

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
REGULAR COUNCIL MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
FEBRUARY 23, 2026**

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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, and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; C. Boy, Acting Director, Finance and Corporate Services; S. Hall, Director, Library Services; J. Moller, Director, Engineering and Transportation Services; M. McGuire, Senior Manager, Current Planning and Urban Design; D. Niedermayer, Senior Manager, Cultural Services; E. Willobee, Senior Manager, Engineering Services; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

**CALL TO ORDER**

1. The meeting was called to order at 6:54 p.m.

Councillors Gambioli and Watt left the meeting at 6:54 p.m. Councillor Watt returned to the meeting at 6:55 p.m. Councillor Lambur left the meeting at 6:55 p.m. and returned at 6:57 p.m. Councillor Gambioli returned to the meeting at 6:58 p.m.

Mayor Sager commented relative to discussions with provincial officials regarding housing directives.

**APPROVAL OF AGENDA**

2. **Approval of February 23, 2026 Regular Council Meeting Agenda**

26-057 MOVED by Thompson, seconded by Cassidy:

THAT the February 23, 2026 regular Council meeting agenda be amended by:

- considering Item 11 regarding Proposed Youth Activity Fund Bylaw No. 3962, 1995, Amendment Bylaw No. 5437, 2026 (Permanent Youth Hub on Pound Road) prior to Item 6 regarding Proposed 2026-2030 Five-Year Financial Plan Bylaw No. 5429, 2026 and Proposed 2026 Phase 1 Capital Funding Report;

AND THAT the agenda be approved as amended.

**CARRIED**

## **DELEGATIONS**

### **3. Youth Advocates for Global Health Association, regarding Seniors' Health Accessibility Policy for West Vancouver**

Council members commented.

J. Weng and M. Yu (Youth Advocates for Global Health Association) provided a presentation. Council members commented.

26-058 MOVED by Cassidy, seconded by Watt:

THAT the delegation from the Youth Advocates for Global Health Association, regarding Seniors' Health Accessibility Policy for West Vancouver, be received for information with thanks.

CARRIED

## **PRESENTATIONS**

### **4. West Vancouver Memorial Library Annual Presentation**

Councillor Snider left the meeting at 7:11 p.m. and returned at 7:12 p.m.

Staff and T. Wachmann (West Vancouver Memorial Library Board Member) provided a presentation. Council members commented.

26-059 MOVED by Thompson, seconded by Snider:

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

CARRIED

## **REPORTS**

### **5. On-street Parking Policy for Areas Adjacent to Pay Parking Zones**

A Council member commented.

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

K. LaPointe (West Vancouver resident) commented regarding: structure and clarity of on-street parking and the pay parking program; impacts on residents, businesses, and visitors; spillover from pay parking; broader application of pay parking; and public consultation and reporting.

P. Macleod (West Vancouver Field Hockey Club) commented regarding: 35 days until the spring league starts; and lack of clarity around pay parking rates. A Council member commented. P. Macleod commented further regarding: public consultation with stakeholder groups to discuss impacts and solutions; sports fields are outdoor community centers; implementation of 3-hour no charge parking. A Council member commented.

S. Goddard (President, West Vancouver Field Hockey Club) commented regarding: public engagement and outreach with stakeholders; supporting various demographics and reducing barriers; cost of the sport comparable to pay parking rates.

N. Malkin (West Vancouver resident) commented regarding: the staff report and proposed policy; timing of the report and associated costs; and expansion of pay parking in the business district.

M. O'Brien (Ambleside Dundarave Business Improvement Association) commented regarding: maintaining the seasonal rate; Ambleside Park pay parking being a pilot project; pausing the program until after the stakeholder roundtable; and the cost of parking studies is comparable to hiring a bylaw enforcement officer.

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

26-060 MOVED by Lambur, seconded by Cassidy:

THAT

1. the report from the Senior Manager, Engineering Services dated January 26, 2026, titled On-street Parking Policy for Areas Adjacent to Pay Parking Zones, be received for information; and
2. proposed "On-Street Parking Policy 0222" be approved.

