

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JUNE 8, 2026**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, S. Snider, S. Thompson, and L. Watt. Absent: Councillor P. Lambur.

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; A. Gelz, Senior Manager, Community Services; D. Hawkins, Senior Manager, Community Planning and Sustainability; M. McGuire, Senior Manager, Current Planning and Urban Design; D. Niedermayer, Senior Manager, Cultural Services; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; and A. Rafi, Acting Manager, Bylaw and Licensing Services.

CALL TO ORDER

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

Mayor Sager:

- congratulated the 525 Pathfinder Royal Canadian Air Cadet Squadron on its 75th Anniversary, and commented on its history;
- recognized the West Vancouver Football Club and the Paul Myers Athletic Centre project, and announced District funding in the amount of \$300,000 from unspent Place for Sport funds;
- advised that stage 3 water restrictions are now in place and encouraged water conservation practices; and
- advised of a presentation at the June 22, 2026 regular Council meeting from Metro Vancouver regarding the North Shore Wastewater Treatment Plant.

APPROVAL OF AGENDA

2. **Approval of June 8, 2026 Regular Council Meeting Agenda**

26-249 MOVED by Snider, seconded by Cassidy:

THAT the June 8, 2026 regular Council meeting agenda be approved as circulated.

CARRIED

DELEGATIONS

3. North Shore Community Resources, regarding North Shore Young Civic Forum Cohort 5.0 Presentation to Council

J. Holden (North Shore Community Resources) spoke relative to efforts being made to reduce social isolation for seniors. Council members commented.

26-250 MOVED by Gambioli, seconded by Watt:

THAT the delegation from North Shore Community Resources, regarding North Shore Young Civic Forum Cohort 5.0 Presentation to Council, be received for information with thanks.

CARRIED

PRESENTATIONS

4. Translink regarding Bus Rapid Transit Update

S. Ross (Vice-President, Transportation Planning and Policy) and A. Leung (Senior Advisory, Public Affairs) provided a presentation and responded to Council's questions. Council members commented.

26-251 MOVED by Cassidy, seconded by Snider:

THAT the presentation from Translink, regarding Bus Rapid Transit Update, be received for information with thanks.

CARRIED

REPORTS

5. Council Strategic Plan Update and Innova Strategy Group Presentation

A Council member commented. Staff spoke relative to the subject report. K. Ramsay (Innova Strategy Group) provided a presentation and responded to Council's questions. Council members commented.

26-252 MOVED by Watt, seconded by Gambioli:

THAT the June 1, 2026 report titled Council Strategic Plan Update and Innova Strategy Group Presentation be received for information.

CARRIED

6. Density Bonus Reserve Fund Establishment

Staff provided a presentation.

26-253 MOVED by Snider, seconded by Cassidy:

THAT proposed "Density Bonus Reserve Fund Bylaw No. 5453, 2026" be read a first, second, and third time.

CARRIED

7. Amendments to RG Zone Density Bonus Definitions

Staff provided a presentation.

26-254 MOVED by Snider, seconded by Cassidy:

THAT

1. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026" be considered for first, second, and third readings at the July 6, 2026 regular Council meeting; and
2. the public hearing for the proposed bylaw be waived, and notice be given of its scheduled consideration.

CARRIED

8. Approval of Public Art for Horseshoe Bay Park

E. Vaartnou (Chair, Public Art Advisory Committee) and staff provided a presentation and responded to Council's question. A Council member commented.

26-255 MOVED by Watt, seconded by Gambioli:

THAT

1. as recommended by the Public Art Advisory Committee and outlined in the May 7, 2026 report from the Senior Manager, Cultural Services, the sculpture titled Standing on Shoulders by artist Martha Sturdy be approved; and
2. \$140,000 be transferred from the Public Art Reserve Fund to cover the full costs related to the project with any remaining funds to be returned to the Public Art Reserve Fund.

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

CARRIED

9. Civic Site Projects

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

26-256 MOVED by Cassidy, seconded by Snider:

THAT

1. the May 20, 2026 report from the Senior Manager, Community Services titled Civic Site Projects be received for information;
2. staff complete a feasibility study for a multi-sheet ice complex in West Vancouver;
3. staff complete a site plan for a new build of the Seniors' Activity Centre in West Vancouver; and

4. staff report back to Council prior to Spring 2027 with the findings and recommended next steps.

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

CARRIED

10. Development Proposal for 1552 Esquimalt Avenue

Staff provided a presentation and responded to Council's questions. Council members commented. B. Wall (Wall Financial) and J. Gravenstein (JOG Architecture) responded to Council's questions.

26-257 MOVED by Snider, seconded by Watt:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated May 20, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

CARRIED

A Council member commented.

26-258 MOVED by Snider, seconded by Watt:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5465, 2026" be read a first time.

CARRIED

26-259 MOVED by Snider, seconded by Watt:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026" be read a first time.

CARRIED

26-260 MOVED by Snider, seconded by Watt:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5465, 2026" and proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026" be presented at a public hearing scheduled for June 29, 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

26-261 MOVED by Snider, seconded by Watt:

THAT proposed Development Permit 26-012 be presented at a public meeting scheduled for June 29, 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 29, 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

11. Proposed Bylaw Enforcement Framework Policy and Procedure

Staff spoke relative to the subject report.

26-262 MOVED by Cassidy, seconded by Gambioli:

THAT

1. proposed "Bylaw Enforcement Framework Policy 0234" attached as Appendix A to the May 19, 2026 report from the Acting Manager, Bylaw and Licensing Services, be approved; and
2. proposed "Bylaw Enforcement Framework Procedure 0235" attached as Appendix B to the May 19, 2026 report from the Acting Manager, Bylaw and Licensing Services, be approved.

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

CARRIED

BYLAWS

12. Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5456, 2026 (Golf Fees)

26-263 MOVED by Watt, seconded by Gambioli:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5456, 2026" be adopted.

CARRIED

13. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5434, 2026 (1337 Ottawa Avenue)

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

26-264 MOVED by Gambioli, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5434, 2026" be read a first, second, and third time.

CARRIED

14. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026 (6384 Bruce Street)

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

F. Marchand and T. Ankenman (Ankenman Marchand Architects) provided a presentation and responded to Council's question. A Council member commented.

26-265 MOVED by Watt, seconded by Gambioli:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026” be read a first, second, and third time.

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

CARRIED

NEW BUSINESS

15. No items.

CONSENT AGENDA ITEMS

16. Consent Agenda Items

26-266 MOVED by Snider, 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 Administrative Updates to Council Policies; and
- Item 16.4 regarding Proposed Development Permit for Lots B and C and 2480, 2510, and 2605 Wentworth Avenue.

CARRIED

16.1. Adoption of Council Meeting Minutes

26-267 THAT the following minutes be adopted as circulated:

- May 25, 2026 special (open session) Council meeting and regular Council meeting; and
- May 27, 2026 special Council meeting.

16.2. Receipt of Committee Meeting Minutes

26-268 THAT the following minutes be received for information:

- April 1, 2026 Awards Committee meeting;
- April 7, 2026 Environment Committee meeting;
- April 15, 2026 Board of Variance hearing;
- April 21, 2026 Public Art Advisory Committee meeting;
- April 22, 2026 Planning Committee meeting; and
- April 27, 2026 Finance and Audit committee meeting.

16.3. Administrative Updates to Council Policies

26-269 THAT “Underground Wiring - Ambleside Policy 02-20-130” be rescinded.

26-270 THAT “Bed and Breakfast Policy 02-80-194” be rescinded.

26-271 THAT:

1. “Street Naming Policy 02-80-113” be rescinded; and
2. proposed “Street Naming Policy 0090” be approved.

26-272 THAT:

1. “Conversion of Rental Apartments 02-80-195” be rescinded; and
2. proposed “Conversion of Rental Apartments Policy 0093” be approved.

16.4. Proposed Development Permit for Lots B and C and 2480, 2510, and 2605 Wentworth Avenue

26-273 THAT proposed Development Permit 22-037 regarding Lots B and C and 2480, 2510, and 2605 Wentworth Avenue to allow for a 31-lot subdivision and a new northern access road, as described in the report dated May 19, 2026 regarding proposed Development Permit 22-037 (Lots B and C and 2480, 2510, and 2605 Wentworth Avenue) be considered at the June 29, 2026 Council meeting at 6 p.m. in Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of consideration of the proposed development permit.

OTHER ITEMS / NOTICES OF MOTION

17. No items.

REPORTS FROM MAYOR AND COUNCILLORS

18. Reports from Mayor and Councillors

Mayor Sager: reported on attendance at the Community Cultural Fest; congratulated Community Award recipients; and reported on attendance at the Italian Cultural Centre’s 80th Anniversary.

Councillor Watt reported on attendance at a town hall meeting in Horseshoe Bay in December 2025 hosted by Karen Harrison and reported on the inaugural Horseshoe Bay Market taking place this upcoming weekend.

Councillor Cassidy reported on attendance at the Alzheimer’s Walk and related afterparty at John Lawson Park and congratulated the group for their fundraising efforts.

Councillor Watt reported on a series of meetings available during the FIFA tournament designed to promote business investment in the region.

26-274 MOVED by Snider, 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

I. Rose-Innes (Chair, Cycling Without Age) commented regarding the services provided by Cycling Without Age, both locally and globally, and thanked Council for its support. A Council member commented.

ADJOURNMENT

20. Adjournment of June 8, 2026 Regular Council Meeting

26-275 MOVED by Snider, seconded by Gambioli:

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

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER