMMENDATION:

THAT proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5427, 2026" 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.

13. 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.

14. 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 14.1 regarding Adoption of Council Meeting Minutes;
- Item 14.2 regarding Receipt of Committee Meeting Minutes;
- Item 14.3 regarding Proposed 2027 Permissive Tax Exemption Bylaw No. 5433, 2026; and
- Item 14.4 regarding Energy Efficiency Policy.

14.1. Adoption of Council Meeting Minutes**RECOMMENDATION:**

THAT

1. the minutes of the June 22, 2026 special (open session) Council meeting and regular Council meeting, and the June 23, 2026 special Council meeting and public hearing be adopted as circulated; and
2. the Summary of the June 23, 2026 Public Hearing regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026; and Phased Development Agreement Authorization Bylaw No. 5462, 2026 (Inglewood Care Centre) be approved.

14.2. Receipt of Committee Meeting Minutes**RECOMMENDATION:**

THAT the following minutes be received for information:

- March 24, 2026 Community Grants Committee meeting;
- May 6, 2026 Awards Committee meeting; and
- May 11, 2026 Finance and Audit Committee meeting.

14.3. Proposed 2027 Permissive Tax Exemption Bylaw No. 5433, 2026

RECOMMENDATION:

THAT

1. proposed “2027 Permissive Tax Exemption Bylaw No. 5433, 2026” be read a first, second and third time;
2. “Permissive Tax Exemptions Procedure 0227” as approved on February 23, 2026 be rescinded; and
3. proposed replacement “Permissive Tax Exemptions Procedure 0227”, attached to the June 22, 2026 report titled Proposed 2027 Permissive Tax Exemption Bylaw No. 5433, 2026, be approved.

14.4. Energy Efficiency Policy

RECOMMENDATION:

THAT

1. “Energy Efficiency Policy – BC Hydro Smart Power Program 02-20-126” be rescinded; and
2. proposed replacement “Energy Efficiency Policy 0037” as attached to the May 15, 2026 memorandum titled Energy Efficiency Policy 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.

- 15.** 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.

- 16. 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.

17. Public Questions and Comments (3 minutes per speaker)**ADJOURNMENT****18. Adjournment of July 6, 2026 Regular Council Meeting**

RECOMMENDATION:

THAT the July 6, 2026 regular Council meeting be adjourned.