

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JUNE 29, 2026**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, S. Thompson, and L. Watt. Councillor S. Snider attended the meeting via electronic communication facilities.

Staff: S. Findlay, Municipal Manager; J. Moller, Acting Deputy Municipal Manager/ Director, Engineering and Transportation Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development, and Environment Services; M. McGuire, Senior Manager, Current Planning and Urban Design; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

CALL TO ORDER

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

APPROVAL OF AGENDA

2. **Approval of June 29, 2026 Special Council Meeting Agenda**

26-309 MOVED by Lambur, seconded by Thompson:

THAT the June 29, 2026 special Council meeting agenda be approved as circulated.

CARRIED

BYLAWS

3. **Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026; Phased Development Agreement Authorization Bylaw No. 5462, 2026; and Development Cost Charges Waiver Bylaw No. 5463, 2026 (Inglewood Care Centre)**

A Council member commented.

26-310 MOVED by Gambioli, seconded by Thompson:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026" be read a second and third time.

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

CARRIED

26-311 MOVED by Gambioli, seconded by Thompson:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026" be read a second and third time.

Councillor Watt left the meeting at 6:15 p.m. and returned at 6:16 p.m.

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

CARRIED

26-312 MOVED by Gambioli, seconded by Thompson:

THAT proposed "Phased Development Agreement Authorization Bylaw No. 5462, 2026" be read a second and third time.

CARRIED

A Council member commented.

26-313 MOVED by Gambioli, seconded by Thompson:

THAT proposed "Development Cost Charges Waiver Bylaw No. 5463, 2026" be read a second and third time.

CARRIED

A Council member commented.

4. Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026; and Development Permit 24-075 (6384 Bruce Street)

26-314 MOVED by Watt, seconded by Cassidy:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026" be adopted.

CARRIED

26-315 MOVED by Watt, seconded by Cassidy:

THAT proposed Development Permit 24-075 be approved.

CARRIED

REPORTS

5. Proposed Development Permit 22-037 for Lots B and C and 2480, 2510, and 2605 Wentworth Avenue

Councillor Snider left the meeting at 6:21 and did not return.

At the June 8, 2026 regular meeting Council received the report dated May 19, 2026 regarding proposed Development Permit 22-037 for Lots B and C and 2480, 2510, and 2605 Wentworth Avenue and set the date for consideration for June 29, 2026.

Reports received up to and including June 29, 2026:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Development Permit for Lots B & C and 2480, 2510 and 2605 Wentworth Avenue	May 19, 2026	June 8, 2026	R-1

Written submissions received up to and including June 29, 2026:

SUBMISSION AUTHOR	SUBMISSION DATE	#
Redacted	June 15, 2026	C-1
Redacted	June 16, 2026	C-2
Redacted	June 26, 2026	C-3
Redacted	June 28, 2026	C-4
Senior Manager of Current Planning and Urban Design	June 29, 2026	C-5

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

Councillor Watt left the meeting at 6:29 p.m. and returned at 6:30 p.m.

R. Gregory (Project Director, Brivia Group) offered to provide a presentation. Council members commented and staff responded to Council's questions.

Mayor Sager queried if there was anyone who wished to speak and there was no response.

26-316 MOVED by Thompson, seconded by Watt:

THAT all written and oral submissions regarding proposed Development Permit 22-037 for Lots B and C and 2480, 2510, and 2605 Wentworth Avenue up to and including the Council meeting held on June 29, 2026 be received for information.

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

CARRIED
(Councillor Snider absent at the vote)

26-317 MOVED by Thompson, seconded by Gambioli:

THAT proposed Development Permit 22-037 for Lots B and C and 2480, 2510, and 2605 Wentworth Avenue, which would allow for the subdivision of Lots B and C and 2480 and 2510 Wentworth Avenue into 31 lots, and the creation of a new District road within the Collingwood School – Wentworth Campus site (2605 Wentworth Avenue) to provide access to the proposed 31 lots, be approved.

Council members commented. Staff and R. Gregory (Project Director, Brivia Group) responded to Council's questions. The question was called on the motion.

CARRIED

*(Councillors Cassidy and Lambur opposed)
(Councillor Snider absent at the vote)*

CONSENT AGENDA ITEMS

6. Consent Agenda Items

26-318 MOVED by Gambioli, seconded by Lambur:

THAT the Consent Agenda items as follows be approved:

- Item 6.1 regarding 2025 Statement of Financial Information; and
- Item 6.2 regarding 2025 Annual Report.

CARRIED

(Councillor Snider absent at the vote)

6.1. 2025 Statement of Financial Information

26-319 THAT as described in the report dated June 15, 2026, the 2025 Statement of Financial Information be approved for submission to the Ministry of Municipal Affairs and Housing.

6.2. 2025 Annual Report

26-320 THAT the 2025 Annual Report for the District of West Vancouver be approved.

PUBLIC QUESTIONS AND COMMENTS

7. Public Questions and Comments

E. Baku (West Vancouver resident) commented regarding attendance at a June 4, 2026 event at the Memorial Library regarding housing. A Council member commented.

J. Spears (West Vancouver resident) commented regarding: attendance at the senior's wellness clinic; that the fire department does not respond to a particular residence on Bellevue Avenue; provincial housing directives; issues within the community; municipal governance; and legal matters. A Council member commented. J. Spears commented regarding running for Mayor in the upcoming election.

ADJOURNMENT

8. Adjournment of June 29, 2026 Special Council Meeting

26-321 MOVED by Cassidy, seconded by Watt:

THAT the June 29, 2026 special Council meeting be adjourned.
(7 p.m.)

CARRIED

(Councillor Snider absent at the vote)

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER