

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
DECEMBER 1, 2025**

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; J. Calder, Assistant Fire Chief; H. Keith, Senior Manager, Climate Action and Environment; J. Lawlor, Senior Manager, Parks; 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 December 1, 2025 Regular Council Meeting Agenda**

25-409 MOVED by Cassidy, seconded by Gambioli:

THAT the December 1, 2025 regular Council meeting agenda be amended by:

- withdrawing Item 5 regarding Proposed Heritage Alteration Permit 24-090 for 4798 The Highway;

AND THAT the agenda be approved as amended.

CARRIED

With the consent of Council, Mayor Sager varied the agenda to consider Item 4 prior to Item 3.

DELEGATIONS

4. **Canadian Mental Health Association, North and West Vancouver, regarding Updates on the Community-Led Crisis Response (CRCL) Program, previously known as Peer Assisted Care Team (PACT) (File: 0120-30)**

T. Jamshidi (Executive Director, Canadian Mental Health Association, North and West Vancouver Branch) provided a presentation. Staff and T. Jamshidi responded to Council's questions. A Council member commented.

25-410 MOVED by Watt, seconded by Cassidy:

THAT the delegation from the Canadian Mental Health Association, North and West Vancouver, regarding Updates on the Community-Led Crisis Response (CRCL) Program, previously known as Peer Assisted Care Team (PACT), be received for information with thanks.

CARRIED

PRESENTATIONS

3. Metro Vancouver, regarding the North Shore Wastewater Treatment Plant
(File: 0185-01)

A Council member commented.

J. Dobrovolny (Commissioner and Chief Administrative Officer, Metro Vancouver), A. McCuaig (Director, External Relations, Metro Vancouver), C. Nelms (General Manager, Project Delivery, Metro Vancouver), and P. Navratil (General Manager, Liquid Waste Services, Metro Vancouver) provided a presentation, spoke relative to the North Shore Wastewater Treatment Plant, and responded to Council's questions.

E. Pielak (address not provided) commented regarding earthquake proofing of the new wastewater treatment plant. C. Nelms responded.

Council members commented and J. Dobrovolny responded to Council's question.

25-411 MOVED by Gambioli, seconded by Snider:

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

CARRIED

DELEGATIONS

4. Canadian Mental Health Association, North and West Vancouver, regarding Updates on the Community-Led Crisis Response (CRCL) Program, previously known as Peer Assisted Care Team (PACT) (File: 0120-30)

Item 4 considered prior to Item 3.

REPORTS

5. Proposed Heritage Alteration Permit 24-090 for 4798 The Highway
(File: 1010-20-24-090)

Withdrawn.

6. Ambleside-Dundarave Business Improvement Area: Proposed Service Bylaw (File: 2580-14 / 1610-20-5398)

Staff spoke relative to the subject report. Council members commented, and M. O'Brien (Executive Director, Ambleside Dundarave Business Improvement Association) responded to Council's questions.

25-412 MOVED by Gambioli, seconded by Snider:

THAT

1. the November 12, 2025 report from the Senior Manager, Legislative Services/ Corporate Officer titled Ambleside-Dundarave Business Improvement Area: Proposed Service Bylaw be received for information; and
2. proposed "Ambleside-Dundarave Business Improvement Area Service Bylaw No. 5398, 2025" be adopted.

CARRIED

7. Community Wildfire Resiliency Plan (File: 0332-04)

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

D. Reinsch (address not provided) commented regarding: support for the plan's proposed education and training programs, and for upgrades to wildfire equipment and training; concerns regarding the proposed expansion of the wildfire development permit area to the entire District; FireSmart provisions; enforcement challenges; risks associated with hot work tools; and requirement for fire safety plans.

25-413 MOVED by Snider, seconded by Gambioli:

THAT the Community Wildfire Resiliency Plan, attached as Appendix A to the report titled Community Wildfire Resiliency Plan, dated November 12, 2025, be approved.

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

CARRIED

(Councillors Cassidy and Watt opposed)

25-414 MOVED by Snider, seconded by Gambioli:

THAT staff be directed to incorporate the recommendations in the Community Wildfire Resiliency Plan into annual workplans and request supportive funding as part of the annual budget process and through external funding sources.

Council members commented and staff provided information regarding the grant application process. The question was called on the motion.

CARRIED

(Councillors Cassidy and Watt opposed)

BYLAWS

8. Proposed Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5392, 2025 (File: 1610-20-5392)

25-415 MOVED by Thompson, seconded by Watt:

THAT proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5392, 2025" be adopted.

CARRIED

9. Proposed Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5393, 2025 (File: 1610-20-5393)

25-416 MOVED by Cassidy, seconded by Thompson:

THAT proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5393, 2025" be adopted.

CARRIED

10. Proposed: Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025; Boulevard Bylaw No. 4886, 2016, Amendment Bylaw No. 5374, 2025; Environmental Reserve Fund Bylaw No. 5188, 2022, Amendment Bylaw No. 5388, 2025; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025 (Urban Forest Management Plan) (File: 1610-20-5373/5374/5387/5388)

25-417 MOVED by Watt, seconded by Cassidy:

THAT

1. third reading of proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be rescinded;

2. proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be modified by replacing section 4.2(a) with the following:

a) a parcel is being developed if any work undertaken or to be undertaken on the parcel requires a building permit, demolition permit, or development permit and is no longer being developed when work under any required building permit is complete; and

3. proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be read a third time as modified.

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

CARRIED

(Councillors Snider and Thompson opposed)

25-418 MOVED by Watt seconded by Cassidy:

THAT proposed "Boulevard Bylaw No. 4886, 2016, Amendment Bylaw No. 5374, 2025" be adopted.

CARRIED
(Councillor Thompson opposed)

25-419 MOVED by Watt, seconded by Cassidy:

THAT proposed "Environmental Reserve Fund Bylaw No. 5188, 2022, Amendment Bylaw No. 5388, 2025" be adopted.

CARRIED

25-420 MOVED by Watt, seconded by Cassidy:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025" be adopted.

CARRIED
(Councillor Thompson opposed)

11. Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025 (Housing Policy Update) (File: 1610-20-5406)

25-421 MOVED by Gambioli, seconded by Thompson:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025" be read a second and third time.

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

CARRIED

25-422 MOVED by Gambioli, seconded by Thompson:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025" be adopted.

CARRIED

NEW BUSINESS

12. No items.

CONSENT AGENDA ITEMS

13. Consent Agenda Items

Council members commented.

25-423 MOVED by Thompson, seconded by Snider:

THAT the Consent Agenda items as follows be approved:

- Item 13.1 regarding Adoption of Council Meeting Minutes;
- Item 13.2 regarding Receipt of Committee Meeting Minutes;

- Item 13.4 regarding Proposed Gifts of Land for Park Purposes Policy;
- Item 13.6 regarding Rescindment of Municipal Capital Funding of School Playgrounds Policy 02-70-112;
- Item 13.7 regarding Proposed Breakwaters and Moving Buildings Over Foreshore Policies;
- Item 13.8 regarding Administrative Updates to Council Policies;
- Item 13.10 regarding Delegation Request.

CARRIED

The following items were approved as part of the consent agenda.

13.1. Adoption of Council Meeting Minutes (File: 0120-05)

25-424 THAT

1. the minutes of the November 10, 2025 Committee of the Whole meeting (open session) and of the November 17, 2025 special (open session) Council meeting, public hearing, and regular Council meeting be adopted as circulated; and
2. the Summary of the November 17, 2025 Public Hearing regarding Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025 (Housing Policy Amendments) be approved.

13.2. Receipt of Committee Meeting Minutes (File: 0116-20-ENV/ACAC / 2310-02)

25-425 THAT the following minutes be received for information:

- September 9, 2025 Environment Committee meeting;
- October 9, 2025 Arts and Culture Advisory Committee meeting; and
- October 15, 2025 Board of Variance hearing.

13.4. Proposed Gifts of Land for Park Purposes Policy (File: 0282-20-0221)

25-426 THAT

1. "Gifts of Land for Park Purposes Policy 02-80-222" be rescinded; and
2. proposed "Gifts of Land for Park Purposes Policy 0221" be approved.

13.6. Rescindment of Municipal Capital Funding of School Playgrounds Policy 02-70-112 (File: 0282-02-70-112)

25-427 THAT "Municipal Capital Funding of School Playgrounds Policy 02-70-112" be rescinded.

13.7. Proposed Breakwaters and Moving Buildings Over Foreshore Policies
(File: 0282-20-0210/0211)

25-428 THAT

1. proposed “Breakwaters Policy 0210” be approved; and
2. proposed “Moving Buildings Over Foreshore Policy 0211” be approved.

13.8. Administrative Updates to Council Policies
(File: 0282-20-0186/0187/0235/0275/0340/0370)

25-429 THAT “Minor Development Permit Application and Exemption Policy 02-80-186” be rescinded.

25-430 THAT “Boat Storage Guidelines Policy 02-80-187” be rescinded.

25-431 THAT “Caulfeild Plateau Land Use Contract Policy 02-80-235” be rescinded.

25-432 THAT “Personal Communication Service (PCS) Antenna Cell Sites Approval Process Policy 02-80-275” be rescinded.

25-433 THAT “Boulevard Maintenance and Encroachment Policy 02-80-340” be rescinded.

25-434 THAT “Interim Zoning Amendment Policy 02-80-370” be rescinded.

13.10. Delegation Request (File: 0120-30)

25-435 THAT the delegation request from Dr. Este, regarding Fresh Material Evidence not disclosed by District and/or Ms. Anderson its Counsel, to Council, Courts, or Applicant before Resolution passed that will require RAR (Demolition) to be converted Repairs RAR, be denied.

The following items were excluded from the Consent Agenda for debate.

13.3. Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5422, 2025 (Pay Parking Exemptions) (File: 1610-20-5422)

G. Yang (North Vancouver resident): commented regarding the impact of pay parking at Ambleside Park; requested pay parking exemptions for West Vancouver Field Hockey Club players; and, on behalf of C. Stuart (North Vancouver resident), requested pay parking exemptions for athletes and families participating in organized sports and commented regarding sporting organizations on the North Shore. Staff and G. Yang responded to Council’s questions.

D. Montgomery (address not provided) commented regarding: field hockey participants; regional utilization of Rutledge field by field hockey players; and spillover effects of pay parking in Ambleside Park. Council members commented. Staff and D. Montgomery responded to Council’s questions.

S. Tapp (North Vancouver resident) commented regarding: involvement with the West Vancouver Field Hocking Club; concerns related to pay parking at Ambleside Park; Sport Field Master Plan recommendations; volunteer hours contributed to Rutledge field; safety concerns and lack of park lighting; and the financial impact of pay parking on field users.

C. LaCoste (West Vancouver resident, and West Vancouver Field Hockey Board Member) commented regarding: impact of pay parking on athletes and volunteers; loss of sports volunteers and spectators due to the implementation of pay parking; practicality of public transportation for field users; the economic benefits of sports in the District; and requested that the pay parking program be suspended. A Council member commented and C. LaCoste responded to a Council member's questions.

K. Wood (North Vancouver resident) commented regarding: public consultation with sports groups regarding pay parking at Ambleside Park; family participation in organized sports; sports equipment; and parking in residential areas by non-residents.

S. Lin (President, West Vancouver Little League) commented regarding: financial barrier of pay parking at Ambleside Park and Cypress Falls Park for field users; issues with scheduling games; lack of consultation with field users; and requested a pause of the pay parking program.

M. Bretner (Hollyburn Sailing Club) commented regarding: the impact of pay parking on sailing club membership and staff; and statistics of the sailing programs and student participation. A Council member commented.

B. A. Lehman (Commodore, Hollyburn Sailing Club) commented regarding: low-cost programs that provide benefits for youth in West Vancouver; and financial impact of pay parking on sailing club staff. A Council member commented and B. A. Lehman and M. Bretner responded to a Council member's question.

M. O'Brien (Ambleside Dundarave Business Improvement Association) commented regarding: support for the various sports groups' request to pause pay parking in Ambleside Park; parking bylaw enforcement; and public consultation.

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

25-436 MOVED by Cassidy, seconded by Snider:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5422, 2025" be read a first, second, and third time.

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

CARRIED
(Councillor Thompson opposed)

13.5. Proposed Tribute Tree and Bench Policy and Procedure

(File: 0282-20-0215/0216)

A Council member commented and staff responded to a Council member's question.

25-437 MOVED by Thompson, seconded by Gambioli:

THAT

1. "Tribute Bench Policy 02-70-210" be rescinded;
2. proposed "Tribute Tree and Bench Policy 0215" be approved; and
3. proposed "Tribute Tree and Bench Procedure 0216" be approved.

CARRIED

13.9. Temporary Protection of 2196 Marine Drive (File: 2585-01)

S. Walker (Vice-President, North Shore Heritage) referred to a written submission and commented regarding: the heritage value of 2196 Marine Drive; potential future uses of the building; revitalization of other heritage buildings; and sustainability.

J. Tod (Principal, JT Development Consultants) commented regarding: temporary protection would delay site remediation and the proposed project; fire code requirements; safety, security, and environmental concerns; and potential future uses of the site; and responded to a Council member's questions.

Councillor Watt left the meeting at 9:38 p.m. and returned at 9:40 p.m.

D. MacKeegan (Suncor Energy Corp.) commented regarding: electric vehicle infrastructure; remediation of 2196 Marine Drive; and lack of cultural significance of the subject site; and responded to Council's questions. Council members commented.

J. Clay (North Shore Heritage) referred to a written submission and commented regarding: the heritage significance of 2196 Marine Drive; opportunities to retain the building; and the stated decommissioning timeline.

Council members commented.

25-438 MOVED by Cassidy, seconded by Watt:

WHEREAS: the site addressed 2196 Marine Drive, and more particularly described as:

- PID 008-850-097 That Part of Lot 1 Lying West of a Line Drawn Parallel to and Perpendicularly Distant 40 Feet From the Easterly Boundary of Said Lot of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595;
- PID 008-849-943 That Part of Lot 1 Lying East of a Line Drawn Parallel to and Perpendicularly Distant 40 Feet From the Easterly Boundary of Said Lot of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595; and
- PID 008-850-151 Lot 2 of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595, (the "Property") may be heritage property; and

WHEREAS Pursuant to s. 606 of the *Local Government Act*, a local government may order that real property be subject to temporary protection if the property is or may be heritage property;

THEREFORE, BE IT RESOLVED THAT the Property is subject to temporary protection for a period of 60 days commencing on the date this Resolution is passed, and the prohibitions in s.609 of the *Local Government Act* apply to the property without exception during the 60-day period.

CARRIED

OTHER ITEMS / NOTICES OF MOTION

14. Passenger Rail Services Within the Sea to Sky Corridor (File: 1785-07)

25-439 MOVED by Gambioli, seconded by Thompson:

WHEREAS the District recognizes the importance of exploring a Sea to Sky Rail network capable of meeting the long-term mobility, environmental, and economic needs of regional communities and stakeholders;

THEREFORE BE IT RESOLVED THAT the District of West Vancouver Council send a letter to the Minister of Transportation and Transit expressing Council's support for the re-establishment of passenger rail services within the Sea to Sky corridor.

CARRIED

REPORTS FROM MAYOR AND COUNCILLORS

15. Reports from Mayor and Councillors

Mayor Sager reported on attendance with Councillor Watt at an event on November 30, 2025 to promote the creation of a Community Market in Horseshoe Bay, and thanked Karen Harrison for her help in organizing the event.

Councillor Thompson reported on attendance at meetings regarding the use of the rail line from Squamish to Hundred Mile House, a passenger rail service from the north end of the Sea Bus to Pemberton, reinvigoration of the resource sector in norther British Columbia, and bicycle infrastructure.

Councillor Watt reported on attendance, with Councillor Gambioli, at the Forest of Miracles event on Saturday, November 29, 2025, and commented regarding the exhibition of arts in a public park in support of charities that benefit the unhoused.

25-440 MOVED by Gambioli, seconded by Snider:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

16. Public Questions and Comments

Staff provided procedural information.

R. Thorpe (address not provided) commented regarding pickleball, including: request for four courts at the Gleneagles Community Centre; the growth of the sport; the nearby skateboard park and pump track; and demand for pickleball facilities. A Council member commented.

Hooman (2368 Bellevue Avenue) commented and queried regarding water service being shut off at his home in October, 2025.

S. Leidl (West Vancouver resident) commented regarding: feeling safe at night in West Vancouver; the use of pay parking spots near sports fields; and condition of the British Columbia and Union Jack flags in the Council Chamber.

D. Este (West Vancouver resident) commented regarding: Councillors representing West Vancouver taxpayers; heritage preservation; Councillors making decisions based on facts; and a building demolition order.

ADJOURNMENT

17. Adjournment of December 1, 2025 Regular Council Meeting

25-441 MOVED by Thompson, seconded by Snider:

THAT the December 1, 2025 regular Council meeting be adjourned.
(10:06 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER