



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 15

REGULAR COUNCIL MEETING AGENDA

MAY 11, 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 May 11, 2026 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the May 11, 2026 regular Council meeting agenda be amended by:

- adding to Item 15 New Business regarding Pay Parking;

AND THAT the agenda be approved as amended.

DELEGATIONS

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

3. **[Hollyburn Community Services Society, regarding Year in Review](#)**

Presentation to be provided.

RECOMMENDATION:

THAT the delegation from Hollyburn Community Services Society, regarding Year in Review, be received for information with thanks.

PRESENTATIONS

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

4. Regional Update from M.L.A. Jeremy Valeriotte

Verbal report to be provided.

RECOMMENDATION:

THAT the Regional Update from M.L.A. Jeremy Valeriotte be received for information with thanks.

REPORTS**5. Taylor Way-Park Royal Local Area Plan – Proposed Terms of Reference**

Presentation to be provided.

RECOMMENDATION:

THAT

1. the Taylor Way-Park Royal Local Area Plan Terms of Reference, attached as Appendix C to the report from the Senior Urban Design Planner dated April 24, 2026, be approved; and
2. staff be directed to commence the Taylor Way-Park Royal Local Area Planning process in accordance with the approved Terms of Reference.

6. Development Proposal for 6408 to 6418 Bay Street

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

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

Staff presentation to be provided.

Applicant presentation to be provided.

RECOMMENDATION:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated April 15, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

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 first time.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026” be read a first time.

RECOMMENDATION:

THAT 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” be presented at a public hearing scheduled for June 9, 2026 at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled public hearing.

RECOMMENDATION:

THAT proposed Development Permit 25-099 be presented at a public meeting scheduled for June 9, 2026 at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, to be held concurrently with the public hearing scheduled for June 9, 2026 at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled public meeting.

7. Proposed Youth Policy

Presentation to be provided.

RECOMMENDATION:

THAT

1. proposed “Youth Policy 0232” be approved;
2. staff update the Youth Civic Strategy to align with proposed “Youth Policy 0232” and current youth services best practices; and
3. staff return to Council by spring 2027 with the updated Youth Civic Strategy and implementation plan for consideration.

8. Heritage Designation of the Navy Jack House

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

Presentation to be provided.

RECOMMENDATION:

THAT proposed “Heritage Designation Bylaw No. 5459, 2026” be read a first time.

RECOMMENDATION:

THAT proposed "Heritage Designation Bylaw No. 5459, 2026" be presented at a public hearing on June 9, 2026 at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled public hearing.

9. Finance and Revenue Advisory Committee Proposed 2026 Work Plan and Terms of Reference

RECOMMENDATION:

THAT

1. the Finance and Revenue Advisory Committee's proposed 2026 Work Plan, attached as Appendix A to the April 22, 2026 memorandum from the Administrative Assistant to the Mayor, be approved; and
2. staff provide a replacement for "Finance and Revenue Advisory Committee Terms of Reference Policy 0183" for consideration at an upcoming Council meeting, based on the Finance and Revenue Advisory Committee's April 14, 2026 Draft Terms of Reference, attached as Appendix B to the April 22, 2026 memorandum from the Administrative Assistant to the Mayor.

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.

10. Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5436, 2026 (Environmental Compensation)

The proposed bylaw received first, second, and third reading at the April 27, 2026 Council meeting.

RECOMMENDATION:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5436, 2026" be adopted.

11. Proposed 2026 Annual Tax Rates Bylaw No. 5430, 2026

The proposed bylaw received first, second, and third reading at the April 27, 2026 Council meeting.

RECOMMENDATION:

THAT proposed "2026 Annual Tax Rates Bylaw No. 5430, 2026" be adopted.

12. [Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5454, 2026 \(Tax Apportionment\)](#)

The proposed bylaw received first, second, and third reading at the April 27, 2026 Council meeting.

RECOMMENDATION:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5454, 2026" be adopted.

13. [Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5457, 2026 \(Building Bylaw\)](#)

The proposed bylaw received first, second, and third reading at the April 27, 2026 Council meeting.

RECOMMENDATION:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5457, 2026" be adopted.

14. [Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5450 \(Ambleside Park Pay Parking\)](#)

The proposed bylaw received first, second, and third reading at the April 27, 2026 Council meeting.

RECOMMENDATION:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5450, 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.

15. Pay Parking (On-Table)

RECOMMENDATION:

WHEREAS, at its February 24, 2025 regular meeting, Council directed staff to proceed with implementation of pay parking in parks adjacent to business areas;

AND WHEREAS, at its September 15, 2025 regular meeting, Council supported an implementation plan for introducing pay parking in parks adjacent to business areas (Argyle Avenue between 14th and 16th Street, John Lawson Park, and/or Dundarave Park), including developing an on-street parking count program to better understand parking behaviour in the area;

AND WHEREAS stakeholders representing the business community in the Ambleside commercial area have requested a comprehensive parking study of

on- and off-street parking in commercial and adjacent park areas of Ambleside and Dundarave to inform adjustments to parking regulations in those areas;

AND WHEREAS the District has commissioned and completed parking studies of the Ambleside commercial area and immediately adjacent parks in 2005, 2015, and 2019;

AND WHEREAS the existing 2019 Ambleside Off-Street Parking Study objective was to review on- and off-street parking supply and demand within the Ambleside village area, with the intent to identify what was existing demand and parking conditions and how to best manage parking in the future;

AND WHEREAS the existing 2019 Ambleside Off-Street Parking Study contemplated pay parking, using performance-based pricing, as a method to utilize parking more effectively;

AND WHEREAS the District has collected baseline parking data for Dundarave Village and the adjacent Dundarave Park in 2024;

AND WHEREAS the District has been implementing a parking count program in and around the Ambleside Village and adjacent park areas (including Ambleside Park, Argyle Avenue and John Lawson Park) and has collected parking data on numerous occasions from 2024 to present;

AND WHEREAS, at its April 27, 2026 regular meeting, Council directed staff to continue discussions with stakeholders to receive input on options for refining the pay parking program in Ambleside Park;

THEREFORE BE IT RESOLVED THAT

1. staff be directed to update the existing 2019 Ambleside Off-Street Parking Study to:
 - a. include additional parking data acquisition conducted as part of Pay Parking Programming to date; and
 - b. expand the study's scope to consider the Dundarave commercial area as well as integration of pay parking programming with District Parks adjacent the Ambleside and Dundarave commercial areas;and report back to Council with recommendations for implementation as soon as possible, preferably in fall 2026;
2. the updated study be funded from Pay Parking Revenue;
3. staff and consultants conduct a regional scan of parking management practices and seek input from stakeholders to inform options and recommendations of the updated study; and
4. the consultant's parking study be completed as soon as possible, preferably for implementation in 2027.

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 Proposed Zoning Amendment for 1337 Ottawa Avenue;
- Item 16.4 regarding Proposed Rezoning and Development for 6384 Bruce Street;
- Item 16.5 regarding 2026 Rain Barrel Sale Event; and
- Item 16.6 regarding 2025 Consolidated Financial Statements.

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

THAT

1. the minutes of the April 27, 2026 special (open session) Council meeting, public hearing, and regular Council meeting be adopted as circulated; and
2. the Summary of the April 27, 2026 Public Hearing regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2026 (Ambleside Centre Local Area Plan) be approved.

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

THAT the following minutes be received for information:

- February 3, 2026 Environment Committee meeting;
- March 10, 2026 Finance and Revenue Advisory Committee meeting; and
- March 11, 2026 Planning Committee meeting.

16.3. Proposed Zoning Amendment for 1337 Ottawa Avenue

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

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5434, 2026” be considered for first, second, and third readings at the June 8, 2026 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communications facilities and that statutory notice be given of the scheduled consideration.

16.4. Proposed Rezoning and Development for 6384 Bruce Street

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

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026” be considered for first, second and third readings at the June 8, 2026 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled consideration.

16.5. 2026 Rain Barrel Sale Event**RECOMMENDATION:**

THAT the Council Memorandum regarding 2026 Rain Barrel Sale Event, dated April 27, 2026, from the Policy and Programs Planner, be received for information.

16.6. 2025 Consolidated Financial Statements**RECOMMENDATION:**

THAT the THAT the 2025 Financial Statements 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.

17. 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.

- 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 May 11, 2026 Regular Council Meeting**

RECOMMENDATION:

THAT the May 11, 2026 regular Council meeting be adjourned.