



Revised on June 18, 2026 to add  
a Notice of Motion to Item 17.

## THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

### REGULAR COUNCIL MEETING AGENDA

JUNE 22, 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 June 22, 2026 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the June 22, 2026 regular Council meeting agenda be approved as circulated.

#### **PRESENTATIONS**

*Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.*

3. **Boathouse Announcement**

*Presentation to be provided.*

RECOMMENDATION:

THAT the presentation regarding Boathouse Announcement be received for information.

4. [Metro Vancouver regarding North Shore Wastewater Treatment Plant Program](#)

*Presentation to be provided.*

RECOMMENDATION:

THAT the presentation from Metro Vancouver, regarding North Shore Wastewater Treatment Plant Program, be received for information with thanks.

5. [2026 Student Video Contest – Safe Routes, Healthy Commutes](#)

*Presentation to be provided.*

RECOMMENDATION:

THAT the presentation regarding 2026 Student Video Contest - Safe Routes, Healthy Commutes be received for information with thanks.

**REPORTS**

6. [6507 Nelson Avenue – Community Charter Remedial Action Requirement](#)

RECOMMENDATION:

THAT Council confirm the remedial action requirement passed on March 30, 2026, pursuant to Division 12, Part 3 of the *Community Charter* in relation to the Property at 6507 Nelson Avenue, West Vancouver, BC and legally described as PID: 011-625-988, Lot 21 Block 31 District Lot 430 Plan VAP2103.

7. [Proposed Heritage Alteration Permit 24-090 for 4798 The Highway](#)

*Presentation to be provided.*

At the May 27, 2026 special meeting Council received the report dated May 5, 2026 regarding proposed Heritage Alteration Permit 24-090 for 4798 The Highway and set the date for consideration for June 22, 2026.

Reports received up to and including June 14, 2026:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
<a href="#"><u>Proposed Heritage Alteration Permit for 4798 The Highway</u></a>	May 5, 2026	May 27, 2026	R-1

Written Submissions received up to and including June 14, 2026:

To view all written submissions, [click here:](#)

SUBMISSION AUTHOR	SUBMISSION DATE	#
Redacted	May 24, 2026	C-1
Redacted	June 4, 2026	C-2

Redacted	June 11, 2026	C-3
Redacted	June 14, 2026	C-4

**CALL FOR PUBLIC INPUT**

RECOMMENDATION:

THAT all written and oral submissions regarding proposed Heritage Alteration Permit 24-090 for 4798 The Highway up to and including the Council meeting held on June 22, 2026 be received for information.

*(A) If Council wishes a further staff report:*

RECOMMENDATION:

THAT staff report back to Council regarding submissions received at the June 22, 2026 Council meeting to allow Council to make a determination on proposed Heritage Alteration Permit 24-090 for 4798 The Highway.

OR

*(B) If Council wishes to approve the proposed heritage alteration permit:*

RECOMMENDATION:

THAT proposed Heritage Alteration Permit 24-090 for 4798 The Highway, which would allow for the construction of a two-storey dwelling (with no basement or secondary suite) with a two-car garage accessed from the eastern side of the site through a shared driveway, be approved.

**8. [Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5467, 2026 \(90-minute Free Parking Ambleside Park\)](#)**

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

[Presentation to be provided.](#)

RECOMMENDATION:

THAT

1. the Council report titled Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5467, 2026 (90-minute Free Parking Ambleside Park) dated June 8, 2026, from Staff Lead, Pay Parking Programs, be received for information; and
2. proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5467, 2026” be read a first, second, and third time.

9. [Terms of Reference – Parking Study for Ambleside and Dundarave Including Adjacent Parks](#)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT

1. the report from the Senior Manager, Engineering Services and Staff Lead, Pay Parking Programs dated June 8, 2026, titled Terms of Reference – Parking Study for Ambleside and Dundarave Including Adjacent Parks, be received for information;
2. the proposed two-phased stakeholder engagement approach, comprised of a public comment period on the Terms of Reference for the study and a future engagement period on parking program options for Ambleside and Dundarave, be endorsed;
3. staff be directed to:
  - a. initiate a public comment period on the Terms of Reference for the Ambleside and Dundarave parking study from June 23 to July 31, 2026; and
  - b. consider public comments when proceeding with the study and provide Council an overview when reporting back;
4. the draft Terms of Reference for the Ambleside and Dundarave parking study as described within section 6.1.3 of the report from Senior Manager, Engineering Services and Staff Lead, Pay Parking Programs dated June 8, 2026, titled Terms of Reference – Parking Study for Ambleside and Dundarave Including Adjacent Parks, be endorsed; and
5. staff report back with an update in fall 2026.

10. [Proposed Revised Drinking Water Conservation Plan Bylaw No. 4975, 2018, Amendment Bylaw No. 5468, 2026](#)

RECOMMENDATION:

THAT proposed “Revised Drinking Water Conservation Plan Bylaw No. 4975, 2018, Amendment Bylaw No. 5468, 2026” be read a first, second, and third time.

11. [Council Remuneration and Expenses Policy](#)

RECOMMENDATION:

THAT

1. “Council Remuneration and Expenses Policy 02-10-338” be rescinded; and
2. proposed "Council Remuneration and Expenses Policy 0008" be approved.

**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.*

**12. Proposed Heritage Designation Bylaw No. 5459, 2026 (The Navy Jack House at 1768 Argyle Avenue)**

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

RECOMMENDATION:

THAT proposed "Heritage Designation Bylaw No. 5459, 2026" be adopted.

**13. Proposed Density Bonus Reserve Fund Bylaw No. 5453, 2026**

*The proposed bylaw received first, second, and third reading at the June 8, 2026 Council meeting.*

RECOMMENDATION:

THAT proposed "Density Bonus Reserve Fund Bylaw No. 5453, 2026" be adopted.

**14. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026 (6408 to 6418 Bay Street)**

*The proposed bylaws received first reading at the May 11, 2026 Council meeting and were the subject of a public hearing held on June 9, 2026. 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 read a second and third time

RECOMMENDATION:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026" 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.*

**15.** 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.*

**16. 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 16.1 regarding Adoption of Council Meeting Minutes;
- Item 16.2 regarding Receipt of Committee Meeting Minutes;
- Item 16.3 regarding Purple Chair Campaign; and
- Item 16.4 regarding 2026 Community Awards and Recognition Program Recipients.

**16.1. Adoption of Council Meeting Minutes**

RECOMMENDATION:

THAT

1. the minutes of the June 8, 2026 special (open session) Council meeting and regular Council meeting, and the June 9, 2026 public hearing and special Council meeting be adopted as circulated; and
2. the Summary of the June 9, 2026 Public Hearing (regarding: proposed Heritage Designation Bylaw No. 5459, 2026 for the Navy Jack House at 1768 Argyle Avenue; and proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026 for 6408 to 6418 Bay Street) be approved.

**16.2. Receipt of Committee Meeting Minutes**

RECOMMENDATION:

THAT the following minutes be received for information:

- April 9, 2026 Arts and Culture Advisory Committee meeting; and
- April 14, 2026 Finance and Revenue Advisory Committee meeting.

**16.3. Purple Chair Campaign**

RECOMMENDATION:

THAT the June 1, 2026 report titled Purple Chair Campaign from the Access and Community Services Manager be received for information.

**16.4. 2026 Community Awards and Recognition Program Recipients**

RECOMMENDATION:

THAT the June 2, 2026 report from the Cultural Services Manager titled 2026 Community Awards and Recognition Program Recipients be received for information.

**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.*

**17. Notice of Motion regarding Inactive Development Sites and Long-Term Construction Fencing**

Notice of Motion, as follows, is provided:

Take notice that at the July 6, 2026 regular Council meeting, Councillor Watt, with Councillor Cassidy as seconder will move:

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:

- a. Define and regulate inactive development sites where substantial construction activity has ceased for a specified period of time;
- b. Establish standards for the maintenance, screening, landscaping, stabilization, and appearance of inactive development sites;
- c. 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;
- d. 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;
- e. Consider permit, monitoring, inspection, cost-recovery, and enforcement mechanisms applicable to long-term inactive development sites; and
- f. Review best practices and regulatory approaches used in comparable municipalities within British Columbia and elsewhere in Canada.

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

## **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.*

- 18. 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.*

**19. Public Questions and Comments (3 minutes per speaker)****ADJOURNMENT****20. Adjournment of June 22, 2026 Regular Council Meeting**

RECOMMENDATION:

THAT the June 22, 2026 regular Council meeting be adjourned.