

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
MUNICIPAL HALL MAIN FLOOR CONFERENCE ROOM
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MAY 25, 2026**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, and S. Snider. Absent: Councillors S. Thompson and L. Watt.

Staff: S. Ketler, Acting Municipal Manager/Director, Parks, Culture, and Community Services; J. Bailey, Acting Deputy Municipal Manager/Director, Planning, Development, and Environment Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Moller, Director, Engineering and Transportation Services; and S. Somji, Director, Finance and Corporate Services.

CALL TO ORDER

1. The meeting was called to order at 2:30 p.m.

EXCLUSION OF THE PUBLIC

2. MOVED by Snider, seconded by Lambur:

THAT in the public interest, members of the public be excluded from part of the May 25, 2026 special Council meeting on the basis of matters to be considered under the following section of the *Community Charter*:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
 - (c) labour relations or other employee relations;
 - (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
 - (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
 - (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and
 - (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*].

CARRIED

ADJOURNMENT

3. **Adjournment of May 25, 2026 Special Council Meeting**

Mayor Sager adjourned the May 25, 2026 special Council meeting (open session).

Council then proceeded with the closed session. (2:30 p.m.)

Certified Correct:

MAYOR

CORPORATE OFFICER

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MAY 25, 2026**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, and S. Snider. Absent: Councillors S. Thompson and L. Watt.

Staff: S. Ketler, Acting Municipal Manager/Director, Parks, Culture, and Community Services; J. Bailey, Acting Deputy Municipal Manager/Director, Planning, Development, and Environment Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Moller, Director, Engineering and Transportation Services; M. McGuire, Senior Manager, Current Planning and Urban Design; S. O'Sullivan, Senior Manager, Roads and Transportation Planning, Design, and Projects; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

CALL TO ORDER

1. The meeting was called to order at 6:03 p.m.

APPROVAL OF AGENDA

2. **Approval of May 25, 2026 Regular Council Meeting Agenda**

26-225 MOVED by Cassidy, seconded by Lambur:

THAT the May 25, 2026 regular Council meeting agenda be approved as circulated.

CARRIED

DELEGATIONS

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

As P. Scholz (Cairnstone Planning on behalf of Northern Development Initiative Trust) was unavailable to provide his delegation, Council proceeded to consider Item 4.

PRESENTATIONS

4. **Lee Davis (Member, Finance and Revenue Advisory Committee) regarding Proposed Innovation Centre**

L. Davis (Member, Finance and Revenue Advisory Committee) spoke relative to the Proposed Innovation Centre. A Council member commented.

26-226 MOVED by Cassidy, seconded by Lambur:

THAT the verbal report from Lee Davis (Member, Finance and Revenue Advisory Committee) regarding a Proposed Innovation Centre be received for information with thanks.

CARRIED

REPORTS

5. 2026 Road Safety Update

Councillor Gambioli left the meeting at 6:21 p.m. and returned at 6:23 p.m.

Staff provided a presentation.

D. Thistle (West Vancouver resident), speaking on behalf of concerned Ambleside residents for traffic safety, commented regarding: proposed Traffic Calming Procedure 0206; traffic safety concerns on 13th Street; a petition for safety improvements; enhanced signage; sidewalks; speeding data; and speed limit reductions. A Council member commented.

Staff responded to comments made by D. Thistle. Council members commented and staff responded to Council's questions.

D. Thistle (West Vancouver resident) commented further regarding: signage on Fulton Avenue; traffic calming measures; sidewalk improvements; collecting speeding and acceleration data; and safety concerns in school zones.

26-227 MOVED by Gambioli, seconded by Snider:

THAT

1. the May 11, 2026 report titled 2026 Road Safety Update from the Senior Manager, Roads and Transportation Planning, Design and Projects (the report), be received for information;
2. "Traffic Calming Procedure 0206" as approved on July 7, 2025 be rescinded; and
3. proposed replacement "Traffic Calming Procedure 0206" attached to the report be approved.

CARRIED

Councillors Cassidy and Lambur left the meeting at 6:48 p.m. and the meeting lost quorum. Staff provided procedural information. The Corporate Officer declared the meeting adjourned at 7:03 p.m.

Certified Correct:

MAYOR

CORPORATE OFFICER

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MAY 27, 2026**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, and S. Snider. Councillor S. Thompson attended the meeting via electronic communication facilities. Absent: Councillor L. Watt.

Staff: S. Ketler, Acting Municipal Manager/Director, Parks, Culture, and Community Services; J. Bailey, Acting Deputy Municipal Manager/Director, Planning, Development, and Environment Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Moller, Director, Engineering and Transportation Services; J. Lawlor, Senior Manager, Parks; M. McGuire, Senior Manager, Current Planning and Urban Design; S. O'Sullivan, Senior Manager, Roads and Transportation Planning, Design, and Projects; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; and K. Woodhouse, Manager, Parks Maintenance.

CALL TO ORDER

1. The meeting was called to order at 4:01 p.m.

APPROVAL OF AGENDA

2. **Approval of May 27, 2026 Special Council Meeting Agenda**

26-228 MOVED by Snider, seconded by Gambioli:

THAT the May 27, 2026 special Council meeting agenda be approved as circulated.

CARRIED
(Councillor Lambur absent at the vote)

3. **Consideration of Items**

26-229 MOVED by Snider, seconded by Gambioli:

THAT the agenda items not considered at the May 25, 2026 regular Council meeting due to its loss of quorum be considered at the May 27, 2026 special Council meeting.

CARRIED
(Councillor Lambur absent at the vote)

REPORTS

4. Development Proposal for Inglewood Care Centre

Councillor Thompson left the meeting at 4:05 p.m. and returned at 4:08 p.m. via electronic communication facilities.

Staff provided a presentation and responded to Council's questions.

M. Kinna (President and Chief Executive Officer, Baptist Housing) provided a presentation. M. Kinna, D. Jansen (Architect, DYS Architecture), and staff responded to Council's questions. Council members commented.

26-230 MOVED by Gambioli, seconded by Snider:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated April 29, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

CARRIED

(Councillor Cassidy opposed)

(Councillor Lambur absent at the vote)

26-231 MOVED by Gambioli, seconded by Snider:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026" be read a first time.

A Council member commented. The question was called on the motion.

CARRIED

(Councillor Lambur absent at the vote)

26-232 MOVED by Gambioli, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026" be read a first time.

CARRIED

(Councillor Lambur absent at the vote)

26-233 MOVED by Snider, seconded by Gambioli:

THAT proposed "Phased Development Agreement Authorization Bylaw No. 5462, 2026" be read a first time.

CARRIED

(Councillor Lambur absent at the vote)

26-234 MOVED by Snider, seconded by Gambioli:

THAT proposed "Development Cost Charges Waiver Bylaw No. 5463, 2026" be read a first time.

CARRIED

(Councillor Lambur absent at the vote)

Council members commented.

26-235 MOVED by Snider, seconded by Gambioli:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026”, proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026”, and proposed “Phased Development Agreement Authorization Bylaw No. 5462, 2026” be presented at a public hearing scheduled for June 23, 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.

CARRIED

(Councillor Cassidy opposed)

(Councillor Lambur absent at the vote)

26-236 MOVED by Snider, seconded by Gambioli:

THAT proposed Development Permit 21-051 be presented at a public meeting scheduled for June 23, 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 23, 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.

CARRIED

(Councillor Cassidy opposed)

(Councillor Lambur absent at the vote)

5. Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5456, 2026 (Golf Fees)

Staff provided a presentation and responded to Council’s questions. Council members commented.

Councillor Lambur entered the meeting at 5:06 p.m.

26-237 MOVED by Gambioli, seconded by Thompson:

THAT proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5456, 2026” be read a first, second, and third time.

Council members commented and staff provided procural information. The question was called on the motion.

CARRIED

(Councillors Cassidy and Snider opposed)

6. Nelson Canyon Bridge Rehabilitation

Staff provided a presentation and responded to Council’s questions. Council members commented.

26-238 MOVED by Gambioli, seconded by Cassidy:

THAT

1. the Council report titled Nelson Canyon Bridge Rehabilitation dated May 11, 2026, from the Senior Manager, Roads and Transportation Planning, Design, and Projects and the Transportation Technologist, be received for information;
2. staff be directed to include a funding request for the Nelson Canyon Bridge Rehabilitation Project as part of the District 2027 Capital Budget programming, with \$1,700,000 of the project to be funded by the District's Asset Levy;
3. \$400,000 for the replacement of the water transmission main crossing supported by the Nelson Canyon Bridge form part of the District's 2027 Annual Capital Water Program funded by the Water Utility; and
4. staff be directed to prepare a tender package for the Nelson Canyon Bridge Rehabilitation Project and proceed with tendering upon receipt of budget approval for the project.

CARRIED

NEW BUSINESS

7. No items.

CONSENT AGENDA ITEMS

8. Consent Agenda Items

26-239 MOVED by Thompson, seconded by Snider:

THAT the Consent Agenda items as follows be approved:

- Item 8.1 regarding Adoption of Council Meeting Minutes;
- Item 8.2 regarding Receipt of Committee Meeting Minutes;
- Item 8.3 regarding Proposed Heritage Alteration Permit for 4798 The Highway;
- Item 8.4 regarding Proposed Filming Policy and Procedure;
- Item 8.5 regarding Collingwood Morven June 17, 2026 Private Special Event Noise Exemption Request; and
- Item 8.6 regarding Proposed Replacement Finance and Revenue Advisory Committee Terms of Reference Policy 0183.

CARRIED

8.1. Adoption of Council Meeting Minutes

26-240 THAT the following minutes be adopted as circulated:

- May 4, 2026 special Council meeting; and
- May 11, 2026 special (open session) Council meeting and regular Council meeting.

8.2. Receipt of Committee Meeting Minutes

26-241 THAT the following minutes be received for information:

- February 9, 2026 Finance and Audit Committee meeting;
- March 12, 2026 Arts and Culture Advisory Committee meeting; and
- March 31, 2026 Public Art Advisory Committee meeting.

8.3. Proposed Heritage Alteration Permit for 4798 The Highway

26-242 THAT proposed Heritage Alteration Permit 24-090 be considered at the June 22, 2026 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice of the scheduled consideration be given in compliance with the Development Procedures Bylaw.

8.4. Proposed Filming Policy and Procedure

26-243 THAT

1. "Filming Policy 0119" as approved on September 14, 2020, be rescinded;
2. proposed replacement "Filming Policy 0119" as attached to the May 7, 2026 report from the Cultural Services Manager be approved; and
3. proposed "Filming Procedure 0237" as attached to the May 7, 2026 report from the Cultural Services Manager be approved.

8.5. Collingwood Morven June 17, 2026 Private Special Event Noise Exemption Request

26-244 THAT the application from Collingwood School located at 70 Morven Drive, West Vancouver BC, V7S 1B2, for a private special event noise exemption for Commencement (Graduation) on June 17, 2026 from 4 p.m. – 6:30 p.m., be approved.

8.6. Proposed Replacement Finance and Revenue Advisory Committee Terms of Reference Policy 0183

26-245 THAT

1. "Finance and Revenue Advisory Committee Terms of Reference Policy 0183", as approved on September 15, 2025, be rescinded; and
2. proposed replacement "Finance and Revenue Advisory Committee Terms of Reference Policy 0183", attached as Appendix A to the May 14, 2026 memorandum from the Corporate Officer, be approved.

OTHER ITEMS / NOTICES OF MOTION

9. No items.

REPORTS FROM MAYOR AND COUNCILLORS

10. Reports from Mayor and Councillors

Councillor Cassidy reported on attendance at the British Columbia Association of Police Boards annual conference in Whistler, BC, from May 20 to 22, 2026.

Councillor Gambioli reported on attendance, with Mayor Sager, at the opening of the West Vancouver Schools Early Child Development Centre.

Mayor Sager informed that the official sod turning for the new Youth Hub on Pound Road will take place on June 25, 2026.

26-246 MOVED by Snider, seconded by Gambioli:

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

PUBLIC QUESTIONS AND COMMENTS

11. Public Questions and Comments

M. Slater (West Vancouver resident) commented regarding: the receipt of public comments during Council meetings; the timing of the publication of Council meeting agendas; public access to information regarding development applications; the scheduling of special Council meetings; and developer-led public information meetings. Council members commented and staff provided responses to M. Slater's comments.

J. Sidhu (address not provided) commented regarding: the provincial community housing fund; uncertainty of provincial grant funding for housing developments; work done by community housing associations; and the need for additional senior care.

ADJOURNMENT

12. Adjournment of May 27, 2026 Special Council Meeting

26-247 MOVED by Snider, seconded by Gambioli:

THAT the May 27, 2026 special Council meeting be adjourned.
(5:31 p.m.)

CARRIED

Certified Correct:

MAYOR

CORPORATE OFFICER

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