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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
MONDAY, JULY 22, 2013**

COUNCIL:

Mayor M. Smith; Councillors M. Booth, C. Cameron, N. Gambioli, M. Lewis, T. Panz and W. Soprovich.

STAFF:

B. Leigh, Acting Chief Administrative Officer; S. Scholes, Municipal Clerk; R. Fung, Director, Engineering and Transportation; M. Koke, Acting Chief Financial Officer; S. Ketler, Acting Director, Parks and Community Services; B. Sokol, Director, Planning, Land Development and Permits; and M. Panneton, Acting Deputy Clerk.

CALL TO ORDER

1. The meeting was called to order at 7:00 p.m.

APPROVAL OF AGENDA

2. **Approval of July 22, 2013 Regular Council Meeting Agenda**

Councillor Cameron entered the meeting at 7:01 p.m.

MOVED by Gambioli, seconded by Panz:

THAT the July 22, 2013 regular Council meeting agenda be amended by:

- adding to Item 3 the July 8, 2013 special and regular Council meetings and Public Hearing/Public Meeting minutes, and July 15, 2013 special Council meeting minutes;
- adding to Item 8 a report regarding Official Community Plan Amendment and Rezoning Application No. 12-085 for 752 Marine Drive (Park Royal);
- adding to Item 13, Items 13.1 to 13.4 regarding correspondence;

AND THAT the agenda be approved as amended.

CARRIED

ADOPTION OF MINUTES

3. **Adoption of Council Meeting Minutes**

MOVED by Panz, seconded by Cameron:

THAT the following Minutes be adopted as circulated:

- July 8, 2013 special and regular Council meetings and Public Hearing/Public Meeting; and
- July 15, 2013 special Council meeting.

CARRIED

DELEGATIONS

4. North Shore Division of Family Practice regarding Local Health Initiatives (File: 0055-01)

Dr. A. Weber (North Shore Division of Family Practice) introduced Dr. F. Vala (North Shore Division of Family Practice) and spoke relative to the North Shore Division of Family Practice including purpose, membership and composition, intent and objectives, areas of focus, potential areas of collaboration, and next steps.

Discussion ensued.

MOVED by Cameron, seconded by Lewis:

THAT the delegation from the North Shore Division of Family Practice regarding Local Health Initiatives be received for information, with thanks.

CARRIED

REPORTS

5. Reports from Mayor and Councillors on Boards, Committees, and Working Groups

Mayor Smith reported that Council at its June 17, 2013 closed meeting approved licences to occupy for the Dundarave Preschool by the Sea on Bellevue Avenue and the West Vancouver Child Development Centre on Haywood Avenue, and that the Gleneagles Golf Course had been selected as the fourth best nine hole golf course in Canada and the best in Western Canada by Canadian Business magazine.

Councillor Soprovich reported on attendance with Councillor Gambioli on a tour of invasive plant sites and a tracking process, and that recommendations on how to deal with invasive plant species would be brought forward to Council.

Councillor Lewis reported that Metro Vancouver is embarking upon its budget cycle for the next year and that he would bring a full report to Council in the September or October.

Councillor Panz reported on attendance with Councillors Booth and Cameron on the West Coast modern home tour.

Councillor Gambioli reported on Bike to Work week and attendance with Councillor Soprovich at the Seattle Seahawks Celebrity Flag Football game.

MOVED by Booth, seconded by Soprovich:

THAT the oral reports from the Mayor and Councillors be received for information.

CARRIED

6. Development Permit Application No. 13-022 for 6342 Bay Street (Troller Pub) (File: 1010-20-13-022)

At the June 24, 2013 special meeting Council received the report dated June 13, 2013 regarding Development Permit Application No. 13-022 for 6342 Bay Street (Troller Pub) and set the date for consideration for July 22, 2013.

Reports received up to and including July 22, 2013:

NAME:	DATE:	FOR COUNCIL CONSIDERATION:	#
Development Permit No. 13-022 for 6342 Bay Street (Troller Pub)	June 13, 2013	June 24, 2013 / July 22, 2013	R-1

Written Submissions received up to and including July 22, 2013:

NAME:	DATE:	FOR COUNCIL CONSIDERATION:	#
S. and V. Thompson	July 9, 2013	July 22, 2013	C-1

A PowerPoint presentation was provided and G. Boyle (Manager, Community Planning) described the proposed development permit application. Discussion ensued relative to the proposed development permit application, and G. Boyle and B. Sokol (Director, Planning, Land Development and Permits) responded to queries of Council.

Mayor Smith called for public input and there was no response.

MOVED by Soprovich, seconded by Cameron:

THAT all written and oral submissions regarding Development Permit Application No. 13-022 for 6342 Bay Street (Troller Pub) up to and including the Council Meeting held on July 22, 2013 be received for information.

CARRIED

MOVED by Soprovich, seconded by Cameron:

THAT Development Permit Application No. 13-022 for 6342 Bay Street (Troller Pub), which would allow for a 23.5 square metre addition with a zoning bylaw variance for parking, be approved.

CARRIED

7. 2013 Community Survey (File: 0135-01)

B. Leigh (Acting Chief Administrative Officer) introduced the 2013 community survey on behalf of J. McDonald (Interim Director, Communications).

E. Mustel (Mustel Group Market Research) provided a PowerPoint presentation and spoke relative to the report dated July 5, 2013 regarding 2013 Community Survey, including survey methodology, resident satisfaction with District services and communications, tax and service preferences, and options for revenue generation.

Discussion ensued.

MOVED by Lewis, seconded by Soprovich:

THAT the 2013 Community Survey be received for information.

CARRIED

8. Official Community Plan Amendment and Rezoning Application No. 12-085 for 752 Marine Drive (Park Royal) (File: 1010-20-12-085)

A PowerPoint presentation was provided and B. Sokol (Director, Planning, Land Development and Permits) spoke relative to the report dated July 17, 2013 regarding Official Community Plan Amendment and Rezoning Application No. 12-085 for 752 Marine Drive (Park Royal), including background, location, description of the proposal, Official Community Plan and Zoning Bylaw implications, and potential timeline.

A PowerPoint presentation was provided and C. Chalmers (Cameron Chalmers Consulting Inc.) spoke relative to the 752 Marine Drive Public Consultation Program, including purpose, background, consultation objectives, the seven-step consultation program, and process flow.

B. Sokol informed that the issue before Council tonight is whether the District of West Vancouver should consult with the public on this application.

Discussion ensued.

A. Fatemi (328 Taylor Way) spoke relative to the proposed project including living in the West Royal towers, impact the proposed project will have on traffic including air quality and sound pollution, proposed density, and the impact of a proposed movie theatre complex.

A. Atash (328 Taylor Way) spoke relative to the proposed project including the traffic report being unrealistic, Park Royal's consultation with West Royal residents, the financial interest of Park Royal, Council's duty to protect the public's best interests, the expedited consultation process, and requested that Council reject the proposed project.

B. Brink (352 Taylor Way) spoke relative to the proposed project including Park Royal have been great community supporters and have kept West Royal residents apprised of construction, closures, and traffic changes, and commented regarding mixed use developments should be put near transit, traffic at Marine Drive and Taylor Way, the need to develop an overall infrastructure plan, and urged Council to reject the application until needs are met regarding a major traffic study.

D. Ross (356 Taylor Way) spoke relative to the proposed project including the traffic report not covering where we are today, impact of new retailers, the opening of the access behind the White Spot, the unknowns posed by the Evelyn Drive development, the Squamish Nation plan, and the need to address many things before the public is asked for comment.

A. McFarlane (328 Taylor Way) spoke relative to the proposed project including the considerable growth of Park Royal, the intersection at Marine Drive and Taylor Way being the most congested intersection in all of West Vancouver, Larco's proposal to add two towers, the property values at the West Royal will rapidly reduce in value, and queried relative to Park Royal being built just for stores and not for residential units.

M. Hayes (338 Taylor Way) spoke relative to the proposed project including endorsing what colleagues have already said, the need to endorse a full transportation study and have a full public hearing.

M. Pappas (5340 Meadfeild Road) spoke relative to the proposed project including what the development offers, its affect on traffic, the need to make crucial decisions about how to handle the Taylor Way and Marine Drive intersection, how to move forward as a community and discussion regarding the proposed project, the need for a traffic study.

M. Ballard (4725 Willow Creek Road) spoke relative to the proposed project including support for going forward and dialogue.

C. Giroux (1515 Kings Avenue) spoke relative to the proposed project including the public art community amenity, public consultation, and Park Royal and residents' dialogue.

W. Ballard (1243 Duchess Avenue) spoke relative to the proposed project including working in Ambleside, benefits for the community from such a development, the need for increased density, lack of affordable housing in West Vancouver, traffic and commuting delays, and urged Council to proceed with public consultation.

A. Norman (680 Westhyde Place, North Vancouver) introduced her daughter, S. Norman and spoke relative to the proposed project including the struggle to find suitable housing on the North Shore for S. Norman, the inclusion of accessible units for disabled adults in the Park Royal proposal, S. Norman's desire to live independently in her community, and requested that Council allow the project to proceed to public consultation.

R. Tevely (110 19th Street) spoke relative to the proposed project including having a long time interest in community amenities and development, proposed community amenities in the Park Royal plan, outstanding questions regarding how the proposed development will affect traffic and the area, and support for public consultation.

Mayor Smith queried if anyone else wished to speak and there was no response.

Discussion ensued.

Councillor Soprovich left the meeting at 8:48 p.m. and returned to the meeting at 8:52 p.m.

MOVED by Gambioli, seconded by Lewis:

THAT Staff commence community consultation on the Official Community Plan Amendment and Rezoning for 752 Marine Drive consistent with the report from the Director of Planning, Land Development and Permits dated July 17, 2013 titled "Official Community Plan Amendment and Rezoning Application No. 12-085 for 752 Marine Drive."

Council members commented and queried relative to the consultation and proposed project including the consultation process, Planning department staff resources relative to the project, regional master plan context consideration, traffic problems associated with construction, traffic studies, and the impact of the proposed project on the residents of the West Royal buildings.

The question was called on the motion.

CARRIED

At 9:13 p.m. Mayor informed that Council would take a short break, and the meeting resumed at 9:15 p.m.

9. West Vancouver Secondary School Track and Sports Field Replacement with an Artificial Turf Field (File: 2103-01)

S. Ketler (Acting Director, Parks and Community Services) spoke relative to the report dated June 26, 2013 regarding West Vancouver Secondary School Track and Sports Field Replacement with an Artificial Turf Field.

Mayor Smith spoke relative to the project being a community-drive initiative, and that while the District will play a consulting role in determining the kind of track and field, the heavy lifting will be done by the community, the sports field groups, the West Vancouver Community Foundation, and the West Vancouver School District, and requested that M. Ballard confirm this information.

M. Ballard (4725 Willow Creek Road) responded in the affirmative.

A. Banks (Senior Manager, Parks) responded to queries of Council.

MOVED by Cameron, seconded by Panz:

THAT

1. Staff work collaboratively with School District 45, to provide technical expertise, as School District 45 undertakes a feasibility study of options to replace the track and the sports field within the track at West Vancouver Secondary School, including the option of an artificial field; and that
2. Staff report on the results of the feasibility study, which will include feedback from a community consultation process, available costing and funding for the replacement of the track, and the replacement of the sports field to an artificial turf field; and that
3. Staff work with School District 45 to start a community consultation process in the fall of 2013.

Discussion ensued. The question was called on the motion.

CARRIED

10. West Vancouver's Coach House Examination (File: 2515-02)

Mayor Smith spoke relative to deferring consideration of the report dated July 11, 2013 regarding West Vancouver's Coach House Examination as Council members have several questions.

B. Leigh (Acting Chief Administrative Officer) informed that consideration of the report could be rescheduled to another meeting.

MOVED by Booth, seconded by Soprovich/Lewis:

THAT consideration of the report dated July 11, 2013 regarding West Vancouver's Coach House Examination be deferred to the July 29, 2013 special Council meeting.

Discussion ensued.

The question was called on the motion.

CARRIED

Councillors Cameron, Gambioli, and Panz voted in the negative

M. Ballard (4725 Willow Creek Road) spoke relative to coach houses including diversifying the real estate base and affordability.

J. Cave (1135 Haywood Avenue) spoke relative to coach houses including support for the proposal, the size difference of houses on the same sized lots, the need for this kind of housing, affordability, and urged Council to go forward with this proposal.

A. Krawczyk (5389 Aspen Drive) spoke relative to coach houses including being the former chair of the Neighbourhood Character and Housing Working Group, overwhelming support for a look at alternative forms of housing, thanked Council and staff for a robust community consultation process, and urged Council to pass the recommendations.

Discussion ensued.

H. Mersey (772 20th Street) spoke relative to coach houses including concern regarding the impact on single family neighbourhoods, residents' concerns, existing coach houses in West Vancouver, developing policies that will guide future requests for coach houses and suggested creation of a citizens group to take community input and develop a policy, and queried relative to ratepayers providing input with regard to drafting bylaws

B. Sokol spoke relative to the public hearing process.

BYLAWS

11. **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4752, 2013, and Development Permit Application No. 12-073 (2074 Fulton Avenue)**
(File: 1610-20-4752 / 1010-20-12-073)

MOVED by Booth, seconded by Panz:

THAT "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4752, 2013" be adopted.

CARRIED

Councillor Soprovich voted in the negative

MOVED by Booth, seconded by Cameron:

THAT proposed Development Permit No. 12-073 for property located at 2074 Fulton Avenue, which would allow for an infill housing development with a duplex facing Fulton Avenue and an infill housing unit with attached garages facing the lane, be approved.

Discussion ensued.

CARRIED

Councillor Soprovich voted in the negative

CONSENT AGENDA ITEMS

12. **Consent Agenda Items**

MOVED by Soprovich, seconded by Panz:

THAT the Consent Agenda items as follows be approved:

- Item 12.1. – Amendment to 2013 Council Meeting Schedule;
- Item 12.2. – Appointment of Alternate Acting Mayor for August;
- Item 12.3. – Public Safety Building – Project Status Report for June 2013;
- Item 12.4. – Development Application Status List (to July 12, 2013); and
- Item 12.5. – Correspondence List.

CARRIED

12.1. Amendment to 2013 Council Meeting Schedule (File: 0120-01)

THAT the 2013 Council Meeting Schedule be amended by:

- Changing the start time of the July 29, 2013 special Council meeting from 4:00 p.m. to 4:30 p.m. which will include a closed session to begin at 4:30 p.m. in the main floor conference room and to continue at 7:00 p.m. in open session in the Council Chamber, in the Municipal Hall; and
- Changing the start time of the July 29, 2013 Council meeting regarding financial matters from 4:30 p.m. to 5:00 p.m. in the Council Chamber in the Municipal Hall.

12.2. Appointment of Alternate Acting Mayor for August

THAT Councillor Lewis be appointed as the alternate Acting Mayor for August 2013.

12.3. Public Safety Building – Project Status Report for June 2013 (File: 0500-01)

THAT the report titled “Public Safety Building – Project Status Report for June 2013” dated July 5, 2013, be received for information.

12.4. Development Application Status List (File: 1010-01)

THAT the Development Application Status List to July 12, 2013 be received for information.

12.5. Correspondence List (File: 0120-24)

THAT the correspondence list be received for information.

Council Correspondence Update to July 5, 2013 (up to 12:00 Noon)

Referred for Action

- (1) July 3, 2013, regarding “Request re Worn-away Parking Lines on 17th Street” (Referred to Director of Engineering and Transportation for consideration and response)

Received for Information

- (2) West Vancouver Board of Education, June 26, 2013, regarding “West Vancouver Secondary School’s Track and Field”
- (3) A. McFarlane, June 30, 2013, regarding “The road are meant for traffic.”
- (4) 2 submissions, dated June 15 - July 4, 2013, regarding 1300 block Marine Drive

- (5) 5 submissions, dated June 26 – July 5, 2013, regarding Wireless Cell Towers

Council Correspondence Update to July 12, 2013 (up to 12:00 Noon)

Referred for Action

- (1) EcoUrbia Network, July 5, 2013, regarding “EcoUrbia Network: West Vancouver Community EcoCenter Proposal” (Referred to Director of Parks and Community Services for consideration and response)
- (2) July 5, 2013, regarding “Public Safety Building – Project Status Report for May, 2013” (Referred to Acting Chief Financial Officer for consideration and response)
- (3) B. McArthur, July 5, 2013, regarding “Upper Lands Study Review Working Group and Urban Development up to the 2,000-foot elevation” (Referred to Director of Planning, Land Development and Permits for consideration and response)
- (4) P. Miller, July 8, 2013, regarding “Herbicide Ban Lifted?” (Referred to Director of Lands, Bylaws, First Nations and Legal Affairs for consideration and response)
- (5) July 10, 2013, regarding “Suggestion for improvement on road safety” (Referred to Director of Engineering and Transportation for consideration and response)
- (6) W. Griffiths, July 10, 2013, regarding “cell towers west vancouver” (Referred to Director of Planning, Land Development and Permits for consideration and response)

Received for Information

- (7) City of Vancouver, July 11, 2013, regarding “Transit Plan for the Homeless”
- (8) P. Kosick, July 5, 2013, regarding “Park Royal re zoning”
- (9) West Van Matters, July 8, 2013, regarding “PH 2074 Fulton Docs Missing v2 Fwd: AGENDAS July 8” (Previously received at the July 8, 2013 Public Hearing and Public Meeting)
- (10) G. Pajari, July 8, 2013, regarding “Missing Reports Related to Public Hearing on 2074 Fulton Avenue” (Previously received at the July 8, 2013 Public Hearing and Public Meeting)
- (11) V. Thompson, July 9, 2013 regarding “Troller Ale House – Horseshoe Bay” (Referred to July 22, 2013 Council Meeting)
- (12) W. Taylor, July 11, 2013, regarding “2014 Transit Referendum”
- (13) Sensible Change Society, June 8, 2013, regarding Sensible Policing Act
- (14) 51 submissions, dated July 3 - 11, 2013, regarding Wireless Cell Towers

Responses to Correspondence

- (15) Director of Planning, Land Development and Permits, July 5, 2013, response to P. Hundal, "June 17 Agenda Item 14.3 – Term of Reference for Upper Lands Working Group"
- (16) Acting Chief Administrative Officer, July 10, 2013, response to Greyhound Canada Transportation ULC, "Removal of Route Points"
- (17) Transportation Engineer, July 11, 2013, response to T. von Dehn, "Regulating the Speed Limit along the West Portion of Marine Drive"

Council Correspondence Update to July 16, 2013 (up to 4:30 p.m.)

Received for Information

- (1) Minister of Community, Sport and Cultural Development, July 12, 2013, regarding Strategic Community Investment Fund
- (2) Vancouver Heritage Foundation, July 15, 2013, regarding Invitation to Lions Gate Bridge 'Places That Matter' Presentation
- (3) July 15, 2013, regarding "the Proposed Rogers Cellular Towers".

OTHER ITEMS

- 13.** Council requested that the following correspondence be brought forward for discussion.
 - 13.1** July 3, 2013, regarding "Request re Worn-away Parking Lines on 17th Street" (Referred to Director of Engineering and Transportation for consideration and response)
 - 13.2** EcoUrbia network, July 5, 2013, regarding "EcoUrbia Network: West Vancouver Community EcoCenter Proposal" (Referred to Director of Parks and Community Services for consideration and response)
 - 13.3** T. von Dehn, June 7, 2013, regarding "Regulating the Speed Limit Along the West Portion of Marine Drive" (Referred to Director of Engineering and Transportation for consideration and response)
 - 13.4** Brandy Y Productions Inc., June 17, 2013, regarding "Can you please waive the film permit fees for a low budget documentary on West Vancouver seniors Olga Kotelko and Christa Bortignon who are breaking world records in track and field?" (Referred to Director of Engineering and Transportation for consideration and response)

Mayor Smith informed that the correspondence in Other Items had been dealt with.

PUBLIC QUESTIONS AND COMMENTS

14. Public Questions and Comments

E. Grotefeld (5634 Eagle Harbour Road) spoke relative to the Rogers cell tower proposal, the target group for the cell towers, onus on residents to contact Council as residents who don't want the cell towers, timing of the application relative to summer holidays, and requested that Council set the date for a public consultation meeting regarding the cell tower proposal for September 23, 2013.

S. Chui (418 Hadden Drive) spoke relative to attending the second open house regarding the Rogers cell tower proposal, and concerns including the cell tower design and height, health impact, and impact on property values.

M. E. Boyd (2095 26th Street) spoke relative to the Rogers cell tower proposal on behalf of her neighbourhood, her proximity to the proposed 26th Street tower, information distributed by Rogers and Rogers open houses, the Cell Towers Action Group, communicating with people during the summer, and requested that Council set the date for public consultation later in September or October.

Councillor Lewis spoke relative to the role of the District regarding the Rogers cell tower proposal.

In response to a query from Council, B. Leigh (Acting Deputy Chief Administrative Officer) spoke relative to the community's concerns regarding the cell tower proposal, the jurisdiction of the Ministry of Transportation and Infrastructure, and timing of a staff report to Council in September 2013.

C. Cassidy (2065 Fulton Avenue) queried relative to community benefits including whether the community received the community amenity contribution regarding Hollyburn Mews, 2074 Fulton Avenue and community benefits, and the significant uplift between assessed value and zoning uplift.

Mayor Smith and B. Leigh responded that staff would obtain answers to those questions.

At 9:56 p.m. it was:

MOVED by Soprovich, seconded by Panz:

THAT the meeting be extended until 10:05 p.m.

DEFEATED

Councillor Cameron voted in the negative

C. McSherry (1376 Tyrol Road) spoke relative to concerns regarding the Rogers cell tower proposal, the Rogers public notification process, and informed of her opposition to the proposal.

J. Hammond (North Vancouver) spoke relative to funding for attendance at the BC Senior Games in Kamloops, that one of the lawn bowling team members resides in West Vancouver and is not eligible for funding by North Vancouver City Council, and requested that Council provide funding.

At 10:00 p.m. Councillor Cameron left the meeting.

Mayor Smith recommended that J. Hammond submit a grant application to the Parks and Community Services Department.

B. McArthur spoke relative to attendance at the Invasive Plants Working Group site visit.

ADJOURNMENT

15. Adjournment of July 22, 2013 Council Meeting

MOVED by Booth, seconded by Panz:

THAT the July 22, 2013 Council meeting be adjourned.
(10:02 p.m.)

CARRIED
Councillor Cameron absent at the vote

Certified Correct:

MAYOR

MUNICIPAL CLERK