



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

REGULAR COUNCIL MEETING AGENDA MARCH 30, 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.

****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 March 30, 2026 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the March 30, 2026 regular Council meeting agenda be approved as circulated.

REPORTS

3. **[6507 Nelson Avenue – Community Charter Remedial Action Requirement](#)**

RECOMMENDATION:

WHEREAS Division 12 of Part 3 of the *Community Charter* authorizes Council to impose a remedial action requirement on the owner of a building or structure which is in an unsafe condition, including a requirement to demolish or remove the building or structure or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;

AND WHEREAS Division 12 of Part 3 of the *Community Charter* authorizes Council to declare a building or other structure, and matters or things that are in or about any such building or structure, to be a nuisance and so dilapidated or unclean as to be offensive to the community, and to impose a remedial action requirement on the owner of such a building or structure, including a requirement to demolish or remove the building or structure and matters or things in or about such building or structure, or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;

AND WHEREAS Yvonne Gabriele Mischke is the registered owner (the Owner) of land with civic address 6507 Nelson Avenue, West Vancouver, BC V7W 2J1 and legally described as PID: 011-625-988, Lot 21 Block 31 District Lot 430 Plan VAP2103, (the Property);

AND WHEREAS section 17 of the *Community Charter* provides that the authority of Council to require that something be done includes the authority to direct that, if a person subject to the requirement fails to take the required action, the District may fulfill the requirement at the expense of the person;

NOW THEREFORE, the Council of the District of West Vancouver, in open meeting assembled, resolves as follows:

1. THAT Council hereby considers that the residential single-family structure on the Property (the Building) is in and creates an unsafe condition, and therefore is in a hazardous condition within the meaning of Section 73 of the *Community Charter*;
2. THAT Council hereby considers that the condition of the Building and the surrounding materials and refuse is a nuisance and is so dilapidated and unclean as to be offensive to the community, within the meaning of Section 74 of the *Community Charter*;
3. THAT Council hereby requires the following steps, pursuant to its powers under Section 72 of the *Community Charter*.
 - 3.1 THAT the Owner, within 30 days of the date this Resolution is sent to the Owner, do all things necessary to apply for a demolition permit for the Building in accordance with the District's Building Bylaw No. 5340, 2025 (the Building Bylaw);
 - 3.2 THAT the Owner, within 30 days of receiving a demolition permit applied for under Section 3 of this Resolution, must demolish the Building, remove all resulting debris, and comply with all applicable requirements of the Building Bylaw;
 - 3.3 THAT the Owner, within 30 days of the date this Resolution is sent to the Owner, remove all material presently stored in or about the Structure, including but not limited to the wooden shed, garbage bags and cans, storage containers, tarps, boxes, yard waste, plastic, paper, wood, cloth, personal items, equipment, tires, garbage and unwholesome matter and dispose of such materials appropriately;
4. THAT the Owner may request that Council reconsider the terms of this Resolution by providing the District with written notice within 14 days of the

date on which notice of this Resolution is sent to the Owner under Section 77 of the *Community Charter*; and

5. THAT if the Owner has not completed any requirement imposed by this Resolution within the time limit for so doing, District staff are authorized to fulfil the applicable requirement without further notice to and at the expense of the Owner, and may recover the cost of so doing from the Owners, together with interest, as a debt and in the same manner as municipal taxes in accordance with sections 17, 258, and 259 of the *Community Charter*.

4. Proposed District Historic Grinder Pump Service Policy and Procedure

RECOMMENDATION:

THAT the Council report titled Proposed District Historic Grinder Pump Service Policy and Procedure dated March 16, 2026 from the Director, Engineering and Transportation Services be received for information.

RECOMMENDATION:

THAT proposed “Historic Grinder Pumps Policy 0225” be approved.

RECOMMENDATION:

THAT proposed “Historic Grinder Pumps Procedure 0226” be approved.

RECOMMENDATION:

THAT proposed “Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5441, 2026” be read a first, second, and third time.

5. Small-Scale Multi-Unit Housing Legislation (Bill 25) Compliance – Direction to Proceed

Presentation to be provided.

RECOMMENDATION:

THAT

1. The report titled Small-Scale Multi-Unit Housing Legislation (Bill 25) Compliance – Direction to Proceed dated March 11, 2026, from the Senior Community Planner be received for information; and
2. Staff be directed to prepare Zoning Bylaw amendments to comply with Provincial Small-Scale Multi-Unit Housing (Bill 25) requirements, as outlined in Appendix D to the report titled Small-Scale Multi-Unit Housing Legislation (Bill 25) Compliance – Direction to Proceed dated March 11, 2026, from the Senior Community Planner.

6. [Proposed: North Shore Emergency Management Establishing Bylaw No. 5416, 2026; and North Shore Emergency Management Delegation Bylaw No. 5417, 2026](#)

RECOMMENDATION:

THAT

1. proposed "North Shore Emergency Management Establishing Bylaw No. 5416, 2026" be read a first, second and third time; and
2. proposed "North Shore Emergency Management Delegation Bylaw No. 5417, 2026" be read a first, second, and third time.

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.

7. [Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026 \(To Provide Various Corrections, Clarifications, and Improvements\)](#)

The proposed bylaws received first reading at the February 23, 2026 Council meeting and Council scheduled a public hearing to be held on March 30, 2026. If the March 30, 2026 public hearing has closed, the proposed bylaws may be considered for second and third reading at the March 30, 2026 Council meeting. If the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaws.

RECOMMENDATION:

THAT

1. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be modified in section 3.3.6 by replacing the number "130.06(3)" with "130.18(3)", as shown in Appendix A of the February 26, 2026 memorandum from the Assistant Planner;
2. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be read a second time as modified; and
3. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be read a third time.

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 read a second and third time.

8. [Proposed: Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5439, 2026; and Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5440, 2026 \(Lower Caulfeild\)](#)

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

RECOMMENDATION:

THAT proposed “Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5439, 2026” be adopted.

The proposed bylaw received three readings at the February 23, 2026 Council meeting and was modified and read a third time as modified at the March 9, 2026 Council meeting.

RECOMMENDATION:

THAT proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5440, 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.

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 2025 Asset Management Update;
- Item 10.4 regarding Banking Resolution; and
- Item 10.5 regarding Delegation Request.

10.1. Adoption of Council Meeting Minutes

RECOMMENDATION:

THAT the following minutes be adopted as circulated:

- March 9, 2026 special (open session) Council meeting and regular Council meeting.

10.2. Receipt of Committee Meeting Minutes

RECOMMENDATION:

THAT the following minutes be received for information:

- June 4, 2025 and February 4, 2026 Awards Committee meetings;
- January 13, 2026 Environment Committee meeting;
- January 20, 2026 Public Art Advisory Committee meeting;
- January 20 and February 10, 2026 Finance and Revenue Advisory Committee meetings; and
- January 28 and February 25, 2026 Planning Committee meetings.

10.3. 2025 Asset Management Update

RECOMMENDATION:

THAT

1. the report dated March 6, 2026, titled 2025 Asset Management Update be received for information;
2. "Capital Asset Management Policy 0054" be rescinded; and
3. proposed "Asset Management Policy 0238" be approved.

10.4. Banking Resolution

RECOMMENDATION:

THAT

1. The following positions be authorized as signatories on behalf of the District of West Vancouver ("District") for all banking and investment accounts with financial institutions:
 - (a) the Mayor,
 - (b) the Municipal Manager,
 - (c) the Director, Finance and Corporate Services,
 - (d) the Deputy Director, Financial Services,

- (e) the Manager, Accounting and Financial Reporting,
 - (f) the Manager, Financial Planning, or
 - (g) the Payroll Manager (for payroll account only)
2. all requests and transactions must be authorized by two signatories, or their designate; and
 3. this resolution supersedes and replaces all prior banking and signing authority resolutions of the District of West Vancouver.

10.5. Delegation Request

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 Cairnstone Planning on behalf of Northern Development Initiative Trust, regarding Prince George to North Vancouver Railway Transition, 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.

11. **Recommendation from the January 28, 2026 Planning Committee Meeting**

RECOMMENDATION:

THAT staff be directed to consider improvements with the intent to provide more clarity for developers in the application review and approval process, including:

1. simplify regulations for building development;
2. eliminate regulations where appropriate to streamline building and development processes; and
3. increase reliance on qualified professional submissions to reduce staff review times;

AND THAT staff be directed to consider referring the discussion back to the Planning Committee at a future date.

12. Recommendation from the February 10, 2026 Finance and Revenue Advisory Committee Meeting

RECOMMENDATION:

THAT

1. the following recommendation from the Finance and Revenue Advisory Committee's February 10, 2026 meeting be received for information:

“THAT staff be directed to explore the Municipal and Regional District Tax Program for short-term rentals in West Vancouver”; and

2. staff be directed to not explore the Municipal and Regional District Tax Program for short-term rentals in West Vancouver at this time.

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 March 30, 2026 Regular Council Meeting**

RECOMMENDATION:

THAT the March 30, 2026 regular Council meeting be adjourned.