

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MAY 11, 2026**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, S. Snider, and S. Thompson. Absent: Councillor 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; A. Gelz, Senior Manager, Community Services; D. Hawkins, Senior Manager, Community Planning and Sustainability; M. McGuire, Senior Manager, Current Planning and Urban Design; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; L. Nakamura, Aquatics and Youth Services Manager; and S. Liu, Staff Lead, Pay Parking Programs.

CALL TO ORDER

1. The meeting was called to order at 6:01 p.m.

Mayor Sager made announcements regarding:

- an update on the Gleneagles Adventure Park and upcoming public engagement;
- potential donors for an Arts Centre in Ambleside and negotiating a potential site on the south side of Bellevue Avenue between the 1500 and 1600 blocks; and
- the May 11, 2026 Finance and Audit Committee meeting and receipt of the 2025 Financial Statements and review by the Auditors.

APPROVAL OF AGENDA

2. **Approval of May 11, 2026 Regular Council Meeting Agenda**

26-191 MOVED by Snider, seconded by Thompson:

THAT the May 11, 2026 regular Council meeting agenda be amended by:

- adding to Item 15 New Business regarding Pay Parking;

AND THAT the agenda be approved as amended.

CARRIED

DELEGATIONS

3. Hollyburn Community Services Society, regarding Year in Review

M. Friesen (Executive Director, Hollyburn Community Services Society) and N. Farran (Board Chair, Hollyburn Community Services Society) provided a presentation and responded to Council's questions. Council members commented.

26-192 MOVED by Cassidy, seconded by Gambioli:

THAT the delegation from Hollyburn Community Services Society, regarding Year in Review, be received for information with thanks.

CARRIED

PRESENTATIONS

4. Regional Update from M.L.A. Jeremy Valeriotte

Councillor Lambur left the meeting at 6:44 p.m. and returned at 6:47 p.m.

M.L.A. Valeriotte spoke relative to a Regional Update. Council members commented and M.L.A Valeriotte responded to Council's questions.

26-193 MOVED by Lambur, seconded by Gambioli:

THAT the Regional Update from M.L.A. Jeremy Valeriotte be received for information with thanks.

CARRIED

REPORTS

5. Taylor Way-Park Royal Local Area Plan – Proposed Terms of Reference

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

26-194 MOVED by Lambur, seconded by Snider:

THAT

1. the Taylor Way-Park Royal Local Area Plan Terms of Reference, attached as Appendix C to the report from the Senior Urban Design Planner dated April 24, 2026, be approved; and
2. staff be directed to commence the Taylor Way-Park Royal Local Area Planning process in accordance with the approved Terms of Reference.

CARRIED

6. Development Proposal for 6408 to 6418 Bay Street

Mayor Sager recused himself (conflict of interest due to a personal relationship with the applicant) and left the meeting at 7:20 p.m. Councillor Snider assumed the Chair.

Staff provided a presentation.

K. Richter (Director of Marketing/Real Estate Portfolio Advisor, Northwest Properties and KM 8 Canada) and T. Yamamoto (Principal, Yamamoto Architecture) provided a presentation. Council members commented and staff responded to a Council member's questions.

26-195 MOVED by Thompson, seconded by Cassidy:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated April 15, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

CARRIED

(Mayor Sager absent at the vote)

26-196 MOVED by Thompson, seconded by Cassidy:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026" be read a first time.

CARRIED

(Mayor Sager absent at the vote)

26-197 MOVED by Thompson, seconded by Cassidy:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026" be read a first time.

CARRIED

(Mayor Sager absent at the vote)

26-198 MOVED by Thompson, seconded by Cassidy:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026" and proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026" be presented at a public hearing scheduled for June 9, 2026 at 6 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

(Mayor Sager absent at the vote)

26-199 MOVED by Thompson, seconded by Cassidy:

THAT proposed Development Permit 25-099 be presented at a public meeting scheduled for June 9, 2026 at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, to be held concurrently with the public hearing scheduled for June 9, 2026 at 6 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

(Mayor Sager absent at the vote)

7. Proposed Youth Policy

Mayor Sager returned at 7:39 p.m. and resumed the Chair. Councillor Gambioli left the meeting at 7:39 p.m. and returned at 7:41 p.m.

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

26-200 MOVED by Gambioli, seconded by Thompson:

THAT

1. proposed "Youth Policy 0232" be approved;
2. staff update the Youth Civic Strategy to align with proposed "Youth Policy 0232" and current youth services best practices; and
3. staff return to Council by spring 2027 with the updated Youth Civic Strategy and implementation plan for consideration.

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

CARRIED

8. Heritage Designation of the Navy Jack House

Staff provided a presentation.

26-201 MOVED by Gambioli, seconded by Lambur:

THAT proposed "Heritage Designation Bylaw No. 5459, 2026" be read a first time.

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

CARRIED

Council members commented.

26-202 MOVED by Gambioli, seconded by Lambur:

THAT proposed "Heritage Designation Bylaw No. 5459, 2026" be presented at a public hearing on June 9, 2026 at 6 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

9. Finance and Revenue Advisory Committee Proposed 2026 Work Plan and Terms of Reference

Council members commented.

26-203 MOVED by Cassidy, seconded by Thompson:

THAT

1. the Finance and Revenue Advisory Committee's proposed 2026 Work Plan, attached as Appendix A to the April 22, 2026 memorandum from the Administrative Assistant to the Mayor, be approved; and
2. staff provide a replacement for "Finance and Revenue Advisory Committee Terms of Reference Policy 0183" for consideration at an upcoming Council meeting, based on the Finance and Revenue Advisory Committee's April 14, 2026 Draft Terms of Reference, attached as Appendix B to the April 22, 2026 memorandum from the Administrative Assistant to the Mayor.

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

CARRIED

BYLAWS

10. Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5436, 2026 (Environmental Compensation)

26-204 MOVED by Snider, seconded by Gambioli:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5436, 2026" be adopted.

CARRIED

11. Proposed 2026 Annual Tax Rates Bylaw No. 5430, 2026

26-205 MOVED by Lambur, seconded by Snider:

THAT proposed "2026 Annual Tax Rates Bylaw No. 5430, 2026" be adopted.

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

CARRIED

12. Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5454, 2026 (Tax Apportionment)

26-206 MOVED by Cassidy, seconded by Snider:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5454, 2026" be adopted.

CARRIED

13. Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5457, 2026 (Building Bylaw)

26-207 MOVED by Snider, seconded by Thompson:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5457, 2026" be adopted.

CARRIED

14. Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5450, 2026 (Ambleside Park Pay Parking)

26-208 MOVED by Cassidy, seconded by Gambioli:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5450, 2026" be adopted.

CARRIED

NEW BUSINESS

15. Pay Parking

Council members commented.

MOVED by Snider, seconded by Thompson:

WHEREAS, at its February 24, 2025 regular meeting, Council directed staff to proceed with implementation of pay parking in parks adjacent to business areas;

AND WHEREAS, at its September 15, 2025 regular meeting, Council supported an implementation plan for introducing pay parking in parks adjacent to business areas (Argyle Avenue between 14th and 16th Street, John Lawson Park, and/or Dundarave Park), including developing an on-street parking count program to better understand parking behaviour in the area;

AND WHEREAS stakeholders representing the business community in the Ambleside commercial area have requested a comprehensive parking study of on- and off-street parking in commercial and adjacent park areas of Ambleside and Dundarave to inform adjustments to parking regulations in those areas;

AND WHEREAS the District has commissioned and completed parking studies of the Ambleside commercial area and immediately adjacent parks in 2005, 2015, and 2019;

AND WHEREAS the existing 2019 Ambleside Off-Street Parking Study objective was to review on- and off-street parking supply and demand within the Ambleside village area, with the intent to identify what was existing demand and parking conditions and how to best manage parking in the future;

AND WHEREAS the existing 2019 Ambleside Off-Street Parking Study contemplated pay parking, using performance-based pricing, as a method to utilize parking more effectively;

AND WHEREAS the District has collected baseline parking data for Dundarave Village and the adjacent Dundarave Park in 2024;

AND WHEREAS the District has been implementing a parking count program in and around the Ambleside Village and adjacent park areas (including Ambleside Park, Argyle Avenue and John Lawson Park) and has collected parking data on numerous occasions from 2024 to present;

AND WHEREAS, at its April 27, 2026 regular meeting, Council directed staff to continue discussions with stakeholders to receive input on options for refining the pay parking program in Ambleside Park;

THEREFORE BE IT RESOLVED THAT

1. staff be directed to update the existing 2019 Ambleside Off-Street Parking Study to:
 - a. include additional parking data acquisition conducted as part of Pay Parking Programming to date; and
 - b. expand the study's scope to consider the Dundarave commercial area as well as integration of pay parking programming with District Parks adjacent the Ambleside and Dundarave commercial areas;and report back to Council with recommendations for implementation as soon as possible, preferably in fall 2026;
2. the updated study be funded from Pay Parking Revenue;
3. staff and consultants conduct a regional scan of parking management practices and seek input from stakeholders to inform options and recommendations of the updated study;
4. the consultant's parking study be completed as soon as possible, preferably for implementation in 2027; and
5. 90 minutes of free parking be implemented in Ambleside Park as well as the installation of signage along the CN Rail fence to reinforce that parking is intended for commercial area use.

Council members commented and staff provided procedural information. A Council member proposed an amendment to the main motion. As the amendment was accepted by Councillors Snider and Thompson, the mover and the seconder of the main motion, the proposed amendment was incorporated into the main motion as a friendly amendment and did not require a vote; the amended motion follows:

WHEREAS, at its February 24, 2025 regular meeting, Council directed staff to proceed with implementation of pay parking in parks adjacent to business areas;

AND WHEREAS, at its September 15, 2025 regular meeting, Council supported an implementation plan for introducing pay parking in parks adjacent to business areas (Argyle Avenue between 14th and 16th Street, John Lawson Park, and/or Dundarave Park), including developing an on-street parking count program to better understand parking behaviour in the area;

AND WHEREAS stakeholders representing the business community in the Ambleside commercial area have requested a comprehensive parking study of on- and off-street parking in commercial and adjacent park areas of Ambleside and Dunderave to inform adjustments to parking regulations in those areas;

AND WHEREAS the District has commissioned and completed parking studies of the Ambleside commercial area and immediately adjacent parks in 2005, 2015, and 2019;

AND WHEREAS the existing 2019 Ambleside Off-Street Parking Study objective was to review on- and off-street parking supply and demand within the Ambleside village area, with the intent to identify what was existing demand and parking conditions and how to best manage parking in the future;

AND WHEREAS the existing 2019 Ambleside Off-Street Parking Study contemplated pay parking, using performance-based pricing, as a method to utilize parking more effectively;

AND WHEREAS the District has collected baseline parking data for Dunderave Village and the adjacent Dunderave Park in 2024;

AND WHEREAS the District has been implementing a parking count program in and around the Ambleside Village and adjacent park areas (including Ambleside Park, Argyle Avenue and John Lawson Park) and has collected parking data on numerous occasions from 2024 to present;

AND WHEREAS, at its April 27, 2026 regular meeting, Council directed staff to continue discussions with stakeholders to receive input on options for refining the pay parking program in Ambleside Park;

THEREFORE BE IT RESOLVED THAT

1. staff be directed to update the existing 2019 Ambleside Off-Street Parking Study to:
 - a. include additional parking data acquisition conducted as part of Pay Parking Programming to date; and
 - b. expand the study's scope to consider the Dunderave commercial area as well as integration of pay parking programming with District Parks adjacent the Ambleside and Dunderave commercial areas;and report back to Council with recommendations for implementation as soon as possible, preferably in fall 2026;
2. the updated study be funded from Pay Parking Revenue;
3. staff and consultants conduct a regional scan of parking management practices and seek input from stakeholders to inform options and recommendations of the updated study;
4. the consultant's parking study be completed as soon as possible, preferably for implementation in 2027;
5. 90 minutes of free parking be implemented in Ambleside Park; and

6. signage be installed along the CN Rail fence to reinforce that parking is intended for commercial area use.

Staff provided information relative to: CN Rail's jurisdiction over lands in the area; and the placement of the proposed signage. Council members commented. Councillor Snider, as mover of the main motion, proposed an amendment. As the amendment was accepted by Councillor Thompson, the seconder of the main motion, the proposed amendment was incorporated into the main motion as a friendly amendment and did not require a vote; the amended motion follows:

WHEREAS, at its February 24, 2025 regular meeting, Council directed staff to proceed with implementation of pay parking in parks adjacent to business areas;

AND WHEREAS, at its September 15, 2025 regular meeting, Council supported an implementation plan for introducing pay parking in parks adjacent to business areas (Argyle Avenue between 14th and 16th Street, John Lawson Park, and/or Dundarave Park), including developing an on-street parking count program to better understand parking behaviour in the area;

AND WHEREAS stakeholders representing the business community in the Ambleside commercial area have requested a comprehensive parking study of on- and off-street parking in commercial and adjacent park areas of Ambleside and Dundarave to inform adjustments to parking regulations in those areas;

AND WHEREAS the District has commissioned and completed parking studies of the Ambleside commercial area and immediately adjacent parks in 2005, 2015, and 2019;

AND WHEREAS the existing 2019 Ambleside Off-Street Parking Study objective was to review on- and off-street parking supply and demand within the Ambleside village area, with the intent to identify what was existing demand and parking conditions and how to best manage parking in the future;

AND WHEREAS the existing 2019 Ambleside Off-Street Parking Study contemplated pay parking, using performance-based pricing, as a method to utilize parking more effectively;

AND WHEREAS the District has collected baseline parking data for Dundarave Village and the adjacent Dundarave Park in 2024;

AND WHEREAS the District has been implementing a parking count program in and around the Ambleside Village and adjacent park areas (including Ambleside Park, Argyle Avenue and John Lawson Park) and has collected parking data on numerous occasions from 2024 to present;

AND WHEREAS, at its April 27, 2026 regular meeting, Council directed staff to continue discussions with stakeholders to receive input on options for refining the pay parking program in Ambleside Park;

THEREFORE BE IT RESOLVED THAT

1. staff be directed to update the existing 2019 Ambleside Off-Street Parking Study to:

- a. include additional parking data acquisition conducted as part of Pay Parking Programming to date; and
 - b. expand the study's scope to consider the Dundarave commercial area as well as integration of pay parking programming with District Parks adjacent the Ambleside and Dundarave commercial areas;
- and report back to Council with recommendations for implementation as soon as possible, preferably in fall 2026;
2. the updated study be funded from Pay Parking Revenue;
 3. staff and consultants conduct a regional scan of parking management practices and seek input from stakeholders to inform options and recommendations of the updated study;
 4. the consultant's parking study be completed as soon as possible, preferably for implementation in 2027;
 5. 90 minutes of free parking be implemented in Ambleside Park; and
 6. staff be directed to investigate appropriate locations for signage along the 1300 to 1600 blocks of Bellevue Avenue.

Staff provided information relative the enforcement of provisions stipulated by the proposed signage, responded to Council's questions, and provided procedural information. Council members commented. At the request of a Councillor, the motion was divided prior to the vote. The motions follow as divided:

26-209 THAT staff be directed to update the existing 2019 Ambleside Off-Street Parking Study to:

- a. include additional parking data acquisition conducted as part of Pay Parking Programming to date; and
- b. expand the study's scope to consider the Dundarave commercial area as well as integration of pay parking programming with District Parks adjacent the Ambleside and Dundarave commercial areas;

and report back to Council with recommendations for implementation as soon as possible, preferably in fall 2026.

CARRIED

(Councillors Cassidy and Lambur opposed)

26-210 THAT the updated 2019 Ambleside Off-Street Parking Study be funded from Pay Parking Revenue.

CARRIED

THAT staff and consultants conduct a regional scan of parking management practices and seek input from stakeholders to inform options and recommendations of the updated study.

A Council member proposed an amendment to this divided portion of the motion. As the amendment was accepted by Councillors Snider and Thompson, the mover and the seconder of the main motion, the proposed amendment was incorporated into the motion as a friendly amendment and did not require a vote; the amended motion follows:

- 26-211 THAT staff bring forward terms of reference for the parking study and consultants conduct a regional scan of parking management practices and seek input from stakeholders to inform options and recommendations of the updated study.

CARRIED

- 26-212 THAT the consultant's parking study be completed as soon as possible, preferably for implementation in 2027.

CARRIED

THAT 90 minutes of free parking be implemented in Ambleside Park.

A Council member proposed an amendment to this divided portion of the motion. As the amendment was accepted by Councillors Snider and Thompson, the mover and the seconder of the main motion, the proposed amendment was incorporated into the motion as a friendly amendment and did not require a vote; the amended motion follows:

- 26-213 THAT 90 minutes of free parking be implemented in Ambleside Park as soon as practical.

CARRIED

(Councillors Cassidy and Lambur opposed)

THAT staff be directed to investigate appropriate locations for signage along the 1300 to 1600 blocks of Bellevue Avenue.

A Council member proposed an amendment to this divided portion of the motion. As the amendment was accepted by Councillors Snider and Thompson, the mover and the seconder of the main motion, the proposed amendment was incorporated into the motion as a friendly amendment and did not require a vote; the amended motion follows:

- 26-214 THAT staff be directed to investigate appropriate locations for signage along the 1300 to 1600 blocks of Bellevue Avenue to encourage those using the parking to support local businesses.

CARRIED

CONSENT AGENDA ITEMS

16. Consent Agenda Items

26-215 MOVED by Thompson, seconded by Cassidy:

THAT the Consent Agenda items as follows be approved:

- Item 16.1 regarding Adoption of Council Meeting Minutes;
- Item 16.2 regarding Receipt of Committee Meeting Minutes;
- Item 16.3 regarding Proposed Zoning Amendment for 1337 Ottawa Avenue;
- Item 16.4 regarding Proposed Rezoning and Development for 6384 Bruce Street;
- Item 16.5 regarding 2026 Rain Barrel Sale Event; and
- Item 16.6 regarding 2025 Consolidated Financial Statements.

CARRIED

16.1. Adoption of Council Meeting Minutes

26-216 THAT

1. the minutes of the April 27, 2026 special (open session) Council meeting, public hearing, and regular Council meeting be adopted as circulated; and
2. the Summary of the April 27, 2026 Public Hearing regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2026 (Ambleside Centre Local Area Plan) be approved.

16.2. Receipt of Committee Meeting Minutes

26-217 THAT the following minutes be received for information:

- February 3, 2026 Environment Committee meeting;
- March 10, 2026 Finance and Revenue Advisory Committee meeting; and
- March 11, 2026 Planning Committee meeting.

16.3. Proposed Zoning Amendment for 1337 Ottawa Avenue

26-218 THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5434, 2026" be considered for first, second, and third readings at the June 8, 2026 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communications facilities and that statutory notice be given of the scheduled consideration.

16.4. Proposed Rezoning and Development for 6384 Bruce Street

26-219 THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026” be considered for first, second and third readings at the June 8, 2026 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled consideration.

16.5. 2026 Rain Barrel Sale Event

26-220 THAT the Council Memorandum regarding 2026 Rain Barrel Sale Event, dated April 27, 2026, from the Policy and Programs Planner, be received for information.

16.6. 2025 Consolidated Financial Statements

26-221 THAT the 2025 Financial Statements be approved.

OTHER ITEMS / NOTICES OF MOTION

17. No items.

REPORTS FROM MAYOR AND COUNCILLORS

18. Reports from Mayor and Councillors

Councillor Cassidy reported on the process of recruiting a new Police Chief. A Council member commented.

Councillor Gambioli reported on attendance at the ‘Big and Lit’ event in the City of North Vancouver. A Council member commented.

26-222 MOVED by Lambur, seconded by Thompson:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

19. Public Questions and Comments

K. Liu (Address not provided) commented regarding the receipt of bylaw infraction tickets related to short-term rental activities at her residence. A Council member commented and staff provided information regarding the issued tickets.

N. Malkin (Address not provided) commented regarding: Council’s discussion regarding the pay parking program; the impact of the program on local businesses; and bylaw enforcement.

Councillor Gambioli left the meeting at 9:13 p.m. and returned at 9:16 p.m.

M. O'Brien (Ambleside Dundarave Business Improvement Association) commented regarding: Council's resolutions regarding the pay parking program; the impact of the program on local businesses and residents; the parking study; traffic safety; and signage in support of local businesses.

K. LaPointe (Address not provided) commented regarding: Council's decision-making process regarding the pay parking program; and the impact of the program on local businesses and the community's reputation.

D. Jones (Address not provided) commented regarding: parking bylaw enforcement; and revenues generated by the pay parking program. A Council member commented and staff responded to a Council member's question.

S. Leidl (West Vancouver resident) commented regarding: support for pay parking in the District; regional pay parking implications; and implementing pay parking in business areas.

ADJOURNMENT

20. Adjournment of May 11, 2026 Regular Council Meeting

26-223 MOVED by Cassidy, seconded by Gambioli:

THAT the May 11, 2026 regular Council meeting be adjourned.
(9:27 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER