

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JULY 6, 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; J. Moller, Acting Deputy Municipal Manager/ Director, Engineering and Transportation Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; S. Somji, Director, Finance and Corporate Services; A. Gelz, Senior Manager, Community Services; F. Mansoori, Senior Manager, Engineering Utilities Planning, Design and Project Delivery; D. Niedermayer, Senior Manager, Cultural Services; E. Willobee, Senior Manager, Engineering Services; C. Bennett, Manager, Access and Community Services; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

CALL TO ORDER

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

APPROVAL OF AGENDA

2. Approval of July 6, 2026 Regular Council Meeting Agenda

26-324 MOVED by Lambur, seconded by Snider:

THAT the July 6, 2026 regular Council meeting agenda be amended by:

- considering Item 10 regarding Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5467, 2026 (90-minute Free Parking Ambleside Park) immediately after Item 2 regarding Approval of Agenda; and
- considering Item 5 regarding Solid Waste Utility Update and Proposed 2027 Rates immediately before Item 3 regarding Proposed Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5448, 2026;

AND THAT the agenda be approved as amended.

CARRIED

BYLAWS

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

26-325 MOVED by Snider, seconded by Thompson:

THAT proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5467, 2026” be adopted.

CARRIED

(Councillors Cassidy, Lambur, and Watt opposed)

Councillor Gambioli left the meeting at 6:01 p.m. and did not return.

REPORTS

5. Solid Waste Utility Update and Proposed 2027 Rates

A Council member commented. Staff provided a presentation and responded to a Council member’s question.

26-326 MOVED by Lambur, seconded by Thompson:

THAT

1. the report dated June 1, 2026 titled Solid Waste Utility Update and Proposed 2027 Rates from the Senior Manager, Engineering Services be received for information; and
2. Solid Waste Utility fees for 2027 remain the same as the amounts set out in Schedule A of “Solid Waste Utility Bylaw No. 4740, 2012” (as amended); and
3. the report dated June 1, 2026 titled Solid Waste Utility Update and Proposed 2027 Rates be referred to the Finance and Revenue Advisory Committee for review and comment at its July 14, 2026 committee meeting and that any comments be submitted in the form of a committee resolution no later than July 31, 2026.

CARRIED

(Councillor Gambioli absent at the vote)

3. Proposed Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5448, 2026

Staff provided a presentation. Council members commented.

26-327 MOVED by Lambur, seconded by Thompson:

THAT

1. the June 1, 2026 report titled Proposed Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5448, 2026 from the Senior Manager, Engineering Utilities Planning, Design and Project Delivery (“the report”) be received for information;

2. Water Utility fees be adjusted for 2027 to the amounts set out in Schedules A and B of proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5448, 2026," as attached to the report;
3. proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5448, 2026" be read a first time; and
4. proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5448, 2026" be referred to the Finance and Revenue Advisory Committee for review and comment at its July 14, 2026 committee meeting and that comments be submitted in the form of a committee resolution no later than July 31, 2026.

CARRIED

(Councillor Gambioli absent at the vote)

4. Proposed Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5449, 2026

Staff provided a presentation. Council members commented.

26-328 MOVED by Lambur, seconded by Thompson:

THAT

1. the June 1, 2026 report, titled Proposed Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5449, 2026 from the Senior Manager, Engineering Utilities Planning, Design, and Project Delivery ("the report") be received for information;
2. Sewer and Drainage Utility fees be adjusted for 2027 to the amounts set out in Schedules A and B of proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5449, 2026," as attached to the report;
3. proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5449, 2026" be read a first time; and
4. proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5449, 2026" be referred to the Finance and Revenue Advisory Committee for review and comment at its July 14, 2026 committee meeting and that comments be submitted in the form of a committee resolution no later than July 31, 2026.

CARRIED

(Councillor Gambioli absent at the vote)

5. Solid Waste Utility Update and Proposed 2027 Rates

Item 5 was considered before Item 3.

6. Approval of Public Art for Place for Sport

Staff and E. Vaartnou (Chair, Public Art Advisory Committee) provided a presentation. Council members commented and staff responded to Council's questions.

26-329 MOVED by Watt, seconded by Cassidy:

THAT

1. as recommended by the Public Art Advisory Committee and outlined in the June 24, 2026 report from the Senior Manager, Cultural Services ("the report"), the concept plan for the new public art project at Place for Sport be approved;
2. staff proceed with a Call to Artists requesting Expressions of Interest incorporating the theme, selection process, scope of work to include either a painted mural or a fabricated wall installation, location, and budget as outlined in the report; and
3. the transfer of funding of up to \$144,000 from the Public Art Reserve Fund to cover the full costs related to the project, with any remaining unspent funds to be returned to the Public Art Reserve Fund, be approved.

CARRIED

(Councillor Gambioli absent at the vote)

7. Child Care Action Plan Update

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

26-330 MOVED by Thompson, seconded by Snider:

THAT the June 15, 2026 report titled Child Care Action Plan Update from the Access and Community Services Manager be received for information.

CARRIED

(Councillor Gambioli absent at the vote)

8. Councillor's Motion regarding Inactive Development Sites and Long-Term Construction Fencing

Council members commented.

26-331 MOVED by Watt, seconded by Cassidy:

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:

1. Define and regulate inactive development sites where substantial construction activity has ceased for a specified period of time;
2. Establish standards for the maintenance, screening, landscaping, stabilization, and appearance of inactive development sites;
3. 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;
4. 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;
5. Consider permit, monitoring, inspection, cost-recovery, and enforcement mechanisms applicable to long-term inactive development sites; and
6. Review best practices and regulatory approaches used in comparable municipalities within British Columbia and elsewhere in Canada; and

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

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

CARRIED
(Councillor Gambioli absent at the vote)

BYLAWS

9. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026 (Density Bonus Definitions)

26-332 MOVED by Snider, seconded by Thompson:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026" be read a first, second, and third time.

CARRIED

(Councillor Gambioli absent at the vote)

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

Item 10 was considered immediately after Item 2.

11. Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026; and Development Permit 25-099 (6408 to 6418 Bay Street)

Mayor Sager recused himself (conflict of interest due to personal relationship with the applicant) and left the meeting at 7:04 p.m. Councillor Cassidy assumed the Chair.

26-333 MOVED by Snider, seconded by Thompson:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026" be adopted.

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

CARRIED

(Mayor Sager and Councillor Gambioli absent at the vote)

26-334 MOVED by Thompson, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026" be adopted.

CARRIED

(Mayor Sager and Councillor Gambioli absent at the vote)

26-335 MOVED by Thompson, seconded by Snider:

THAT proposed Development Permit 25-099, which would regulate the form and character of the proposed building and landscaping, be approved.

CARRIED

(Mayor Sager and Councillor Gambioli absent at the vote)

12. **Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026; Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026; Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 2026; and Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5427, 2026 (to Provide Various Corrections, Clarifications, and Improvements)**

Mayor Sager returned to the meeting at 7:07 p.m. and resumed Chair.

A Council member commented.

26-336 MOVED by Snider, seconded by Lambur:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be adopted.

CARRIED

(Councillor Gambioli absent at the vote)

26-337 MOVED by Snider, seconded by Lambur:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026" be adopted.

CARRIED

(Councillor Gambioli absent at the vote)

26-338 MOVED by Snider, seconded by Lambur:

THAT proposed "Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 2026" be adopted.

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

CARRIED

(Councillor Gambioli absent at the vote)

26-339 MOVED by Snider, seconded by Lambur:

THAT proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5427, 2026" be adopted.

CARRIED

(Councillor Gambioli absent at the vote)

NEW BUSINESS

13. No items.

CONSENT AGENDA ITEMS

14. Consent Agenda Items

26-340 MOVED by Snider, seconded by Thompson:

THAT the Consent Agenda items as follows be approved:

- Item 14.1 regarding Adoption of Council Meeting Minutes;
- Item 14.2 regarding Receipt of Committee Meeting Minutes;
- Item 14.4 regarding Energy Efficiency Policy.

CARRIED

(Councillor Gambioli absent at the vote)

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

14.1. Adoption of Council Meeting Minutes

26-341 THAT

1. the minutes of the June 22, 2026 special (open session) Council meeting and regular Council meeting, and the June 23, 2026 special Council meeting and public hearing be adopted as circulated; and
2. the Summary of the June 23, 2026 Public Hearing regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026; and Phased Development Agreement Authorization Bylaw No. 5462, 2026 (Inglewood Care Centre) be approved.

14.2. Receipt of Committee Meeting Minutes

26-342 THAT the following minutes be received for information:

- March 24, 2026 Community Grants Committee meeting;
- May 6, 2026 Awards Committee meeting; and
- May 11, 2026 Finance and Audit Committee meeting.

14.4. Energy Efficiency Policy

26-343 THAT

1. "Energy Efficiency Policy – BC Hydro Smart Power Program 02-20-126" be rescinded; and
2. proposed replacement "Energy Efficiency Policy 0037" as attached to the May 15, 2026 memorandum titled Energy Efficiency Policy be approved.

The following Consent Agenda Item 14.3 was excluded from the Consent Agenda for debate.

14.3. Proposed 2027 Permissive Tax Exemption Bylaw No. 5433, 2026

Councillor Watt left the meeting at 7:10 p.m.

A Council member commented.

M. Kyriazis (Chief Executive Officer, Paul Sugar Foundation) commented regarding: the Foundation's permissive tax exemption application denial; the Foundation's financial standing and legal status; timing of the approval of the proposed bylaw; nature of the Foundation's charitable activities; and revising the proposed bylaw to include the Foundation.

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

26-344 MOVED by Thompson, seconded by Snider:

THAT the following motion be deferred to the July 20, 2026 regular Council meeting:

1. *proposed "2027 Permissive Tax Exemption Bylaw No. 5433, 2026" be read a first, second and third time;*
2. *"Permissive Tax Exemptions Procedure 0227" as approved on February 23, 2026 be rescinded; and*
3. *proposed replacement "Permissive Tax Exemptions Procedure 0227", attached to the June 22, 2026 report titled Proposed 2027 Permissive Tax Exemption Bylaw No. 5433, 2026, be approved.*

CARRIED

(Councillors Gambioli and Watt absent at the vote)

OTHER ITEMS / NOTICES OF MOTION

15. Notice of Motion regarding Political Signs on Public Property

Councillor Watt returned to the meeting at 7:22 p.m.

Council members commented.

Notice of Motion, as follows, was provided:

Take notice that at the July 20, 2026 regular Council meeting, Councillor Lambur, with Councillor Thompson as seconder, will move:

WHEREAS public property belongs to everyone and should not be used to promote a political candidate or party;

AND WHEREAS large numbers of election signs can create visual clutter, detract from streetscapes, parks, boulevards, and diminish the attractiveness of neighbourhoods;

AND WHEREAS signs placed near intersections, medians, or bike lanes can obstruct visibility, distract drivers, and create hazards for pedestrians and cyclists;

AND WHEREAS most signs are manufactured using non-recyclable plastics;

AND WHEREAS extra municipal staff resources are expended enforcing sign bylaws, removing illegally placed or abandoned signs, and disposing of them after elections;

AND WHEREAS candidate time spent managing a sign campaign could be better invested in other activities - direct voter engagement, debates, digital outreach, policy communications - which may provide voters with more meaningful information than roadside signs;

THEREFORE BE IT RESOLVED THAT:

1. Political signs be banned from placement on public property in the interests of:
 - protecting the neutrality of public spaces;
 - improving community appearance;
 - enhancing public safety;
 - reducing costs for taxpayers; and
 - encouraging campaigns to focus on voter engagement; and
2. staff be directed to prepare an amendment bylaw for Election Sign Bylaw No. 5114, 2021 to include the prohibition of election signs on District boulevards as follows:
 - a. Delete Part 5 Siting articles 5.1 to 5.4 in their entirety and replace with a new 5.1 and 5.2 as follows:

5.1 Placement of Election Signs on Public Property

A person must not place, or permit to be placed, an election sign on:

- (a) a highway or right of way;
- (b) a boulevard, centre median, island, or sidewalk;
- (c) any roadway structure or traffic control device;
- (d) a tree, bush, planter, waste or recycling receptacle, newspaper box, mailbox, signpost, bridge or overpass structure;
- (e) any other public property including land, building, structures, parks, gardens or equipment; or
- (f) overhanging public property.

5.2 Placement on Private Property

Election signs may be placed on private property in all zones including residential, commercial zones provided that:

- (a) signs have the consent of the property owner, occupant, or strata corporation prior to placement; and
 - (b) signs are self-supporting and are not affixed to any freestanding object, such as a fence, tree, or public utility infrastructure.
- b. Delete Part 7 Size and Design articles 7.1 and 7.2 and replace with:
 - 7.1 An election sign must not exceed 1.5m square metres in size.
 - 7.2 An election sign must not exceed a maximum height of 1.8 metres above grade.
- c. Delete Part 8 Impoundment article 8.1 c).
- d. Delete Part 9 Notification in its entirety.

REPORTS FROM MAYOR AND COUNCILLORS

16. Reports from Mayor and Councillors

Councillor Cassidy reported on the Metro Vancouver Liquid Waste Committee's mailout regarding minimizing the use of laundry detergent and encouraging residents to wash clothes in cold water.

Mayor Sager encouraged residents to use less water.

Councillor Watt reported on the new market in Horseshoe Bay. A Council member commented.

26-345 MOVED by Thompson, seconded by Watt:

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

CARRIED
(Councillor Gambioli absent at the vote)

PUBLIC QUESTIONS AND COMMENTS

17. Public Questions and Comments

J. Spears (address not provided) commented regarding: his mayoral candidacy; the Paul Sugar Foundation; Council's role; submissions to Council; governance; Council's obligation to consider issues; ongoing and potential future litigation; a delegation request; retaining legal counsel; and legal interventions.

D. Somerville (West Vancouver resident) commented regarding: public beach access; foreshore work at 2810 Bellevue; excavation, soil removal, and landscaping on the foreshore; indications of a new path from 2810 Bellevue to Rodgers Creek; rezoning and public consultation; the public beach access at 3000 Park Lane; and future public beach access. A Council member commented and staff responded to Council's question.

ADJOURNMENT

18. Adjournment of July 6, 2026 Regular Council Meeting

26-346 MOVED by Cassidy, seconded by Lambur:

THAT the July 6, 2026 regular Council meeting be adjourned.
(7:37 p.m.)

CARRIED

(Councillor Gambioli absent at the vote)

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER