

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
CEDAR ROOM, WEST VANCOUVER COMMUNITY CENTRE
OCTOBER 1, 2025**

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture, and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development, and Environment Services; C. Gadsby, Director, Communications, Indigenous and Community Relationships; E. Glickman, Director, Human Resources and Payroll Services; I. Gordon, Director, Finance and Corporate Services; S. Hall, Director, Library Services; C. Boy, Deputy Director, Financial Services; A. Kwan, Deputy Director, Engineering and Transportation Services; H. Keith, Senior Manager, Climate Action and Environment; and J. Wong, Senior Manager, Facilities & Assets.

CALL TO ORDER

1. The meeting was called to order at 9:03 a.m.

EXCLUSION OF THE PUBLIC

2. MOVED by Lambur, seconded by Snider:

THAT in the public interest, members of the public be excluded from part of the October 1, 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:

- (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 October 1, 2025 Special Council Meeting**

Mayor Sager adjourned the October 1, 2025 special Council meeting (open session).

Council then proceeded with the closed session. (9:03 a.m.)

Certified Correct:

MAYOR

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
OCTOBER 6, 2025**

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

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

CALL TO ORDER

1. The meeting was called to order at 2:34 p.m.

EXCLUSION OF THE PUBLIC

2. MOVED by Snider, seconded by Thompson:

THAT in the public interest, members of the public be excluded from part of the October 6, 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:
 - (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 October 6, 2025 Special Council Meeting**

Mayor Sager adjourned the October 6, 2025 special Council meeting (open session).

Council then proceeded with the closed session. (2:34 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
OCTOBER 6, 2025**

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture, and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development, and Environment Services; I. Gordon, Director, Finance and Corporate Services; C. Boy, Deputy Director, Financial Services; D. Hawkins, Senior Manager, Community Planning and Sustainability; J. Lawlor, Senior Manager, Parks; M. McGuire, Senior Manager, Current Planning and Urban Design; T. Bentley, Manager, Parks Environmental Operations; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

CALL TO ORDER

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

Mayor Sager commented regarding the Squamish Nation's election by acclamation of Council Chairperson Wilson Williams.

APPROVAL OF AGENDA

2. **Approval of October 6, 2025 Regular Council Meeting Agenda**

25-332 MOVED by Snider, seconded by Gambioli:

THAT the October 6, 2025 regular Council meeting agenda be approved as circulated.

CARRIED

DELEGATIONS

3. **Royal Canadian Legion Branch 60 West Vancouver, regarding Presentation of the Royal Canadian Legion Friendship Award to Council** (File: 0120-30)

B. Woods (President, Royal Canadian Legion Branch 60 West Vancouver) commented regarding the role of the Royal Canadian Legion in the District and provided a citation in support of nomination. B. Overgaard (Awards and Recognition Officer, Royal Canadian Legion Branch 60 West Vancouver) commented regarding and presented the Royal Canadian Legion Friendship Award to Council. Council members commented.

25-333 MOVED by Thompson, seconded by Lambur:

THAT the delegation from the Royal Canadian Legion Branch 60 West Vancouver, regarding Presentation of the Royal Canadian Legion Friendship Award to Council, be received for information with thanks and gratitude.

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

CARRIED

REPORTS

4. Geese Mitigation (File: 2150-01)

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

25-334 MOVED by Thompson, seconded by Lambur:

THAT

1. the September 16, 2025 report from the Parks Environmental Operations Manager titled Geese Mitigation be received for information;
2. a \$12,000 one-time increase to the 2026 operating budget be approved in advance of the 2026 budget process for a geese nesting and moulting survey to better understand sources of hatch, population composition, and use of parks during the non-flight period; and
3. staff submit the following requests into the 2026 budget process for geese feces mitigation measures:
 - a. capital request of \$16,000 to purchase an additional goose fecal matter collector; and
 - b. operating request of \$14,600 on an ongoing basis to increase the Parks Department operating budget for enhanced geese mitigation efforts and feces management.

Council members commented. A Council member proposed an amendment to the main motion. As the amendment was accepted by Councillors Thompson and Lambur, the mover and seconder of the main motion, the proposed amendment was incorporated into the main motion as a friendly amendment and did not require a vote; the amended motion follows:

THAT

1. the September 16, 2025 report from the Parks Environmental Operations Manager titled Geese Mitigation be received for information;
2. a \$12,000 one-time increase to the 2026 operating budget, funded by the Environment Reserve Fund, be approved in advance of the 2026 budget process for a geese nesting and moulting survey to better understand sources of hatch, population composition, and use of parks during the non-flight period; and

3. staff submit the following requests into the 2026 budget process for geese feces mitigation measures:
 - a. capital request of \$16,000 to purchase an additional goose fecal matter collector; and
 - b. operating request of \$14,600 on an ongoing basis to increase the Parks Department operating budget for enhanced geese mitigation efforts and feces management.

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

CARRIED

5. Proposed 2025-2029 Five-Year Financial Plan Bylaw No. 5381, 2025, Amendment Bylaw No. 5403, 2025 and Proposed 2025 Phase 2 Capital Funding Report (File: 1610-20-5403)

25-335 MOVED by Gambioli, seconded by Lambur:

THAT

1. proposed “Five-Year Financial Plan Bylaw No. 5381, 2025, Amendment Bylaw No. 5403, 2025” be read a first, second, and third time;
2. the following appropriation be made from the Capital Infrastructure Reserve Fund to fund 2025 Phase 2 Capital Projects:

Capital Infrastructure Reserve Fund	
Grounds and Parks	40,000
Capital Infrastructure Reserve Fund Total	40,000

and that these funds be available until December 31, 2027, and any funds unused at that time be returned to the Capital Infrastructure Reserve Fund, be approved;

3. the following appropriations be made from the Capital Equipment Reserve Fund to fund 2025 Phase 2 Capital Projects:

Capital Equipment Reserve Fund	
Equipment	109,402
IT Hardware and Software	42,000
Capital Equipment Reserve Fund Total	151,402

and that these funds be available until December 31, 2027, and any funds unused at that time be returned to the Capital Equipment Reserve Fund, be approved;

4. the following appropriations be made from the Community Amenity Reserve Funds to fund the 2025 Phase 2 Capital Projects:

Community Amenity Reserve Fund	
Community-Serving	

Facilities Projects	50,000
Neighbourhood-Serving	
Transportation Infrastructure	88,000
Community Amenity Reserve Fund Total	138,000

and any funds unused at that time of project completion be returned to the Community Amenity Reserve Fund, be approved; and

- the following appropriations be made from the Land Reserve to fund the 2025 Phase 2 Capital Project:

Land Reserve	
Facilities Projects	500,000
Land Reserve Total	500,000

and any funds unused at that time of project completion be returned to the Land Reserve, be approved.

CARRIED

6. Preliminary Development Proposal for 1763 Bellevue Avenue
(File: 1010-10-25)

Staff provided a presentation.

M. Bruckner (representing the owner of 1763 Bellevue Avenue) spoke relative to the development proposal and provided a presentation. Staff, M. Bruckner, and R. Kohan (representing the owner of 1763 Bellevue Avenue) responded to Council's questions. Council members commented.

D. De Chavez (West Vancouver resident) spoke in support of the proposed development and commented regarding: viability of the community; urban renewal; cost of living; housing options and affordability; struggling businesses; and proximity to amenities.

M. O'Brien (Executive Director, Ambleside Dunderave Business Improvement Association) spoke in support of the proposed development and commented regarding: the continued revitalization of Ambleside; providing much needed housing and community use space; housing options; and public consultation.

Council members commented and staff responded to a Council member's question.

25-336 MOVED by Snider, seconded by Thompson:

THAT the preliminary development proposal outlined within the report titled Preliminary Development Proposal for 1763 Bellevue Avenue dated September 15, 2025, from the Community Planner proceed to public consultation prior to adoption of the Ambleside Town Centre Local Area Plan in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

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

CARRIED

(Councillor Cassidy opposed)

BYLAWS

7. Proposed West Vancouver Municipal Officers Bylaw No. 4267, 2002, Amendment Bylaw No. 5389, 2025 (File: 1610-20-5389)

25-337 MOVED by Cassidy, seconded by Snider:

THAT proposed "West Vancouver Municipal Officers Bylaw No. 4267, 2002, Amendment Bylaw No. 5389, 2025" be adopted.

CARRIED

NEW BUSINESS

8. No items.

CONSENT AGENDA ITEMS

9. Consent Agenda Items

25-338 MOVED by Snider, seconded by Gambioli:

THAT the Consent Agenda items as follows be approved:

- Item 9.1 regarding Adoption of Council Meeting Minutes;
- Item 9.2 regarding Receipt of Committee Meeting Minutes;
- Item 9.5 regarding Appointment of Acting Mayors for 2025-2026;
- Item 9.6 regarding Proposed Fire and Rescue Reciprocal Aid Policy 0213; and
- Item 9.7 regarding Proposed Delegation of the Administration of Covenants in Rodgers Creek and Cypress Village Areas.

CARRIED

The following items were approved as part of the Consent Agenda.

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

25-339 THAT

1. the minutes of the September 8, 2025 special (open session) Council meeting, public hearing, and regular Council meeting, and of the September 15, 2025 special (open session) Council meeting and regular Council meeting be adopted as circulated; and
2. the Summary of the September 8, 2025 Public Hearing regarding Proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way) be approved.

9.2. Receipt of Committee Meeting Minutes (File: 0116-20-ENVR/FAC / 2310-02)

25-340 THAT the following minutes be received for information:

- June 3, 2025 Environment Committee meeting;
- July 8, 2025 Finance and Revenue Advisory Committee meeting; and
- July 16, 2025 Board of Variance hearing.

9.5. Appointment of Acting Mayors for 2025-2026 (File: 0120-01)

25-341 THAT the proposed 2025-2026 Acting Mayor Schedule be approved as follows:

November 1-30, 2025:	Councillor Watt
December 1-31, 2025:	Councillor Lambur
January 1-31, 2026:	Councillor Snider
February 1-28, 2026:	Councillor Gambioli
March 1-31, 2026:	Councillor Thompson
April 1-30, 2026:	Councillor Gambioli
May 1-31, 2026:	Councillor Snider
June 1-30, 2026:	Councillor Watt
July 1-31, 2026:	Councillor Cassidy
August 1-31, 2026:	Councillor Thompson
September 1-30, 2026:	Councillor Cassidy
October 1-31, 2026:	Councillor Lambur

9.6. Proposed Fire and Rescue Reciprocal Aid Policy 0213 (File: 0282-20-0213)

25-342 THAT proposed “Fire and Rescue Reciprocal Aid Policy 0213” be approved.

9.7. Proposed Delegation of the Administration of Covenants in Rodgers Creek and Cypress Village Areas (File: 1610-20-5407)

25-343 THAT proposed “Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5407, 2025” be read a first, second, and third time.

The following Consent Agenda items 9.3 and 9.4 were excluded from the Consent Agenda for debate.

9.3. Proposed 2026 Permissive Tax Exemption Bylaw No. 5382, 2025

(File: 1610-20-5382)

A Council member commented, and staff responded to a Council member's questions.

M. Markwick and G. Allison (St. Anthony's Parish) thanked Council for consideration of the permissive tax exemption for St. Anthony's Parish and commented regarding the permissive tax exemption policy.

25-344 MOVED by Gambioli, seconded by Snider:

THAT

1. proposed "2026 Permissive Tax Exemption Bylaw No. 5382, 2025" be read a first, second and third time; and
2. Council refer the Permissive Tax Exemption Policy to the Community Grants Committee for review and to recommend updates, if necessary, to improve the evaluation process for future years.

CARRIED

9.4. Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5408, 2025 (Pay Parking Exemptions); and Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5411, 2025 (Pay Parking Exemptions) (File: 0282-20-0198/0199 / 1610-20-5408/5411)

Council members commented.

25-345 MOVED by Thompson, seconded by Snider:

THAT

1. "Pay Parking Exemption Policy 0198" and "Pay Parking Exemption Procedure 0199" as approved on March 31, 2025, be rescinded;
2. proposed "Pay Parking Exemptions Policy 0198" and proposed "Pay Parking Exemptions Procedure 0199" as attached to the September 16, 2025 report from the Senior Manager, Parks, be approved;
3. proposed "Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5408, 2025" be read for a first, second, and third time; and
4. proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5411, 2025" be read for a first, second, and third time.

CARRIED

OTHER ITEMS / NOTICES OF MOTION

10. Notice of Motion regarding Ambleside Centre Local Area Plan

(File: 0120-06)

Notice of Motion, as follows, was provided:

Take notice that at the October 20, 2025 regular Council meeting, Councillor Lambur, with Councillor Watt as seconder, will move:

WHEREAS Marine Drive (from 13th St. to 19th St.) and environs has served as the retail commercial heart of the community for over a century, and the revitalization of this area is the primary focus of the Ambleside Centre Local Area Plan;

AND WHEREAS the form and scale of development has evolved into a low-rise mixed-use village characterized by street front retail and commercial uses along Marine Drive, Bellevue Avenue and adjoining streets;

AND WHEREAS the village urban fabric is integral to the identity and branding of Ambleside Centre as a unique neighbourhood-scaled retail destination;

THEREFORE BE IT RESOLVED THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2025" be modified by revising lands identified as Waterfront D, Waterfront E, and Upslope H in the *Proposed Ambleside Centre Local Area Plan*, included as *Appendix B* of the April 25, 2025 report to Council titled Proposed Ambleside Centre Local Area Plan, as follows:

1. revising *Figure 3.1 Conceptual land use framework* by removing lands identified as Waterfront D, Waterfront E, and Upslope H from their respective character areas and adding them to *Low-Rise Heart*;
2. revising *Figure 3.2 Ambleside Centre Low-Rise Heart designations* by adding lands identified as Waterfront D, Waterfront E, and Upslope H to *Low-Rise A* designation;
3. revising *Figure 3.4 Ambleside Centre Activated Waterfront designations* by removing Waterfront D and Waterfront E designations and designated lands;
4. deleting 3.2(2)(a) Waterfront D and 3.2(2)(b) Waterfront E in their entirety;
5. revising *Figure 3.7 Ambleside Centre Upslope Precinct designations* by removing Upslope H designation and designated lands;
6. deleting 3.2(3)(a) Upslope H in its entirety;
7. revising *Figure 4.2 General illustration of managing maximum heights in context* by removing approximate locations and heights from lands identified as Waterfront D, Waterfront E, and Upslope H and adding these lands to *Predominant LAP low-rise heights*;
8. revising *Figure 5.1 Approach to enable predominant low-rise forms while achieving community objectives* by removing lands identified as Waterfront D, Waterfront E, and Upslope H from rezoning approach and adding them to *Update zoning to enable low-rise regeneration*;

9. sequentially renumbering Waterfront and Upslope designations, and replacing all references in text and figures;
10. renaming Figure 3.5 and Figure 3.6 to *Artist's illustration of Waterfront designations* and revising annotations;
11. renaming Figure 3.8 and Figure 3.9 to *Artist's illustration of Upslope designations* and revising annotations;
12. renaming Figure 4.4 to *Artist's illustration of low-rise Marine Drive*;
13. revising Figure 5.2 *Artist's illustration of overall plan vision* annotations; and
14. amending Figures 2.3, 2.4, 3.3, 3.5, 3.6, 3.8, 3.9, 4.4, and 5.2 to illustrate revised designations.

REPORTS FROM MAYOR AND COUNCILLORS

11. Reports from Mayor and Councillors

Mayor Sager: reported on attendance at Saturday's Pumpkin Fest hosted by Enhance West Van and thanked the volunteers who ran the event; and displayed images and reported on a tour of the Seymour Dam Filtration Plant.

Councillor Gambioli reported on: attendance at the West Vancouver Historical Society's barbecue on October 3, 2025; and attendance with Councillor Lambur at the Urban Development Institute's luncheon in downtown Vancouver on October 3, 2025.

25-346 MOVED by Thompson, seconded by Snider:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

12. Public Questions and Comments

M. O'Brien (Ambleside Dunderave Business Improvement Association) commented regarding: effects of pay parking in Ambleside Park on Ambleside businesses; a request to pause pay parking until May 2026; spillover effects; and the preliminary results of a survey on parking impacts. A Council member commented.

E. Pielak (West Vancouver resident) commented regarding a request for the immediate construction of three pickleball courts at Gleneagles. A Council member commented. E. Pielak commented regarding the Pickleball Advisory Roundtable and the desire for pickleball courts in the western portion of the community.

D. Jones (West Vancouver resident) commented regarding: the implementation of pay parking in Ambleside Park; parking enforcement; spillover impacts on the supply of parking in the adjacent business area; and timing of the spillover study.

S. Hogarth (West Vancouver resident) commented regarding: pay parking spillover effects on residential neighbourhoods; lack of parking enforcement on weekends near Whytecliff Park; safety concerns in Whytecliff Park to be addressed by pay parking revenue; and impacts on Ambleside businesses resulting from the implementation of pay parking in Ambleside Park. A Council member commented, and S. Hogarth responded.

C. Fernandes (Owner, Da Vinci's Home) commented regarding: pay parking impacts on businesses in Ambleside; concern regarding pay parking expansion into additional parks; spillover effects into the business areas; downturn in sales compared to previous years; and support for the Ambleside Dunderave Business Improvement Association's suggestion to pause pay parking.

R. Emerson (address not provided) commented regarding: the financial impacts on Earl's Restaurant from the implementation of pay parking in Ambleside Park, including potential job and wage losses.

T. Webb (address not provided) commented regarding: a decline in bylaw enforcement revenue; pay parking impacts on businesses; spillover impacts on the supply of parking in the adjacent business area; and taxes.

N. Malkin (address not provided) commented regarding lack of bylaw enforcement in the Ambleside area; pay parking impacts on businesses; and economic hardship.

A Council member commented, and staff responded to a Council member's question.

T. Lee (West Vancouver resident) commented regarding delayed responses by bylaw enforcement when called regarding parking infractions.

S. Walker (address not provided) commented regarding: pay parking in Ambleside Park; spillover effects on Bellevue Avenue; supporting the business community; and the cost of parking in other jurisdictions.

W. Drew-Hogarth (address not provided) commented regarding an outstanding permit at 2914 Bellevue. A Council member commented.

N. Malkin (West Vancouver resident) spoke a second time and commented regarding the timing of the Ambleside Park spillover survey and bylaw enforcement.

M. O'Brien (Ambleside Dunderave Business Improvement Association) spoke a second time and commented regarding: bylaw enforcement staff and the need for more enforcement; a request to pause pay parking until May 2026; and concern that the free resident parking pass does not include commercial property owners that are not West Vancouver residents. Council members commented.

ADJOURNMENT

13. Adjournment of October 6, 2025 Regular Council Meeting

25-347 MOVED by Cassidy, seconded by Gambioli:

THAT the October 6, 2025 regular Council meeting be adjourned.
(7:57 p.m.)

CARRIED

Certified Correct:

MAYOR

CORPORATE OFFICER

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