

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
FINANCE AND REVENUE ADVISORY COMMITTEE MEETING AGENDA
TUESDAY, FEBRUARY 10, 2026
9:30 AM IN THE MAIN FLOOR CONFERENCE ROOM, MUNICIPAL HALL
(In-person attendance only)

Note: Council Committee meetings are conducted in accordance with Council Committee Procedure Bylaw No. 5020, 2019 (as amended), subject to the discretion of the Chair.

1. CALL TO ORDER

2. Election of Acting Chair

RECOMMENDATION:

THAT *[Name]* be elected as Acting Chair for 2026.

3. APPROVAL OF AGENDA

RECOMMENDATION:

THAT the February 10, 2026 Finance and Revenue Advisory Committee meeting agenda be approved as circulated.

4. ADOPTION OF MINUTES

RECOMMENDATION:

THAT the January 20, 2026 Finance and Revenue Advisory Committee meeting minutes be adopted as circulated.

REPORTS / ITEMS

5. Update from Revenue Working Group

RECOMMENDATION:

THAT the discussion regarding Update from Revenue Working Group be received for information.

6. Update from Reserves Working Group

RECOMMENDATION:

THAT the discussion regarding Update from Reserves Working Group be received for information.

7. PUBLIC QUESTIONS

8. NEXT MEETING

The next Finance and Revenue Advisory Committee meeting is scheduled for March 10, 2026 at 9 a.m. and held in-person in the Main Floor Conference Room, Municipal Hall.

EXCLUSION OF PUBLIC

9. Exclusion of Public Pursuant to s.90 and s.93 of the *Community Charter*

RECOMMENDATION:

THAT in the public interest, members of the public be excluded from part of the February 10, 2026 Finance and Revenue Advisory Committee meeting on the basis of the following sections 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; and
93. In addition to its application to council meetings, this Division and section 133 (of the *Community Charter*) also applies to meetings of the following:
- (a) Council committees.

Purpose of meeting: committee membership/personnel matter; and proposed provision of a municipal service.

10. ADJOURNMENT

RECOMMENDATION:

THAT the February 10, 2026 Finance and Revenue Advisory Committee meeting (open session) be adjourned.

The Committee will then proceed with the closed session.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
FINANCE AND REVENUE ADVISORY COMMITTEE MEETING MINUTES
TUESDAY, JANUARY 20, 2026
MAIN FLOOR CONFERENCE ROOM, MUNICIPAL HALL**

Committee Members: Mayor M. Sager (Chair), L. Davis, M. Evison, T. Frick, J. James, G. McIsaac, T. Mason, M. Paterson, J. Robertson, D. Smith, and Councillor L. Watt attended the meeting in the Main Floor Conference Room, Municipal Hall.

Staff: S. Findlay, Municipal Manager; H. Dallas, Senior Manager, Legislative Services/ Corporate Officer; J. Bailey, Director, Planning, Development and Environment Services; C. Boy, Acting Director, Finance and Corporate Services; N. Laptieva, Acting Manager, Financial Planning; and C. Lindsay, Administrative Assistant to the Mayor (Committee Clerk) attended the meeting in the Main Floor Conference Room, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 9 a.m.

With the consent of the Committee, Mayor Sager varied the agenda to consider Item 12 prior to Item 2.

EXCLUSION OF PUBLIC

12. RESOLUTION RE EXCLUSION OF PUBLIC PURSUANT TO s. 90 and s. 93 OF THE COMMUNITY CHARTER

It was Moved and Seconded:

THAT in the public interest, members of the public be excluded from part of the January 20, 2026 Finance and Revenue Advisory Committee meeting on the basis of the following sections 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.
93. In addition to its application to council meetings, this Division and section 133 (of the *Community Charter*) also applies to meetings of the following:
- (a) Council committees.

CARRIED

At 9:04 a.m. the Committee proceeded with the closed meeting, and reconvened the open meeting at 11:16 a.m. with the following members of the Committee and staff present:

Mayor M. Sager (Chair), L. Davis, M. Evison, T. Frick, J. James, G. McIsaac, T. Mason, M. Paterson, J. Robertson, D. Smith, and Councillor L. Watt; and S. Findlay, Municipal Manager; H. Dallas, Senior Manager, Legislative Services/ Corporate Officer; J. Bailey, Director, Planning, Development and Environment Services; C. Boy, Deputy Director, Financial Services; and C. Lindsay, Administrative Assistant to the Mayor (Committee Clerk).

2. Welcome to Members and Election of Chair

Item 2 was considered after Item 12.

3. Committee Meeting Schedule

It was Moved and Seconded:

THAT the Finance and Revenue Advisory Committee Meeting Schedule for 2026 be adopted as follows:

- February 10, 2026 at 9:30 a.m.;
- March 10, 2026 at 9 a.m.;
- April 14, 2026 at 9 a.m.;
- May 19, 2026 at 9 a.m.;
- June 23, 2026 at 9 a.m.; and
- July 14, 2026 at 9 a.m.

CARRIED

It was Moved and Seconded:

THAT all remaining Finance and Revenue Advisory Committee meetings for 2026 be held in-person in the Main Floor Conference Room, Municipal Hall.

CARRIED

4. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the January 20, 2026 Finance and Revenue Advisory Committee meeting agenda be approved as circulated.

CARRIED

5. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the November 18, 2025 Finance and Revenue Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

6. Update from Revenue Working Group

Committee members commented regarding: revenue generation through naming rights; corporate sponsors; land sales; digital billboards; real estate asset monetization; looking at comparable ideas from other municipalities to share in a report to Council; working with staff on an online portal for public engagement for ideas on how to generate revenue; and a meeting with Dr. P. Bradshaw to discuss an innovation centre in West Vancouver and request to tour a similar centre at UBC.

It was Moved and Seconded:

THAT the discussion regarding Update from Revenue Working Group be received for information.

CARRIED

7. Update from Reserves Working Group

Committee members commented that the group has identified objectives of the reserves review and next steps would be to meet with Mayor and Council to ensure the objectives are aligned.

It was Moved and Seconded:

THAT the discussion regarding Update from Reserves Working Group be received for information.

CARRIED

8. Status of Draft Operational General Fund Surplus Policy

The Committee commented they had provided feedback on the draft policy to staff and were awaiting response. Staff will review the feedback and provide comments with input from the new Chief Financial Officer.

It was Moved and Seconded:

THAT the discussion regarding the Status of Draft Operational General Fund Surplus Policy be received for information.

CARRIED

9. Review of 2026 BC Assessments

The Committee and staff commented on: Cypress Village reassessment success with increased revenue for the District; decreased value of InterCreek and Cypress West properties; British Pacific Properties land holdings above 1200 ft.; past and

current market conditions; difference in property zoning for Ambleside and Park Royal; market values of different types of properties; assessed value versus fair market value; highest and best use of property as it is zoned; cost benefit analysis of appeals and staff resources to manage. Staff provided information regarding BC Assessments comments on market decline across all properties. Mayor Sager requested that the email sent to Mayor and Council regarding BC Assessment and legal considerations be sent to the Committee. Staff will follow up with BC Assessment on InterCreek and Cypress West property assessments for further understanding of methodology.

10. PUBLIC QUESTIONS

D. Reinsch commented on the reassessment of Cypress Village, noting the decrease of some property values. Staff responded to comments.

D. Reinsch inquired whether the Innovation Reserve fund was still active. Staff confirmed the fund was eliminated last year by Council.

D. Reinsch questioned if the proposal to reduce the environmental levy was a recommendation from the Committee and how the reserve funds are used. Staff responded to questions.

11. NEXT MEETING

Staff confirmed that the next Finance and Revenue Advisory Committee meeting is scheduled for February 10, 2026 at 9:30 a.m. and held in-person in the Main Floor Conference Room, Municipal Hall.

EXCLUSION OF PUBLIC

12. RESOLUTION RE EXCLUSION OF PUBLIC PURSUANT TO s. 90 and s. 93 OF THE COMMUNITY CHARTER

This item was considered prior to Item 2 on January 20, 2026 and again after Item 2 on January 22, 2026.

13. ADJOURNMENT

Mayor Sager requested that the Committee reconvene the meeting on January 22, 2026 at 2 p.m. in the Main Floor Conference Room, Municipal Hall.

It was Moved and Seconded:

THAT the January 20, 2026 Finance and Revenue Advisory Committee meeting be reconvened on January 22, 2026 at 2 p.m. in the Main Floor Conference Room, Municipal Hall.

CARRIED

The meeting was adjourned at 12:37 p.m. and was reconvened on January 22, 2026 at 2:02 p.m. with the following members of the Committee and staff present:

Mayor M. Sager (Chair), L. Davis, M. Evison, T. Frick, J. James, M. Paterson, and J. Robertson; and

S. Findlay, Municipal Manager; H. Dallas, Senior Manager, Legislative Services/ Corporate Officer; C. Boy, Deputy Director, Financial Services; N. Laptieva, Acting Manager, Financial Planning; and C. Lindsay, Administrative Assistant to the Mayor (Committee Clerk).

2. Welcome to Members and Election of Chair

It was Moved and Seconded:

THAT Mark Sager be elected as Chair for 2026.

CARRIED

Election of the Acting Chair was not considered.

EXCLUSION OF PUBLIC

12. RESOLUTION RE EXCLUSION OF PUBLIC PURSUANT TO s. 90 and s. 93 OF THE *COMMUNITY CHARTER* (if required)

It was Moved and Seconded:

THAT in the public interest, members of the public be excluded from part of the January 20, 2026 Finance and Revenue Advisory Committee meeting on the basis of the following sections 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:
- (b) 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.
93. In addition to its application to council meetings, this Division and section 133 (of the *Community Charter*) also applies to meetings of the following:
- (a) Council committees.

CARRIED

At 2:07 p.m. the Committee proceeded with the closed meeting.