CARRIED

## **BYLAWS**

### **11. Proposed Youth Activity Fund Bylaw No. 3962, 1995, Amendment Bylaw No. 5437, 2026 (Permanent Youth Hub on Pound Road)**

26-061 MOVED by Watt, seconded by Snider:

THAT proposed "Youth Activity Fund Bylaw No. 3962, 1995, Amendment Bylaw No. 5437, 2026" be adopted.

CARRIED

## **REPORTS**

### **6. Proposed 2026-2030 Five-Year Financial Plan Bylaw No. 5429, 2026 and Proposed 2026 Phase 1 Capital Funding Report**

Staff provided procedural information.

26-062 MOVED by Gambioli, seconded by Thompson:

THAT

1. proposed "Five-Year Financial Plan Bylaw No. 5429, 2026" be read a first, second, and third time;
2. proposed "Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026" be read a first, second, and third time;

3. proposed “Youth Activity Fund Expenditure Bylaw No. 5438, 2026” be read a first, second, and third time;
4. the following appropriation be made from the Capital Equipment Reserve Fund to fund 2026 Phase 1 Capital Projects:

<b>Capital Equipment Reserve Fund</b>	
Equipment	907,250
Fleet - Vehicle and Heavy-Duty Equipment	2,318,500
IT Hardware and Software	808,400
<b>Subtotal</b>	<b>4,034,150</b>
Previously Approved Projects	2,878,140
<b>Capital Equipment Reserve Fund Total</b>	<b>6,912,290</b>

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Capital Equipment Reserve Fund, be approved;

5. the following appropriation be made from the Capital Facilities Fund to fund 2026 Phase 1 Capital Projects:

<b>Capital Facilities Fund</b>	
Facilities Projects	5,774,447
Previously Approved Projects	3,125,825
<b>Capital Facilities Fund Total</b>	<b>8,900,272</b>

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Capital Facilities Fund, be approved;

6. the following appropriation be made from the Capital Infrastructure Reserve Fund to fund 2026 Phase 1 Capital Projects:

<b>Capital Infrastructure Reserve Fund</b>	
Grounds and Parks	1,092,000
Transportation Infrastructure	6,190,000
<b>Subtotal</b>	<b>7,282,000</b>
Previously Approved Projects	1,462,984
<b>Capital Infrastructure Reserve Fund Total</b>	<b>8,744,984</b>

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Capital Infrastructure Reserve Fund, be approved;

7. the following appropriation be made from the Community Amenity Contributions (CACs) – Community Serving Reserve to fund 2026 Phase 1 Capital Projects:

<b>CACs – Community Serving Reserve</b>	
Facilities Projects	3,189,558
Grounds and Parks	438,000

<b>CACs – Community Serving Reserve Total</b>	<b>3,627,558</b>
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and any funds unused be returned to the CACs – Community Serving Reserve, be approved;

8. the following appropriation be made from the Environmental Reserve to fund 2026 Phase 1 Capital Projects:

<b>Environmental Reserve</b>	
Equipment	45,000
Fleet - Vehicle and Heavy-Duty Equipment	16,000
Grounds and Parks	312,000
<b>Subtotal</b>	<b>373,000</b>
Previously Approved Projects	44,000
<b>Environmental Reserve Total</b>	<b>417,000</b>

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Environmental Reserve Fund, be approved;

9. the following appropriation be made from the Land Reserve-Water Access Fund to fund 2026 Phase 1 Capital Projects:

<b>Land Reserve - Water Access Fund</b>	
Grounds and Parks	45,000
<b>Land Reserve - Water Access Fund Total</b>	<b>45,000</b>

and any funds unused be returned to the Land Reserve-Water Access Fund, be approved;

10. the following appropriation be made from the Cypress Village Reserve to fund 2026 Phase 1 Capital Projects:

<b>Cypress Village Reserve</b>	
Facilities Projects	1,200,000
<b>Cypress Village Reserve Total</b>	<b>1,200,000</b>

and any funds unused be returned to the Cypress Village Reserve, be approved;

11. the following appropriation be made from the Brissenden Park Trust Fund to fund 2026 Phase 1 Capital Projects:

<b>Brissenden Park Trust Fund</b>	
Grounds and Parks	758,000
<b>Brissenden Park Trust Fund Total</b>	<b>758,000</b>

and any funds unused be returned to the Brissenden Park Trust Fund, be approved;

12. the following appropriation be made from the Youth Activity Reserve Fund to fund 2026 Phase 1 Capital Projects:

<b>Youth Activity Reserve</b>	
Facilities Projects	685,442
<b>Youth Activity Reserve Total</b>	<b>685,442</b>

and any funds unused be returned to the Youth Activity Reserve Fund, be approved;

13. the following appropriation be made from the Water Reserve Fund to fund 2026 Capital Projects:

<b>Water Reserve Fund</b>	
Current Year Water Capital Program	9,600,000
Previously Approved Projects	1,442,715
<b>Water Reserve Fund Total</b>	<b>11,042,715</b>

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Water Reserve Fund, be approved; and

14. the following appropriations be made from the Sewer and Drainage Reserve Fund to fund 2026 Capital Projects:

<b>Sewer and Drainage Reserve Fund</b>	
Sanitary Capital Program	6,176,600
Storm Capital Program	5,896,800
<b>Subtotal</b>	<b>12,073,400</b>
Previously Approved Projects	4,356,940
<b>Sewer and Drainage Reserve Fund Total</b>	<b>16,430,340</b>

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Sewer and Drainage Reserve Fund, be approved.

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

CARRIED

## 7. Proposed Uncurated Street Animation Busking Pilot Program

26-063 MOVED by Watt, seconded by Cassidy:

THAT

1. an uncurated street animation busking pilot program for the summer of 2026, as recommended by the Arts and Culture Advisory Committee, be approved; and
2. the Arts and Culture Advisory Committee report to Council on the outcome of the pilot program in fall 2026.

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

CARRIED

**8. Proposed Short-Term Rental Accommodation Enforcement Policy and Procedure**

26-064 MOVED by Lambur, seconded by Snider:

THAT

1. proposed "Short-Term Rental Accommodation Enforcement Policy 0224" be approved;
2. proposed "Short-Term Rental Accommodation Enforcement Procedure 0231" be approved;
3. proposed "Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5419, 2026" be read a first, second, and third time;
4. proposed "Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5420, 2026" be read a first, second, and third time; and
5. proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5421, 2026" be read a first, second, and third time.

CARRIED

**9. Proposed Lower Caulfeild Development Procedures Bylaw Amendment**

26-065 MOVED by Thompson, seconded by Lambur:

THAT

1. proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5439, 2026" be read a first, second, and third time; and
2. proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5440, 2026" be read a first, second, and third time.

CARRIED

**10. Proposed Miscellaneous Bylaw Amendments**

26-066 MOVED by Cassidy, seconded by Watt:

THAT

1. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be read a first time;
2. proposed "Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 2026" be read a first, second, and third time;
3. proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5427, 2026" be read a first, second, and third time;

4. proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026" be read a first time;
5. opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated January 19, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*; and
6. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" and proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026" be presented at a public hearing scheduled for March 30, 2026 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled public hearing.

CARRIED

## **NEW BUSINESS**

12. No items.

## **CONSENT AGENDA ITEMS**

### **13. Consent Agenda Items**

26-067 MOVED by Snider, seconded by Lambur:

THAT the Consent Agenda items as follows be approved:

- Item 13.1 regarding Adoption of Council Meeting Minutes;
- Item 13.2 regarding Receipt of Committee Meeting Minutes;
- Item 13.3 regarding Awards Committee Annual Work Plan;
- Item 13.4 regarding Proposed Permissive Tax Exemptions Policy and Procedure; and
- Item 13.5 regarding Delegation Requests.

CARRIED

#### **13.1. Adoption of Council Meeting Minutes**

26-068 THAT the following minutes be adopted as circulated:

- February 9, 2026 special (open session) Council meeting and regular Council meeting.

#### **13.2. Receipt of Committee Meeting Minutes**

26-069 THAT the following minutes be received for information:

- November 18, 2025 Finance and Revenue Advisory Committee meeting;
- December 1, 2025 Finance and Audit Committee meeting; and

- January 7, 2026 Awards Committee meeting.

### **13.3. Awards Committee Annual Work Plan**

26-070 THAT the Awards Committee Annual Work Plan, attached as Appendix B to the report dated January 19, 2026 from the Cultural Services Manager, be approved.

### **13.4. Proposed Permissive Tax Exemptions Policy and Procedure**

26-071 THAT

1. "Permissive Tax Exemptions Policy 02-80-387" as approved on June 11, 2018, be rescinded;
2. proposed "Permissive Tax Exemptions Policy 0115" be approved; and
3. proposed "Permissive Tax Exemptions Procedure 0227" be approved.

### **13.5. Delegation Requests**

26-072 THAT the following requests for delegation to Council be approved:

- Hollyburn Sailing Club, regarding Community Activities, Youth Engagement, and Co-op Program; and
- Hollyburn Community Services Society, regarding Year in Review.

## **OTHER ITEMS / NOTICES OF MOTION**

### **14. Recommendations from the November 18, 2025 Finance and Revenue Advisory Committee Meeting**

26-073 MOVED by Watt, seconded by Cassidy:

THAT the Municipal Manager appoint a staff member to be responsible on an annual basis for interacting with BC Assessment, with particular attention to the District's largest assessments.

CARRIED

26-074 MOVED by Watt, seconded by Cassidy:

THAT the Finance and Revenue Advisory Committee be consulted as early as practical for input and advice on major financial decisions that impact taxes, utilities, and fees.

CARRIED

**15. Judicial Review of Provincial Housing Legislation, including Bills 44, 47, 13, 15, and M216**

Council members commented.

26-075 MOVED by Thompson, seconded by Lambur:

THAT

1. Council express its interest in joining a coalition of British Columbia municipalities and regional districts to evaluate and potentially pursue a coordinated Judicial Review of provincial housing legislation, including Bills 44, 47, 13, 15, and M216;
2. Council note concerns regarding the lack of consultation, the use of non-disclosure agreements, the timing of legislative release after the UBCM resolution deadline, the removal of public hearings, and the cumulative erosion of local democratic authority;
3. Council support the creation of a joint municipal working group to identify shared legal issues, coordinate information, and explore cost-sharing; and
4. Council authorize the Mayor or designate to engage with participating municipalities and report back on legal options, partnership structures, and financial implications.

CARRIED

*(Councillor Gambioli opposed)*

**REPORTS FROM MAYOR AND COUNCILLORS**

**16. Reports from Mayor and Councillors**

Councillor Cassidy reported on: attendance at a fundraiser at the West Vancouver Legion to raise funds to refurbish the war memorial at the Capilano View Cemetery; attendance at the Historical Society's Annual General Meeting at Saint Anthony's Church; the Lighthouse Preservation Society's invasive species weed-pull event; and the Old Growth Conservancy Society's upcoming Annual General Meeting.

Mayor Sager reported on participation in Metro Vancouver's Governance Committee, and commented on the inequity of the funding formula relative to the North Shore Wastewater Treatment Plant.

Councillor Gambioli reported on attendance with Councillor Thompson at the Lunar New Year Celebration at Park Royal.

26-076 MOVED by Snider, seconded by Gambioli:

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

CARRIED

## **PUBLIC QUESTIONS AND COMMENTS**

### **17. Public Questions and Comments**

A Council member commented regarding water quality in Metro Vancouver.

N. Malkin (address not provided) commented regarding bylaw enforcement, the impacts of pay parking on businesses, and requested a pause of the pay parking program. A Council member commented and N. Malkin responded.

S. Leidl (address not provided) commented regarding the lack of consultation of residents impacted by pay parking in Ambleside Park, and queried relative to revenues generated by the pay parking program.

M. Slater (address not provided) commented regarding provincial housing legislation being a threat to the community and support for a judicial review, and that the Ambleside Dunderave Residents Association had provided related information to Council.

## **ADJOURNMENT**

### **18. Adjournment of February 23, 2026 Regular Council Meeting**

26-077 MOVED by Watt, seconded by Lambur:

THAT the February 23, 2026 regular Council meeting be adjourned.  
(8:21 p.m.)

CARRIED

Certified Correct:

*[Original signed by Mayor]*

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MAYOR

*[Original signed by Corporate Officer]*

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CORPORATE OFFICER