

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JUNE 22, 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; E. Glickman, Director, Human Resources and Payroll Services; J. Moller, Director, Engineering and Transportation Services; M. McGuire, Senior Manager, Current Planning and Urban Design; E. Willobee, Senior Manager, Engineering Services; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; T. Dore, Policy and Programs Planner; S. Liu, Staff Lead, Pay Parking Programs; and M. Mewhort, Community Program Coordinator.

CALL TO ORDER

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

Mayor Sager:

- commented regarding National Indigenous Peoples Day celebrations held in Ambleside Park on June 21, 2026;
- read a letter from the Minister of Housing and Municipal Affairs regarding Small-Scale Multi-Unit Housing legislation and advised of a special Council meeting to be held on June 23, 2026 at 5 p.m.; and
- commented regarding a housing development on District-owned lands on Fulton Avenue for new affordable housing. A Council member commented.

Mayor Sager commented regarding the creation of housing options in West Vancouver.

APPROVAL OF AGENDA

2. **Approval of June 22, 2026 Regular Council Meeting Agenda**

26-282 MOVED by Cassidy, seconded by Watt:

THAT the June 22, 2026 regular Council meeting agenda be approved as circulated.

CARRIED

PRESENTATIONS

3. Boathouse Announcement

A Council member commented. R. Simons (Executive Director, Howe Sound Biosphere Region Initiative Society) provided a presentation and responded to Council's question. Council members commented.

26-283 MOVED by Watt, seconded by Thompson:

THAT the presentation regarding Boathouse Announcement be received for information.

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

CARRIED

4. Metro Vancouver regarding North Shore Wastewater Treatment Plant Program

Councillor Cassidy left the meeting at 6:49 p.m. and returned at 6:50 p.m. Councillor Gambioli left the meeting at 7:30 p.m. and returned at 7:33 p.m. Councillor Lambur left the meeting at 7:55 p.m.

J. Dobrovolny (Commissioner/Chief Administrative Officer, Metro Vancouver), C. Nelms (General Manager, Project Delivery, Metro Vancouver), C. Mealing (Program Director, North Shore Wastewater Treatment Plant, Metro Vancouver), E. Etches (Program Manager, Community Engagement, Liquid Waste Services), P. Navratil (General Manager, Liquid Waste Services), and T. Stanley (Due Diligence Committee, Metro Vancouver) provided a presentation and responded to Council's questions. Council members commented and J. Dobrovolny and C. Nelms responded to Council's questions.

E. Pielak (address not provided) commented regarding the North Shore Wastewater Treatment Plant project, including: the source of funding for the project and projected interest rates; and cost-plus contracts. A Council member, J. Dobrovolny, and C. Mealing responded.

A Council member commented and J. Dobrovolny and C. Mealing responded to Council's questions.

N. Carroll (address not provided) commented regarding the North Shore Wastewater Treatment Plant project, including: financial structure of the project; change orders associated with the project; the move from secondary to tertiary treatment; and earthquake deflection criteria and design. J. Dobrovolny, C. Nelms, and C. Mealing responded.

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

26-284 MOVED by Snider, seconded by Cassidy:

THAT the presentation from Metro Vancouver, regarding North Shore Wastewater Treatment Plant Program, be received for information with thanks.

CARRIED

(Councillor Lambur absent at vote)

5. 2026 Student Video Contest – Safe Routes, Healthy Commutes

Councillor Lambur returned to the meeting at 8:02 p.m.

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

26-285 MOVED by Snider, seconded by Lambur:

THAT the presentation regarding 2026 Student Video Contest - Safe Routes, Healthy Commutes be received for information with thanks.

CARRIED

REPORTS

6. 6507 Nelson Avenue – *Community Charter* Remedial Action Requirement

Staff spoke relative to the subject report.

J. Schenk (Legal Counsel, representing the owner of 6507 Nelson Avenue) spoke relative to the subject recommendation and responded to Council's questions. Council members commented and staff provided additional information.

26-286 MOVED by Cassidy, seconded by Watt:

THAT Council confirm the remedial action requirement passed on March 30, 2026, pursuant to Division 12, Part 3 of the *Community Charter* in relation to the Property at 6507 Nelson Avenue, West Vancouver, BC and legally described as PID: 011-625-988, Lot 21 Block 31 District Lot 430 Plan VAP2103.

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

CARRIED

7. Proposed Heritage Alteration Permit 24-090 for 4798 The Highway

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

F. Saniuk (representing the owner of 4798 The Highway) spoke relative to the proposed permit and responded to Council's questions.

Reports received up to and including June 22, 2026:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Heritage Alteration Permit for 4798 The Highway	May 5, 2026	May 27, 2026	R-1

Written Submissions received up to and including June 22, 2026:

SUBMISSION AUTHOR	SUBMISSION DATE	#
Redacted	May 24, 2026	C-1
Redacted	June 4, 2026	C-2
Redacted	June 11, 2026	C-3
Redacted	June 14, 2026	C-4
Redacted	June 16, 2026	C-5
North Shore Heritage	June 18, 2026	C-6
North Shore Heritage	June 19, 2026	C-7
Redacted	June 19, 2026	C-8
North Shore Heritage	June 19, 2026	C-9
Redacted	June 19, 2026	C-10
Redacted	June 22, 2026	C-11
Redacted	June 22, 2026	C-12
Redacted	June 22, 2026	C-13

Mayor Sager queried if there was anyone who wished to speak.

C. Baerwolff (West Vancouver resident) spoke in opposition to the proposed permit and commented regarding: the purpose of the heritage conservation area; the Official Community Plan; neighbourhood character; proposed building massing and articulation; views; and requested design changes. A Council member commented and C. Baerwolff responded and commented regarding: public consultation and the existing character of the home. A Council member commented.

S. Walker (North Shore Heritage) spoke in support of the proposed permit and commented regarding: the design of the proposed house; public consultation; and neighbourhood character.

S. Gabriel (West Vancouver resident; and on behalf of resident E. Nelson) spoke in opposition to the proposed permit and commented regarding: heritage designation; the history of the property; the massing of the proposed house; and reducing the size of the house to avoid the need for a variance.

N. Huber (West Vancouver resident) spoke in opposition to the proposed permit and commented regarding: the configuration of the proposed two-car garage; historical zoning of the property and adjacent parcels; and a request for more detailed plans prior to Council's approval. A Council member commented and N. Huber responded.

F. Saniuk (Applicant) commented regarding the proposed parking configuration and the size of the proposed house.

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

26-287 MOVED by Gambioli, seconded by Watt:

THAT all written and oral submissions regarding proposed Heritage Alteration Permit 24-090 for 4798 The Highway up to and including the Council meeting held on June 22, 2026 be received for information.

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

CARRIED

26-288 MOVED by Gambioli, seconded by Watt:

THAT proposed Heritage Alteration Permit 24-090 for 4798 The Highway, which would allow for the construction of a two-storey dwelling (with no basement or secondary suite) with a two-car garage accessed from the eastern side of the site through a shared driveway, be approved.

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

CARRIED

Mayor Sager recessed the meeting at 9:27 p.m. and reconvened at 9:31 p.m. with all of Council present.

8. Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5467, 2026 (90-minute Free Parking Ambleside Park)

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

26-289 MOVED by Snider, seconded by Gambioli:

THAT

1. the Council report titled Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5467, 2026 (90-minute Free Parking Ambleside Park) dated June 8, 2026, from Staff Lead, Pay Parking Programs, be received for information; and
2. proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5467, 2026" be read a first, second, and third time.

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

CARRIED

(Councillors Cassidy, Lambur, and Watt opposed)

9. Terms of Reference – Parking Study for Ambleside and Dundarave Including Adjacent Parks

Staff provided a presentation.

26-290 MOVED by Watt, seconded by Snider:

THAT

1. the report from the Senior Manager, Engineering Services and Staff Lead, Pay Parking Programs dated June 8, 2026, titled Terms of Reference – Parking Study for Ambleside and Dundarave Including Adjacent Parks, be received for information;
2. the proposed two-phased stakeholder engagement approach, comprised of a public comment period on the Terms of Reference for the study and a future engagement period on parking program options for Ambleside and Dundarave, be endorsed;
3. staff be directed to:
 - a. initiate a public comment period on the Terms of Reference for the Ambleside and Dundarave parking study from June 23 to July 31, 2026; and
 - b. consider public comments when proceeding with the study and provide Council an overview when reporting back;
4. the draft Terms of Reference for the Ambleside and Dundarave parking study as described within section 6.1.3 of the report from Senior Manager, Engineering Services and Staff Lead, Pay Parking Programs dated June 8, 2026, titled Terms of Reference – Parking Study for Ambleside and Dundarave Including Adjacent Parks, be endorsed; and
5. staff report back with an update in fall 2026.

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

CARRIED

10. Proposed Revised Drinking Water Conservation Plan Bylaw No. 4975, 2018, Amendment Bylaw No. 5468, 2026

26-291 MOVED by Cassidy, seconded by Thompson:

THAT proposed "Revised Drinking Water Conservation Plan Bylaw No. 4975, 2018, Amendment Bylaw No. 5468, 2026" be read a first, second, and third time.

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

CARRIED

11. Council Remuneration and Expenses Policy

Staff spoke relative to the subject memorandum and responded to Council's questions.

E. Pielak (West Vancouver resident) spoke in support of the proposed policy and commented regarding: current council remuneration; time and effort contributed by Council; the general lack of public awareness related to Council remuneration; and support for a review of compensation.

26-292 MOVED by Watt, seconded by Cassidy:

THAT proposed "Council Remuneration and Expenses Policy 0008" be referred to the Finance and Revenue Advisory Committee for review and comment.

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

CARRIED

(Councillors Lambur and Thompson opposed)

BYLAWS

12. Proposed Heritage Designation Bylaw No. 5459, 2026 (The Navy Jack House at 1768 Argyle Avenue)

26-293 MOVED by Snider, seconded by Gambioli:

THAT proposed "Heritage Designation Bylaw No. 5459, 2026" be adopted.

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

CARRIED

13. Proposed Density Bonus Reserve Fund Bylaw No. 5453, 2026

26-294 MOVED by Gambioli, seconded by Watt:

THAT proposed "Density Bonus Reserve Fund Bylaw No. 5453, 2026" be adopted.

CARRIED

(Councillors Cassidy and Lambur opposed)

14. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026 (6408 to 6418 Bay Street)

Mayor Sager recused himself (conflict of interest due to personal relationship with applicant) and left the meeting at 10:24 p.m. Councillor Watt assumed the Chair. Councillor Lambur left the meeting at 10:24 p.m.

26-295 MOVED by Thompson, seconded by Snider:

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

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

CARRIED

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

26-296 MOVED by Thompson, seconded by Snider:

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

CARRIED

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

Mayor Sager returned to the meeting at 10:32 p.m. and resumed the Chair. Councillor Lambur returned to the meeting at 10:32 p.m.

NEW BUSINESS

15. No items.

CONSENT AGENDA ITEMS

16. Consent Agenda Items

26-297 MOVED by Cassidy, seconded by Watt:

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 Purple Chair Campaign; and
- Item 16.4 regarding 2026 Community Awards and Recognition Program Recipients.

CARRIED

16.1. Adoption of Council Meeting Minutes

26-298 THAT

1. the minutes of the June 8, 2026 special (open session) Council meeting and regular Council meeting, and the June 9, 2026 public hearing and special Council meeting be adopted as circulated; and
2. the Summary of the June 9, 2026 Public Hearing (regarding: proposed Heritage Designation Bylaw No. 5459, 2026 for the Navvy Jack House at 1768 Argyle Avenue; and 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 for 6408 to 6418 Bay Street) be approved.

16.2. Receipt of Committee Meeting Minutes

26-299 THAT the following minutes be received for information:

- April 9, 2026 Arts and Culture Advisory Committee meeting; and
- April 14, 2026 Finance and Revenue Advisory Committee meeting.

16.3. Purple Chair Campaign

26-300 THAT the June 1, 2026 report titled Purple Chair Campaign from the Access and Community Services Manager be received for information.

16.4. 2026 Community Awards and Recognition Program Recipients

26-301 THAT the June 2, 2026 report from the Cultural Services Manager titled 2026 Community Awards and Recognition Program Recipients be received for information.

OTHER ITEMS / NOTICES OF MOTION

17. Notice of Motion regarding Inactive Development Sites and Long-Term Construction Fencing

Notice of Motion, as follows, was provided:

Take notice that at the July 6, 2026 regular Council meeting, Councillor Watt, with Councillor Cassidy as seconder will move:

WHEREAS the District of West Vancouver places a high value on neighbourhood character, attractive streetscapes, environmental stewardship, and the maintenance of residential property;

AND WHEREAS some residential development sites remain inactive for extended periods while continuing to be enclosed by temporary construction fencing and associated site works;

AND WHEREAS such sites may remain compliant with existing regulations respecting safety and security while nevertheless creating prolonged visual impacts on adjacent residents and neighbourhoods;

AND WHEREAS a number of municipalities have adopted enhanced standards for vacant properties, inactive construction sites, and long-term development sites to ensure that properties are appropriately maintained during periods of inactivity;

THEREFORE BE IT RESOLVED THAT Council direct staff to review the District's existing bylaws, policies, and permit processes relating to inactive development sites and report back with options, with a view to ensuring that residential development sites which remain inactive for extended periods do not continue indefinitely in a construction-site condition and are restored to a landscaped and well-maintained residential appearance compatible with the

surrounding neighbourhood until development activity resumes, including options to:

- a. Define and regulate inactive development sites where substantial construction activity has ceased for a specified period of time;
- b. Establish standards for the maintenance, screening, landscaping, stabilization, and appearance of inactive development sites;
- c. Consider requirements for the removal or replacement of temporary construction fencing where active construction is not occurring and such fencing is no longer required for safety purposes;
- d. Examine the feasibility of requiring disturbed lands on inactive development sites to be seeded, landscaped, hydroseeded, or otherwise restored to a maintained vacant-lot condition until construction resumes;
- e. Consider permit, monitoring, inspection, cost-recovery, and enforcement mechanisms applicable to long-term inactive development sites; and
- f. Review best practices and regulatory approaches used in comparable municipalities within British Columbia and elsewhere in Canada.

BE IT FURTHER RESOLVED THAT staff report on the potential benefits, costs, enforcement considerations, and legal implications of any proposed regulatory framework.

REPORTS FROM MAYOR AND COUNCILLORS

18. Reports from Mayor and Councillors

Mayor Sager reported that Council approved a temporary operating permit for Batch Ambleside, allowing them to reopen immediately while working to resolve their permitting issues.

Councillor Cassidy reported on the Metro Vancouver campaign to encourage residents to wash their laundry using cold water and described the benefits of doing so. Mayor Sager encouraged residents to conserve water due to current water restrictions. Councillor Cassidy commented on the role of municipalities to enforce water restrictions.

26-302 MOVED by Lambur, seconded by Gambioli:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

19. Public Questions and Comments

There were no public questions or comments.

ADJOURNMENT

20. Adjournment of June 22, 2026 Regular Council Meeting

26-303 MOVED by Cassidy, seconded by Snider:

THAT the June 22, 2026 regular Council meeting be adjourned.
(10:35 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER