

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
SPECIAL COUNCIL MEETING MINUTES  
MUNICIPAL HALL MAIN FLOOR CONFERENCE ROOM  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
MARCH 3, 2025**

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture & Community Services; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; I. Gordon, Director, Finance & Corporate Services; and C. Boy, Deputy Director, Finance & Corporate Services.

**CALL TO ORDER**

1. The meeting was called to order at 3 p.m.

**EXCLUSION OF THE PUBLIC**

2. MOVED by Watt, seconded by Lambur:

THAT in the public interest, members of the public be excluded from part of the March 3, 2025 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:
  - (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; and
  - (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.

**CARRIED**

**ADJOURNMENT**

3. **Adjournment of March 3, 2025 Special Council Meeting**

Mayor Sager adjourned the March 3, 2025 special Council meeting (open session).

Council then proceeded with the closed session. (3 p.m.)

Certified Correct:

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MAYOR

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DEPUTY CORPORATE OFFICER

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
SPECIAL COUNCIL MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
MARCH 3, 2025**

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture & Community Services; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; I. Gordon, Director, Finance & Corporate Services; and M. Beattie, Legislative Services Clerk.

### **CALL TO ORDER**

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

Mayor Sager:

- announced that members of Council attended a meeting with members of the Tsleil-Waututh First Nation;
- informed that the purchase price of 6695 Nelson Avenue (the former Boathouse Restaurant building in Horseshoe Bay) was \$2,700,000 and commented regarding the building's proposed renovations; and
- announced that Eagleridge is officially owned by the municipality and invited everyone to attend a special Council meeting on April 7, 2025 at the foot of Eagleridge to officially dedicate the lands.

### **APPROVAL OF AGENDA**

2. **Approval of March 3, 2025 Special Council Meeting Agenda**

25-088 MOVED by Watt, seconded by Snider:

THAT the March 3, 2025 special Council meeting agenda be approved as circulated.

**CARRIED**

### **REPORTS**

3. **Proposed 2025 Operating and Capital Budgets (File: 0860-01)  
Finance and Revenue Advisory Committee regarding 2025 Budget**

Councillor Gambioli left the meeting at 5:16 p.m. and returned at 5:18 p.m.

A Council member commented.

D. Smith (Member, Finance and Revenue Advisory Committee) and M. Paterson (Member, Finance and Revenue Advisory Committee) introduced their fellow

committee members and provided a presentation. D. Smith, M. Paterson, and staff responded to Council's questions. Council members commented.

M. Filipoff (West Vancouver resident) commented regarding asset management, including a request to not defer asset maintenance.

D. Marley (West Vancouver resident) commented regarding: the mandate and membership of the Finance and Revenue Advisory Committee; the proposed operating budget; economic pressures; and Metro Vancouver governance.

Councillor Thompson left the meeting at 5:29 p.m. and returned at 5:31 p.m.

C. Maughan (address not provided) commented regarding: use of the environmental levy; protection of natural assets; and trees.

Council members commented.

25-089 MOVED by Watt, seconded by Cassidy:

THAT a Cost-of-Living increase for the West Vancouver Community Arts Council for the years 2007–2022 and 2024, in the amount of \$10,606, be funded by incorporating the amount into the 2025 base operating budget.

CARRIED

25-090 MOVED by Watt, seconded by Cassidy:

THAT a 2025 Operating Levy of 2% be approved, which includes:

- the elimination of the Innovation Fund (\$953,000);
- a reduction of \$1,000,000 in the Wage Contingency Reserve; and
- utilization of approximately \$620,000 of the estimated 2024 Operating Surplus;

on a one-time basis to reduce the levy increase from 4.7% to 2%.

Council members commented and staff responded to Council's questions. The question was called on the motion.

CARRIED

*(Councillors Gambioli and Lambur opposed)*

A Council member commented.

25-091 MOVED by Watt, seconded by Cassidy:

THAT the proposed 2025 Asset Levy increase of 1% be approved.

Council members commented. The question was called on the motion.

CARRIED

*(Councillor Lambur opposed)*

**PUBLIC QUESTIONS AND COMMENTS**

**4. Public Questions and Comments**

S. Habib (address not provided) commented regarding: democratic governance; public consultation; and communications with the public.

M. Beckerman (West Vancouver resident) commented regarding: membership on the former Arts Facility Advisory Committee; the use of the former Boathouse Restaurant in Horseshoe Bay as an arts facility; and public consultation. Mayor Sager provided a response. M Beckerman commented regarding the need for a purpose-built arts facility. A Council member commented.

P. Coupey (address not provided) commented regarding: the need for a purpose-built arts facility; public consultation; and the use of the former Boathouse Restaurant in Horseshoe Bay as an arts facility.

Council members commented.

**ADJOURNMENT**

**5. Adjournment of March 3, 2025 Special Council Meeting**

25-092 MOVED by Thompson, seconded by Gambioli:

THAT the March 3, 2025 special Council meeting be adjourned.  
(5:59 p.m.)

CARRIED

Certified Correct:

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MAYOR

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DEPUTY CORPORATE OFFICER

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
SPECIAL COUNCIL MEETING MINUTES  
MUNICIPAL HALL MAIN FLOOR CONFERENCE ROOM  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
MARCH 10, 2025**

---

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture & Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; and C. Boy, Deputy Director, Finance & Corporate Services.

**CALL TO ORDER**

1. The meeting was called to order at 4:36 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 March 10, 2025 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:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and
- (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.

**CARRIED**

**ADJOURNMENT**

3. **Adjournment of March 10, 2025 Special Council Meeting**

Mayor Sager adjourned the March 10, 2025 special Council meeting (open session).

Council then proceeded with the closed session. (4:36 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  
MARCH 10, 2025**

---

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture & Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development & Environment Services; S. Hall, Director, Library Services; A. Gelz, Senior Manager, Community Services; J. Lawlor, Senior Manager, Parks; M. McGuire, Senior Manager, Current Planning & Urban Design; D. Niedermayer, Senior Manager, Cultural Services; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; and J. Ray, Customer and Seniors' Services Manager.

**CALL TO ORDER**

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

Mayor Sager:

- introduced representatives from the West Vancouver Rotary Club, who spoke relative to paintings for sale that will support a community organization; and
- commented regarding Agenda Item #8 (Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5377, 2025 (Sports Court Booking Fees)).

**APPROVAL OF AGENDA**

2. **Approval of March 10, 2025 Regular Council Meeting Agenda**

Council members commented.

25-094 MOVED by Snider, seconded by Cassidy:

THAT the March 10, 2025 regular Council meeting agenda be amended by:

- withdrawing Item 8 regarding Proposed Fees and Charges Bylaw No. 5334, 2024 Amendment Bylaw No. 5377, 2025 (Sports Court Booking Fees);

AND THAT the agenda be approved as amended.

CARRIED

## **DELEGATIONS**

**3. Iranian-Canadian Congress of Canada, regarding Persian Fire Festival, Ambleside West Vancouver (File: 0120-30)**

D. Ghavami (President, Iranian-Canadian Congress of Canada) provided a presentation. Council members commented, and staff and D. Ghavami responded to Council's questions.

25-095 MOVED by Thompson, seconded by Gambioli:

THAT the delegation from the Iranian-Canadian Congress of Canada, regarding Persian Fire Festival, Ambleside West Vancouver, be received for information with thanks.

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

CARRIED

## **PRESENTATIONS**

**4. Seniors' Activity Centre Advisory Board Annual Presentation (File: 0115-20-SACA1)**

Staff and L. Rogers (Chair, Seniors' Activity Centre Advisory Board) provided a presentation and responded to Council's questions. Council members commented.

25-096 MOVED by Lambur, seconded by Watt:

THAT the Seniors' Activity Centre Advisory Board Annual Presentation be received for information with thanks.

CARRIED

**5. West Vancouver Memorial Library Annual Presentation (File: 1900-01)**

Staff and A. Krawczyk (Chair, West Vancouver Memorial Library Board) provided a presentation and responded to Council's questions. Council members commented.

25-097 MOVED by Thompson, seconded by Cassidy:

THAT the West Vancouver Memorial Library Annual Presentation be received for information with thanks.

CARRIED

## **REPORTS**

**6. Arts & Culture Strategy Update 2025-2029 and Arts & Culture Advisory Committee Annual Work Plan (File: 0116-20-ACAC)**

S. Swan (Co-Chair, Arts & Culture Advisory Committee and S. Johnson (Co-Chair, Arts & Culture Advisory Committee) and provided a presentation.

Illuminate Choral Program provided a musical interlude. A Council member commented. Two youth members of the Program expressed how participating in

arts programs has benefited them. J. Hippel (Parent of Illuminate Choral Program student member) spoke relative to the Program and arts programming for youth in West Vancouver. A Council member commented, and S. Swan and S. Johnson responded. A Council member commented and shared a poster of a band shell, suggesting that such a structure could be considered for West Vancouver.

25-098 MOVED by Gambioli, seconded by Watt:

THAT

1. the West Vancouver Arts & Culture Strategy Update (2025-2029), attached as Appendix B to the report dated February 12, 2025 from the Senior Manager of Cultural Services, be approved;
2. staff be directed to work with the Arts & Culture Advisory Committee and community arts groups to implement the recommendations in the West Vancouver Arts & Culture Strategy Update (2025-2029) subject to annual budget process; and
3. the Arts & Culture Advisory Committee Annual Work Plan, attached as Appendix C to the report dated February 12, 2025 from the Senior Manager of Cultural Services, including how we use the new arts facility in Horseshoe Bay and the band shell idea, be approved.

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

CARRIED

**7. Pickleball Update** (File: 2150-01)

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

E. Pielak (President, West Van Players) and K. Keshavjee (Member, West Van Players) spoke in support for the proposed pickleball courts and pump track and commented regarding: the need for additional pickleball courts; social opportunities; school programming; multi-generational use; and public consultation; and responded to a Council member's question.

G. Ball (address not provided) spoke in support for the proposed pickleball courts and pump track and commented regarding learning sports in a safe environment, and social opportunities.

25-099 MOVED by Snider, seconded by Thompson:

THAT

1. the expenditure of up to \$28,000 from existing unspent sport court capital be approved to complete:
  - a. a topographic survey,
  - b. detailed design, and

- c. Class C cost estimate (an estimate for the total project cost and phased implementation cost estimate)

to construct four regulation size outdoor pickleball courts and a new paved pump track designed for all abilities, accommodating bikes, scooters, and skateboards, west of the Gleneagles Community Centre on the site that is currently the Gleneagles Adventure Park;

- 2. staff confirm available funding sources for the proposed project;
- 3. staff communicate with the western community and stakeholders about potential uses for the existing Gleneagles Adventure Park, including retaining it as is or repurposing it for pickleball courts and a paved pump track; and
- 4. staff report back to Council in early May 2025.

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

CARRIED

**8. Proposed Fees and Charges Bylaw No. 5334, 2024 Amendment Bylaw No. 5377, 2025 (Sports Court Booking Fees) (File: 1610-20-5377)**

Withdrawn.

**9. Proposed Zoning Amendment and Development Variance Permit for 2550 Queens Avenue (File: 1610-20-5379 / 1010-20-23-055)**

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

25-100 MOVED by Thompson, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025" be considered for first, second, and third readings at the April 14, 2025 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled consideration.

Council members commented and staff responded to Council's questions. The question was called on the motion.

DEFEATED

*(Mayor Sager and Councillors Cassidy, Gambioli, and Watt opposed)*

**10. Bus Speed and Reliability Report (File: 1700-09)**

Withdrawn.

**11. Proposed Fulton Lands Rezoning (File: 1610-20-5380)**

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

25-101 MOVED by Lambur, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5380, 2025" be considered for three readings and adoption at the April 14, 2025 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled consideration.

CARRIED

**BYLAWS**

**12. Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5376, 2025 (Housekeeping Amendment) (File: 1610-20-5376)**

25-102 MOVED by Watt, seconded by Thompson:

THAT proposed "Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5376, 2025" be adopted.

CARRIED

**NEW BUSINESS**

**13.** No items.

**CONSENT AGENDA ITEMS**

**14. Consent Agenda Items**

25-103 MOVED by Gambioli, seconded by Cassidy:

THAT the Consent Agenda items as follows be approved:

- Item 14.1 regarding Adoption of Council Meeting Minutes;
- Item 14.2 regarding Receipt of Committee Meeting Minutes;
- Item 14.3 regarding Planning Committee 2025 Annual Work Plan; and
- Item 14.4 regarding Proposed Covenant Amendment for 5051 Howe Sound Lane.

CARRIED

**14.1. Adoption of Council Meeting Minutes (File: 0120-05)**

25-104 THAT the following minutes be adopted as circulated:

- February 24, 2025 special (open session) Council meeting and regular Council meeting.

**14.2. Receipt of Committee Meeting Minutes** (File: 0116-20-FINDT/FRAC/ACAC)

25-105 THAT the following minutes be received for information:

- December 9, 2024 Finance and Audit Committee meeting;
- January 14, 2025 Finance and Revenue Advisory Committee meeting; and
- January 16 and 30, 2025 Arts & Culture Advisory Committee meetings.

**14.3. Planning Committee 2025 Annual Work Plan** (File: 0116-20-PLAN)

25-106 THAT the Planning Committee 2025 Annual Work Plan, as described in the report from the Planning Technician dated February 18, 2025, be approved

**14.4. Proposed Covenant Amendment for 5051 Howe Sound Lane**  
(File: 1010-20-24-105)

25-107 THAT the Corporation of the District of West Vancouver be authorized to file in the Land Title Office modifications of Covenant CA6997985 (Existing Covenant), which Existing Covenant is registered against title to that parcel in the District of West Vancouver identified by the legal description PID 029-871-701, Lot A Block 5 District Lot 811 Plan EPP59040, to permit the permitted building envelope to be modified to enable subdivision of the subject parcel.

**OTHER ITEMS / NOTICES OF MOTION**

15. No items.

**REPORTS FROM MAYOR AND COUNCILLORS**

**16. Reports from Mayor and Councillors**

Councillor Cassidy reported on attending Metro Vancouver Liquid Waste Committee meetings and on education around not putting food waste down the drain.

Councillor Snider reported attending the Enhance West Van Donor Appreciation Night with other members of Council, highlighted programs and activities offered by Enhance West Van, and encouraged residents to familiarize themselves with the organization.

25-108 MOVED by Watt, seconded by Cassidy:

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

CARRIED

**PUBLIC QUESTIONS AND COMMENTS**

**17. Public Questions and Comments**

K. Harrison (West Vancouver Sunrise Rotary Club) commented regarding the paintings for sale and invited Council to view them.

**ADJOURNMENT**

**18. Adjournment of March 10, 2025 Regular Council Meeting**

25-109 MOVED by Cassidy, seconded by Watt:

THAT the March 10, 2025 regular Council meeting be adjourned.  
(8:18 p.m.)

CARRIED

Certified Correct:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

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