

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JANUARY 26, 2026**

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, and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development, and Environment Services; C. Boy, Acting Director, Finance and Corporate Services; J. Lawlor, Senior Manager, Parks; M. McGuire, Senior Manager, Current Planning and Urban Design; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; M. O'Connor, Manager, Bylaw and Licensing Services; and N. Laptieva, Acting Manager, Financial Planning.

CALL TO ORDER

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

Mayor Sager:

- commented on the passing of West Vancouver resident Don Vaughan, and spoke to his accomplishments and participation in the community;
- advised that the topic of pickleball will be on the February 9, 2026 regular Council meeting's agenda; and
- thanked staff for repairs made to the pier in Horseshoe Bay and urged residents to visit the area.

APPROVAL OF AGENDA

2. **Approval of January 26, 2026 Regular Council Meeting Agenda**

Council members commented.

26-012 MOVED by Thompson, seconded by Lambur:

THAT the January 26, 2026 regular Council meeting agenda be amended by:

- adding to New Business an item regarding West Vancouver Community Heritage Register for 2196 Marine Drive;

AND THAT the agenda be approved as amended.

CARRIED

REPORTS

3. Protecting Parks in West Vancouver and Proposed Park Dedication Bylaw No. 5424, 2026

26-013 MOVED by Lambur, seconded by Cassidy:

THAT proposed "Park Dedication Bylaw No. 5424, 2026" be read a first, second, and third time.

Council members commented. Staff provided a presentation and responded to a Council member's questions. The question was called on the motion.

CARRIED

4. Proposed Official Community Plan Amendment, Rezoning and Development Permit for 6085 and 6093 Marine Drive

Staff provided a presentation.

E. Spearing (Senior Development Manager, Ledcor Properties) and L. Webb (Principal, Merrick Architecture) provided a presentation and responded to Council's questions. Council members commented.

26-014 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 January 12, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

CARRIED

26-015 MOVED by Gambioli, seconded by Snider:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026" be read a first time.

CARRIED

26-016 MOVED by Gambioli, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026" be read a first time.

CARRIED

26-017 MOVED by Gambioli, seconded by Snider:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026" and proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026" be presented at a public hearing scheduled for February 23, 2026 at 5 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

26-018 MOVED by Gambioli, seconded by Snider:

THAT proposed Development Permit 25-012 be presented at a public meeting scheduled for February 23, 2026 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, to be held concurrently with the public hearing scheduled for February 23, 2026 at 5 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

5. Proposed Road Closure and Removal of Highway Dedication Bylaw No. 5418, 2026 (5037 Howe Sound Lane)

26-019 MOVED by Watt, seconded by Thompson:

THAT proposed "Road Closure and Removal of Highway Dedication Bylaw No. 5418, 2026" be read a first, second, and third time.

CARRIED

6. Proposed 2026 Operating and Capital Budgets

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

26-020 MOVED by Gambioli, seconded by Cassidy:

THAT staff be directed to remove the \$400,000 budget reduction strategy for the Environmental Reserve transfer and report back to Council with an alternative strategy.

CARRIED

K. LaPointe (West Vancouver resident) commented regarding: concerns related to the budget process and lack of budget consultation, transparency, and fiscal planning; planning for reserve funds and future tax impacts; and impact of the municipal tax levy in addition to other taxing authorities and overall financial impact to homeowners. Council members commented and K. LaPointe responded. Staff responded to a Council member's question.

M. Slater (West Vancouver resident) commented regarding: thank you to Council for the creation of the Finance and Revenue Advisory Committee; concerns related to the budget process and timing from members of the Committee; and utilization of the Committee's expertise. A Council member commented. M. Slater commented further regarding delaying consideration of the budget to allow further consultation. A Council member commented.

26-021 MOVED by Thompson, seconded by Gambioli:

THAT

1. the report titled Proposed 2026 Operating and Capital Budgets be received for information;
2. the proposed 2026 Operating Levy increase of 2.43% be approved; and

3. the proposed 2026 Asset Levy increase of 1% be approved.

CARRIED

(Councillors Cassidy and Watt opposed)

7. Modifications to Clerical Amendment to Enforcement Bylaws

26-022 MOVED by Cassidy, seconded by Watt:

THAT

1. third reading of proposed "Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5412, 2026" be rescinded;
2. proposed "Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5412, 2026" be modified by adding new Sections 3.2 and 3.3 as described in the January 16, 2026 memorandum from the Manager, Bylaw and Licencing Services; and
3. proposed "Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5412, 2026" be read a third time as modified.

CARRIED

26-023 MOVED by Cassidy, seconded by Watt:

THAT

1. third reading of proposed "Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5413, 2026" be rescinded;
2. proposed "Municipal Ticket Information System Implementation Bylaw No. 4383,2004, Amendment Bylaw No. 5413, 2026" be modified by adding new Sections 3.2 to 3.5 as described in the January 16, 2026 memorandum from the Manager, Bylaw and Licencing Services; and
3. proposed "Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5413, 2026" be read a third time as modified.

CARRIED

BYLAWS

8. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5423, 2026 (2816 Bellevue Avenue)

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

26-024 MOVED by Snider, seconded by Lambur:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5423, 2026" be read a first, second, and third time.

CARRIED

26-025 MOVED by Snider, seconded by Lambur:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5423, 2026" be adopted.

CARRIED

NEW BUSINESS

9. West Vancouver Community Heritage Register for 2196 Marine Drive

A Council member commented.

26-026 MOVED by Thompson, seconded by Cassidy:

WHEREAS the site addressed 2196 Marine Drive, and more particularly described as:

- PID 008-850-097 That Part of Lot 1 Lying West of a Line Drawn Parallel to and Perpendicularly Distant 40 Feet From the Easterly Boundary of Said Lot of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595,
- PID 008-849-943 That Part of Lot 1 Lying East of a Line Drawn Parallel to and Perpendicularly Distant 40 Feet From the Easterly Boundary of Said Lot of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595, and
- PID 008-850-151 Lot 2 of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595, (the "Property")

may be heritage property;

AND WHEREAS on December 1, 2025 Council resolved to temporarily protect the site for 60 days and that 60-day period will elapse on January 29, 2026;

THEREFORE, Council resolves to add the site (2196 Marine Drive) to the West Vancouver Community Heritage Register to provide eligibility for incentives intended to allow for heritage protection.

Council members commented and staff responded to Council's questions.

S. Walker (North Shore Heritage Preservation Society) commented regarding: remediation of the subject site; soil testing underway; this being a strong development opportunity; and relocation of the heritage building on-site to allow for remediation and development.

The question was called on the motion.

CARRIED

CONSENT AGENDA ITEMS

10. Consent Agenda Items

26-027 MOVED by Watt, seconded by Cassidy:

THAT the Consent Agenda items as follows be approved:

- Item 10.1 regarding Adoption of Council Meeting Minutes;

- Item 10.2 regarding Proposed Replacement Private Special Events Exemption from Noise Policy 0193; and
- Item 10.3 regarding Delegation Request.

CARRIED

10.1. Adoption of Council Meeting Minutes

26-028 THAT the following minutes be adopted as circulated:

- January 12, 2026 special (open session) Council meeting and regular Council meeting.

10.2. Proposed Replacement Private Special Events Exemption from Noise Policy 0193

26-029 THAT

1. "Private Special Events Exemption from Noise Policy 0193" as approved on March 31, 2025 be rescinded; and
2. proposed replacement "Private Special Events Exemption from Noise Policy 0193" as attached to the report dated January 8, 2026 from the Bylaw and Licensing Services Manager be approved.

10.3. Delegation Request

26-030 THAT the delegation request from the West Vancouver Streamkeepers, regarding WV Streamkeepers – Results of Salmon Surveys with Students, be approved.

OTHER ITEMS / NOTICES OF MOTION

11. No items.

REPORTS FROM MAYOR AND COUNCILLORS

12. Reports from Mayor and Councillors

Councillor Cassidy reported on the Metro Vancouver Liquid Waste Committee's recent 'Our Oceans Thank You' campaign and the results of a survey related to washing laundry in cold water.

Councillor Gambioli reported on attending the Urban Development Institute luncheon related to development in the Lower Mainland, statistics related to development and housing, the need for the Province to re-examine the municipal infrastructure financing structures, and financial forecasting.

Councillor Thompson reported on using the Gatherwell Sauna Pilot in Ambleside and recommended Council and the public try it. A Council member commented.

Mayor Sager reported on attending the Western Residents Association meeting on January 20, 2026 with Councillors Cassidy, Thompson, and Watt. A Council member commented.

26-031 MOVED by Snider, seconded by Lambur:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

13. Public Questions and Comments

D. Perry (West Vancouver resident) commented regarding grinder pumps, including: a letter sent to the District's lawyer regarding the District's Sewerage Drainage Bylaw related to the maintenance of grinder pumps on private property; a request for updates to District bylaws; and a request for reimbursement of private funds spent on pump maintenance since 2023. A Council member commented and D. Perry responded.

P. Clark (West Vancouver resident) commented regarding grinder pumps, including: the Mayor's attendance at the Western Residents Association meeting last week; a request for confirmation of ownership of the grinder pumps; uncertainty related to grinder pump maintenance and potential pump failure; and responsibility for the continued maintenance of the pumps.

P. Macleod (Board Member, West Vancouver Field Hockey Club) commented regarding pay parking at Ambleside Park sports field, including: lack of consultation; sports leagues starting in April; a request to pause the pay parking program and initiate fulsome consultation; and community partner passes are not sufficient. A Council member commented. P. Macleod responded and further commented regarding communications with West Vancouver Field Hockey Club members regarding pay parking starting in Spring 2026.

S. Goddard (President, West Vancouver Field Hockey Club) spoke on behalf of the West Vancouver Field Hockey Club, West Vancouver Football Club, Hollyburn Sailing Club, and West Vancouver Little League, commenting regarding: pay parking has created a barrier for coaches, athletes and visiting teams; negative feedback from visiting teams; overflow parking in surrounding residential and commercial areas creates challenges for local businesses; a request to pause the pay parking program; and potential solutions such as season-based pay parking, maximum time limits, and daytime rates.

M. O'Brien (Ambleside Dundarave Business Improvement Association) commented regarding: thank you to staff and Council for including a new bylaw enforcement officer in the 2026 budget and working with the Ambleside Dundarave Business Improvement Association on pay parking program concerns; a request to pause the pay parking program and to work together on a permanent solution; pay parking statistics in Ambleside Park; parking overflow into the residential and commercial areas and the impact on local businesses; and provided a quote from Mayor Sager.

ADJOURNMENT

14. Adjournment of January 26, 2026 Regular Council Meeting

26-032 MOVED by Cassidy, seconded by Gambioli:

THAT the January 26, 2026 regular Council meeting be adjourned.
(8:17 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER