THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MARCH 9, 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; S. Somji, Director, Finance and Corporate Services; M. McGuire, Senior Manager, Current Planning and Urban Design; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; J. Ray, Manager, Customer and Seniors' Services; and M. Beattie, Legislative Services Clerk.

CALL TO ORDER

1. The meeting was called to order at 6:05 p.m.

Mayor Sager informed that: Council extended the operating agreement for the Sauna Pilot at Ambleside Park; and the District received the Community Sports Builders Award in recognition of the Place for Sport project, and thanked the fundraising committee for their efforts.

Staff introduced new Director of Finance and Corporate Services Shehzad Somji.

26-079 MOVED by Snider, seconded by Watt:

THAT Shehzad Somji be appointed as Financial Officer under section 149 of the *Community Charter.*

CARRIED

Council members commented.

APPROVAL OF AGENDA

2. Approval of March 9, 2026 Regular Council Meeting Agenda

26-080 MOVED by Thompson, seconded by Cassidy:

THAT the March 9, 2026 regular Council meeting agenda be amended by:

- adding Item 17.8 regarding BC Hydro Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005;

AND THAT the agenda be approved as amended.

CARRIED

DELEGATIONS

3. West Vancouver Streamkeepers, regarding Results of Salmon Surveys with Students

L. Pomeroy (Survey Coordinator, West Vancouver Streamkeeper Society), B. Brosnan (Student Statistician), and A. Yu (Student Statistician) provided a presentation and responded to Council's questions. Council members commented.

26-081 MOVED by Snider, seconded by Thompson:

THAT the delegation from West Vancouver Streamkeepers, regarding Results of Salmon Surveys with Students, be received for information with thanks.

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

CARRIED

REPORTS

4. 6507 Nelson Avenue – *Community Charter* Remedial Action Requirement

Staff spoke relative to the subject report and provided procedural information.

26-082 MOVED by Lambur, seconded by Cassidy:

THAT consideration of Item 4 regarding 6507 Nelson Avenue – *Community Charter* Remedial Action Requirement be deferred to the March 30, 2026 regular Council meeting.

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

CARRIED

PRESENTATIONS

5. Seniors' Activity Centre Advisory Board Annual Presentation

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

26-083 MOVED by Lambur, seconded by Snider:

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

A Council member commented. Staff and P. Blair responded to a Council member's questions. The question was called on the motion.

CARRIED

6. Kay Meek Arts Centre Annual Presentation

Councillor Gambioli left the meeting at 6:47 p.m. and returned at 6:48 p.m.

M. Duchak (Executive Director, Kay Meek Arts Centre) and S. London (Board Chair, Kay Meek Arts Centre) provided a presentation. Council members commented.

26-084 MOVED by Thompson, seconded by Watt:

THAT the Kay Meek Arts Centre Annual Presentation be received for information with thanks.

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

CARRIED

7. West Vancouver Community Arts Council Annual Presentation

M. Galovich (Executive Director, West Vancouver Community Arts Council) and T. Maguire (Board Member, West Vancouver Community Arts Council) provided a presentation and responded to a Council member's question. Council members commented.

26-085 MOVED by Gambioli, seconded by Watt:

THAT the West Vancouver Community Arts Council Annual Presentation be received for information with thanks.

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

CARRIED

REPORTS

8. Environment Committee 2026 Annual Work Plan

L. Hanson (Chair, Environment Committee) provided a presentation and responded to a Council member's question. Council members commented.

26-086 MOVED by Lambur, seconded by Cassidy:

THAT the Environment Committee 2026 Annual Work Plan, attached as Appendix A to the February 18, 2026 report from the Climate Action Coordinator, be approved.

CARRIED

9. Proposed Official Community Plan Amendment, Rezoning and Development Permit – Woodcrest Townhomes

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

A. Martins (Principal, Siegrist Architecture) and G. Kainth (Director, Symphony Group of Companies) provided a presentation. Council members commented. Staff, A. Martins, and G. Kainth responded to Council's questions.

26-087 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 February 17, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

CARRIED

26-088 MOVED by Gambioli, seconded by Snider:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026" be read a first time.

CARRIED

26-089 MOVED by Gambioli, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5444, 2026" be read a first time.

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

CARRIED

26-090 MOVED by Gambioli, seconded by Snider:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026" and proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5444, 2026" be presented at a public hearing scheduled for April 13, 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

26-091 MOVED by Gambioli, seconded by Snider:

THAT proposed Development Permit 23-061 be presented at a public meeting scheduled for April 13, 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 April 13, 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

BYLAWS

10. Proposed Five-Year Financial Plan Bylaw No. 5429, 2026

26-092 MOVED by Cassidy, seconded by Thompson:

THAT proposed "Five-Year Financial Plan Bylaw No. 5429, 2026" be adopted.

CARRIED

11. Proposed Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026

26-093 MOVED by Cassidy, seconded by Thompson:

THAT proposed "Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026" be adopted.

CARRIED

12. Proposed Youth Activity Fund Expenditure Bylaw No. 5438, 2026

Councillor Thompson left the meeting at 8:05 p.m.

26-094 MOVED by Watt, seconded by Cassidy:

THAT proposed "Youth Activity Fund Expenditure Bylaw No. 5438, 2026" be adopted.

CARRIED

Councillor Thompson absent at the vote

13. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026 (6085 and 6093 Marine Drive)

Councillor Thompson returned to the meeting at 8:06 p.m.

Council members commented.

26-095 MOVED by Gambioli, seconded by Snider:

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

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

CARRIED

Councillor Cassidy opposed

26-096 MOVED by Gambioli, seconded by Snider:

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

CARRIED

Councillor Cassidy opposed

14. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024; and Development Permit 23-101 (2905 Marine Drive)

26-097 MOVED by Gambioli, seconded by Watt:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024" be adopted.

CARRIED

26-098 MOVED by Gambioli, seconded by Watt:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024" be adopted.

CARRIED

26-099 MOVED by Gambioli, seconded by Watt:

THAT proposed Development Permit 23-101, which would regulate the form and character of the proposed 5-unit townhouse building and landscaping, be approved.

CARRIED

15. Proposed: Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5419, 2026; Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5420, 2026; and Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5421, 2026 (Short-Term Rental Accommodation Enforcement)

26-100 MOVED by Thompson, seconded by Watt:

THAT proposed "Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5419, 2026" be adopted.

CARRIED

26-101 MOVED by Thompson, seconded by Watt:

THAT proposed "Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5420, 2026" be adopted.

CARRIED

26-102 MOVED by Thompson, seconded by Watt:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5421, 2026" be adopted.

CARRIED

NEW BUSINESS

16. No items.

CONSENT AGENDA ITEMS

17. Consent Agenda Items

26-103 MOVED by Lambur, seconded by Cassidy:

THAT the Consent Agenda items as follows be approved:

- Item 17.1 regarding Adoption of Council Meeting Minutes;
- Item 17.2 regarding Receipt of Committee Meeting Minutes;
- Item 17.3 regarding Modification of fees and Charges Amendment Bylaw for Lower Caulfeild;

- Item 17.4 regarding Community Grants Committee Annual Work Plan;
- Item 17.5 regarding Public Art Advisory Committee Work Plan;
- Item 17.6 regarding Planning Committee 2026 Annual Work Plan; and
- Item 17.8 regarding BC Hydro Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005.

CARRIED

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

17.1. Adoption of Council Meeting Minutes

26-104 THAT

1. the minutes of the February 19, 2026 special (open session) Council meeting and the February 23, 2026 special (open session) Council meeting, public hearing, and regular Council meeting be adopted as circulated; and
2. the Summary of the February 23, 2026 Public Hearing regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026 (6085 and 6093 Marine Drive) be approved.

17.2. Receipt of Committee Meeting Minutes

26-105 THAT the following minutes be received for information:

- January 8, 2026 Arts and Culture Advisory Committee meeting;
- January 14, 2026 Community Grants Committee meeting; and
- January 21, 2026 Board of Variance hearing.

17.3. Modification of Fees and Charges Amendment Bylaw for Lower Caulfeild

26-106 THAT

1. third reading of proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5440, 2026” be rescinded;
2. proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5440, 2026” be modified in section 3.1.1 by deleting the words

   where the work does not involve construction of a new dwelling

   as shown in Appendix A of the February 25, 2026 memorandum from the Senior manager of Current Planning and Urban Design; and
3. proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5440, 2026” be read a third time as modified.

17.4. Community Grants Committee Annual Work Plan

26-107 THAT the Community Grants Committee Annual Work Plan for 2026, attached as Appendix B to the report dated January 21, 2026 from the Senior Manager, Cultural Services, be approved.

17.5. Public Art Advisory Committee Work Plan

26-108 THAT the Public Art Advisory Committee Annual Work Plan for 2026, attached as Appendix B to the report dated January 21, 2026 from the Senior Manager, Cultural Services, be approved.

17.6. Planning Committee 2026 Annual Work Plan

26-109 THAT the Planning Committee 2026 Annual Work Plan to continue to review major development applications, and planning policy and regulation initiatives, be approved.

17.8. BC Hydro Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005

26-110 THAT the request from Arctic Arrow Powerline Group on behalf of BC Hydro for an Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005 Section 6.1.2 (a) for overnight construction noise between the hours of 5:30 p.m. to 7 a.m. on the dates of Thursday March 12, 2026 to Friday March 13, 2026 with the additional conditions contained in the report titled BC Hydro Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005, dated March 5, 2026, be approved.

The following Consent Agenda Item 17.7 was excluded from the Consent Agenda for debate.

17.7. Proposed Council Remuneration and Expenses Policy

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

26-111 MOVED by Gambioli, seconded by Watt:

THAT consideration of Item 17.7 regarding Proposed Council Remuneration and Expenses Policy be deferred to a future Council meeting.

CARRIED

OTHER ITEMS / NOTICES OF MOTION

18. No items.

REPORTS FROM MAYOR AND COUNCILLORS

19. Reports from Mayor and Councillors

Mayor Sager commented on reports that may be provided at a future meeting regarding the North Shore Wastewater Treatment Plant and regarding Metro Vancouver's Governance Committee.

PUBLIC QUESTIONS AND COMMENTS

20. Public Questions and Comments

S. Markwart (address not provided) commented regarding: Council remuneration and the need to attract residents to run for Council; and the pay parking program and its impact on businesses and residents, requesting that the program be halted.

K. LaPointe (address not provided) commented regarding the North Shore Wastewater Treatment Plant and the benefits of conducting an inquiry of the program. A Council member commented.

M. Slater (West Vancouver resident) commented regarding provincial housing directives and encouraged Council to support a judicial review of provincial legislation related to housing.

Council members commented.

ADJOURNMENT

21. Adjournment of March 9, 2026 Regular Council Meeting

26-112 MOVED by Cassidy, seconded by Gambioli:

THAT the March 9, 2026 regular Council meeting be adjourned.
(8:40 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Deputy Corporate Officer]

DEPUTY CORPORATE OFFICER