

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
APRIL 27, 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; J. Moller, Director, Engineering and Transportation Services; D. Niedermayer, Senior Manager, Cultural Services; E. Willobee, Senior Manager, Engineering Services; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; L. Nakamura, Manager, Aquatics and Youth Services; and S. Liu, Staff Lead, Pay Parking Programs.

CALL TO ORDER

1. The meeting was called to order at 6:52 p.m.

APPROVAL OF AGENDA

2. **Approval of April 27, 2026 Regular Council Meeting Agenda**

Council members commented.

26-160 MOVED by Thompson, seconded by Watt:

THAT the April 27, 2026 regular Council meeting agenda be amended by:

- adding Item 11.1 regarding E-Comm Board of Directors Appointment for 2026/2027; and
- adding Item 11.2 regarding Ambleside Centre Local Area Plan;

AND THAT the agenda be approved as amended.

CARRIED

(Councillors Cassidy and Gambioli opposed)

A Council member commented regarding the Mayor's appointment to the Board of the Municipal Finance Authority of British Columbia. Council members commented.

DELEGATIONS

3. Cairnstone Planning on behalf of Northern Development Initiative Trust, regarding Prince George to North Vancouver Railway Transition

Due to the regular Council meeting's delayed start, P. Scholz (Cairnstone Planning on behalf of Northern Development Initiative Trust) was not available to provide his delegation to Council. Mayor Sager requested that his delegation be rescheduled.

REPORTS

4. Annual Report from Youth-Driven Committees and Update on BC Youth Week

Staff, J. Zhang (Intergenerational Youth Committee), A. Jin (Intergenerational Youth Committee), H. Peet (Whatever Youth Committee), M. Zong (Youth Advisory Committee), and T. Im (Youth Advisory Committee) provided a presentation. Council members commented.

26-161 MOVED by Thompson, seconded by Gambioli:

THAT the April 9, 2026 report from the Aquatics and Youth Services Manager titled Annual Report from Youth-Driven Committees and Update on BC Youth Week be received for information with gratitude.

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

CARRIED

5. Pay Parking Ambleside Park 6 month Implementation Update

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

V. Mugerma (Artisanal Farmers Market Society) commented regarding the negative impact of pay parking on the Farmers Market. Council members commented and V. Mugerma responded.

K. LaPointe (West Vancouver resident) requested a pause to the pay parking program and commented regarding the program's intention, scope, and negative impact. A Council member commented and staff responded to Council's questions.

M. Bretner (Hollyburn Sailing Club) commented regarding the negative impact of pay parking on the Hollyburn Sailing Club. A Council member commented.

V. Mendes (West Vancouver resident) commented regarding the negative impact of pay parking on small businesses.

R. Burr (West Vancouver Football Club) commented regarding the negative impact of pay parking on sports groups.

P. Macleod (West Vancouver Field Hockey Club) requested a pause to the pay parking program and commented regarding public consultation, data collection, and the negative impact of pay parking on the West Vancouver Field Hockey Club. A Council member commented and P. Macleod responded. P. Macleod commented further regarding pay parking revenues and the use of Ambleside Park.

D. Jones (West Vancouver resident) provided a petition and commented regarding bylaw enforcement, pay parking revenues, and the negative impact of pay parking on local businesses.

R. Emmerson (Earls Ambleside and Beach House Restaurants) commented regarding the negative impact of pay parking on Earls Ambleside Restaurant. A Council member commented and R. Emmerson responded.

C. Fernandes (DaVinci's Home) requested a pause to the pay parking program and commented regarding the negative impact of pay parking on local businesses.

M. O'Brien (Ambleside Dundarave Business Improvement Association) requested a pause to the pay parking program and commented regarding bylaw enforcement, data collection, and the negative impact of pay parking on local businesses.

R. Lees (West Vancouver resident) commented regarding public consultation, implementation of the pay parking program, and its negative impact on local businesses.

J. Winning (Ambleside Farmers Market) requested a pause to the pay parking program and commented regarding the negative impact of the program on local businesses.

B. McArthur (West Vancouver resident) commented and queried regarding pay parking revenues. Staff provided a response.

26-162 MOVED by Snider, seconded by Lambur:

THAT the Council report titled Pay Parking Ambleside Park 6 month Implementation Update dated April 13, 2026, from Staff Lead, Pay Parking Programs, be received for information.

CARRIED

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

26-163 MOVED by Lambur, seconded by Snider:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5450, 2026" be read a first, second, and third time.

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

CARRIED

26-164 MOVED by Cassidy, seconded by Thompson:

THAT staff continue to monitor and collect data through the summer season and report back to Council with a progress update and additional parking rate structure options for Ambleside Park in fall 2026.

CARRIED

Council members commented.

26-165 MOVED by Snider, seconded by Sager:

THAT the pay parking program in Ambleside Park be paused from May 15 to July 15, 2026.

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

DEFEATED

(Councillors Cassidy, Gambioli, Lambur, Thompson, and Watt opposed)

26-166 MOVED by Lambur, seconded by Cassidy:

THAT staff continue discussions with stakeholder groups to receive feedback on options for future refinement to the Pay Parking Program at Ambleside Park.

CARRIED

26-167 MOVED by Thompson, seconded by Snider:

THAT the pay parking program in Ambleside Park be paused until a comprehensive study can be completed.

DEFEATED

(Councillors Cassidy, Gambioli, Lambur, and Watt opposed)

6. Proposed Charges for Habitat and Tree Replacement Compensation and Supporting Bylaw Amendment

26-168 MOVED by Gambioli, seconded by Watt:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5436, 2026" be read a first, second, and third time.

Staff responded to a Council member's question. The question was called on the motion.

CARRIED

7. 2026 Community Grants Recommendations: Arts, Culture and Heritage and Community and Social Services Grants

Staff and G. McCurdy (Chair, Community Grants Committee) provided a presentation and responded to a Council member's questions. Council members commented.

26-169 MOVED by Snider, seconded by Gambioli:

THAT the recommendations by the Community Grants Committee for the 2026 Community Grants Program grant allocations, attached as Appendix A to the report titled 2026 Community Grants Recommendations: Arts, Culture and Heritage and Community and Social Services Grants dated March 30, 2026 from the Senior Manager, Cultural Services, be approved.

CARRIED

8. Collingwood Morven May 9, 2026 Private Special Event Noise Exemption Request

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

26-170 MOVED by Watt, seconded by Thompson:

THAT Council approve the application from Collingwood School, located at 70 Morven Drive, West Vancouver BC, V7S 1B2, for a private special event noise exemption for a spring fair event on May 9, 2026, from 11 a.m. to 3 p.m.

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

CARRIED

BYLAWS

9. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5444, 2026 (4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive)

A Council member commented.

26-171 MOVED by Gambioli, seconded by Snider:

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

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

DEFEATED

(Councillors Cassidy, Lambur, Thompson, and Watt opposed)

10. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026; and Development Permit 25-012 (6085 and 6093 Marine Drive)

26-172 MOVED by Lambur, seconded by Watt:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026" be adopted.

CARRIED

(Councillor Cassidy opposed)

26-173 MOVED by Lambur, seconded by Watt:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026" be adopted.

CARRIED
(Councillor Cassidy opposed)

26-174 MOVED by Lambur, seconded by Thompson:

THAT

1. proposed Development Permit 25-012 be modified to delete section 4.1(e), as shown in Appendix A of the April 23, 2026 memorandum from the Senior Manager of Current Planning and Urban Design; and
2. proposed Development Permit 25-012, which would regulate the form and character of the proposed townhouse building and landscaping subject to development permit area guidelines BF-B16, be approved as modified.

CARRIED
(Councillor Cassidy opposed)

NEW BUSINESS

11.1. E-Comm Board of Directors Appointment for 2026/2027

Council members commented.

26-175 MOVED by Snider, seconded by Cassidy:

THAT the District of West Vancouver nominate District of North Vancouver Mayor Mike Little to serve as the nominee of the North Shore to the E-Comm Board of Directors for the 2026-2027 term, such Board to be elected by E-Comm Members at the June 24, 2026 Annual General Meeting.

CARRIED

With the consent of Council, Mayor Sager varied the agenda to consider Item 11.2 after Item 14.

11.2. Ambleside Centre Local Area Plan

Item 11.2 was considered after Item 14.

CONSENT AGENDA ITEMS

12. Consent Agenda Items

26-176 MOVED by Watt, seconded by Cassidy:

THAT the Consent Agenda items as follows be approved:

- Item 12.1 regarding Adoption of Council Meeting Minutes;
- Item 12.2 regarding Receipt of Committee Meeting Minutes;
- Item 12.4 regarding Designating Municipally Significant Events;

- Item 12.5 regarding Proposed 2026 Annual Tax Rates Bylaw No. 5430, 2026 and Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5454, 2026; and
- Item 12.6 regarding Proposed Amendments to the Development and Permits Section of Fees and Charges Bylaw No. 5383, 2025 to Conform with Building Bylaw No. 5340, 2025.

CARRIED

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

12.1. Adoption of Council Meeting Minutes

26-177 THAT

1. the minutes of the April 13, 2026 special (open session) Council meeting, public hearing, and regular Council meeting be adopted as circulated; and
2. the Summary of the April 13, 2026 Public Hearing regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5444, 2026 (4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive) be approved.

12.2. Receipt of Committee Meeting Minutes

26-178 THAT the following minutes be received for information:

- February 10, 2026 Community Grants Committee;
- February 17, 2026 Public Art Advisory Committee meeting;
- March 4, 2026 Awards Committee meeting; and
- March 18, 2026 Board of Variance hearing.

12.4. Designating Municipally Significant Events

26-179 THAT the District of West Vancouver issue a Letter of Municipal Significance on a without prejudice basis to enable the West Vancouver Community Cultural Fest and Harmony Arts Festival to apply for Liquor and Cannabis Regulation Branch Special Event Permits effective until December 31, 2030.

12.5 Proposed 2026 Annual Tax Rates Bylaw No. 5430, 2026 and Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5454, 2026

26-180 THAT proposed “2026 Annual Tax Rates Bylaw No. 5430, 2026” be read a first, second, and third time.

26-181 THAT proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5454, 2026” be read a first, second, and third time.

12.6. Proposed Amendments to the Development and Permits Section of Fees and Charges Bylaw No. 5383, 2025 to Conform with Building Bylaw No. 5340, 2025

26-182 THAT proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5457, 2026” be read a first, second, and third time.

The following Consent Agenda Item 12.3 was excluded from the Consent Agenda for debate.

12.3. Proposed Filming Policy and Procedure

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

26-183 MOVED by Watt, seconded by Cassidy:

THAT consideration of the following motion be deferred to a future Council meeting:

THAT

- 1. “Filming Policy 0119” as approved on September 14, 2020, be rescinded;*
- 2. proposed replacement “Filming Policy 0119” as attached to the March 30, 2026 report from the Cultural Services Manager be approved;*
and
- 3. proposed “Filming Procedure 0237” as attached to the March 30, 2026 report from the Cultural Services Manager be approved.*

CARRIED

OTHER ITEMS / NOTICES OF MOTION

13. No items.

REPORTS FROM MAYOR AND COUNCILLORS

14. Reports from Mayor and Councillors

Mayor Sager reported on his appointment to the Municipal Finance Authority of British Columbia.

Councillor Cassidy reported on: attendance at the Volunteer Appreciation Dinner with other members of Council; attendance at the Council of Council's meeting with Councillor Watt; and being part of the process of conducting interviews for a new Police Chief.

26-184 MOVED by Cassidy, seconded by Thompson:

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

CARRIED

NEW BUSINESS

11.2. Ambleside Centre Local Area Plan

Mayor Sager recused himself (conflict of interest as he owns property within the boundaries of the proposed Ambleside Centre Local Area Plan) and left the meeting at 9:30 p.m. Acting Mayor Gambioli assumed the Chair.

Council members commented.

26-185 MOVED by Thompson, seconded by Watt:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2026" be read a second and third time.

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

CARRIED

*(Acting Mayor Gambioli and Councillor Cassidy opposed)
(Mayor Sager absent at the vote)*

Council members commented and staff provided procedural information.

PUBLIC QUESTIONS AND COMMENTS

15. Public Questions and Comments

M. Bretner (Hollyburn Sailing Club; and North Vancouver resident) commented regarding: the lease agreement between the sailing club and the District; a Canoe Awakening Event at the sailing club on May 1, 2026; the impact of the pay parking program on the sailing club; the benefit that recreational service providers bring to the District; and the benefit that visitors and volunteers bring to the District.

S. Leidl (West Vancouver resident) commented regarding: the impact of park users on nearby residents; the benefits of the pay parking program; and that nearby residents should be consulted as part of the stakeholder engagement relative to the pay parking program.

V. Mendes (address not provided) wished to comment regarding the Ambleside Local Area Plan but was advised that Council could not receive any further information regarding the matter as the subject public hearing has closed.

ADJOURNMENT

16. Adjournment of April 27, 2026 Regular Council Meeting

26-186 MOVED by Thompson, seconded by Watt:

THAT the April 27, 2026 regular Council meeting be adjourned.
(9:54 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER