

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
DECEMBER 15, 2025**

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; 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 p.m.

APPROVAL OF AGENDA

2. **Approval of December 15, 2025 Regular Council Meeting Agenda**

25-445 MOVED by Gambioli, seconded by Watt:

THAT the December 15, 2025 regular Council meeting agenda be approved as circulated.

CARRIED

PRESENTATIONS

- 2.1. **West Vancouver Football Club, regarding Update on the Paul Myers Athletic Centre (File: 0055-01)**

R. Burr (President, West Vancouver Football Club) and J. Franke (Board Director, West Vancouver Football Club) provided a presentation and responded to Council's questions. Council members commented.

25-446 MOVED by Cassidy, seconded by Snider:

THAT the presentation from the West Vancouver Football Club, regarding Update on the Paul Myers Athletic Centre, be received for information with thanks.

CARRIED

REPORTS

3. Coastal Adaptation Planning for Public Areas, Infrastructure, and Assets (File: 0332-04)

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

M. Bretner (Communications Officer, Hollyburn Sailing Club; and North Vancouver resident) commented regarding: impacts of sea level rise and repositioning of the existing building; funding sources for municipalities and First Nations; and special designation required for funding for non-profit organizations. Council members commented.

25-447 MOVED by Lambur, seconded by Thompson:

THAT the Coastal Adaptation Planning Report, attached as Appendix A to the report titled Coastal Adaptation Planning for Public Areas, Infrastructure, and Assets dated November 26, 2025, be received for information.

CARRIED

25-448 MOVED by Lambur, seconded by Thompson:

THAT staff be directed to complete engagement with other levels of government, key stakeholders and partners, and the community to develop a prioritized phased implementation plan with funding options and report back to Council.

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

CARRIED

4. West Vancouver Place for Sport Final Project Update (File: 2100-12)

Staff provided a presentation. Council members commented.

25-449 MOVED by Watt, seconded by Snider:

THAT

1. the November 26, 2025 report from the Senior Manager of Parks titled West Vancouver Place for Sport Final Project Update be received for information; and
2. the return of the projected savings in the amount of \$1,838,531 to the Community Amenity Contributions – Community Serving Reserve be approved.

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

CARRIED

5. Reconsideration of Council Code of Conduct (File: 1648-01)

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

25-450 MOVED by Snider, seconded by Watt:

THAT

1. the November 18, 2025 report from the Senior Manager of Legislative Services/Corporate Officer titled Reconsideration of Council Code of Conduct be received for information; and
2. Council confirm its decision to not establish a Code of Conduct, in accordance with Section 113.2 of the *Community Charter*, for the following reasons: sufficient existing District bylaws, policies and procedures in place.

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

CARRIED

(Councillors Gambioli and Lambur opposed)

BYLAWS

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

25-451 MOVED by Cassidy, seconded by Lambur:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5422, 2025" be adopted.

CARRIED

7. Proposed Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025 (File: 1610-20-5373)

25-452 MOVED by Cassidy, seconded by Gambioli:

THAT proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be adopted.

CARRIED

(Councillors Snider and Thompson opposed)

NEW BUSINESS

8. No items.

CONSENT AGENDA ITEMS

9. Consent Agenda Items

25-453 MOVED by Thompson, seconded by Snider:

THAT the Consent Agenda items as follows be approved:

- Item 9.1 regarding Adoption of Council Meeting Minutes;
- Item 9.2 regarding Receipt of Committee Meeting Minutes;
- Item 9.3 regarding 2816 Bellevue Avenue - Rezoning Southern Portion from M1 to RS4 (To set date for consideration);

- Item 9.4 regarding Proposed Cultural Policy for West Vancouver;
- Item 9.5 regarding Donations to the District Policy and Procedure;
- Item 9.6 regarding Proposed Special Event Alcohol Policy and Procedure;
- Item 9.7 regarding North Shore Accessibility Advisory Committee: 2025 Annual Report;
- Item 9.8 regarding Proposed Updates to Arts and Culture Advisory Committee, Community Grants Committee, and Public Art Advisory Committee Terms of Reference Policies; and
- Item 9.9 regarding Proposed Modification to Aquila Development Covenant.

CARRIED

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

25-454 THAT the following minutes be adopted as circulated:

- December 1 special (open session) Council meeting and regular Council meeting.

9.2. Receipt of Committee Meeting Minutes (File: 0116-20-FRAC/PLAN)

25-455 THAT the following minutes be received for information:

- October 15 and 21, 2025 Finance and Revenue Advisory Committee meetings; and
- October 22, 2025 Planning Committee meeting.

9.3. 2816 Bellevue Avenue - Rezoning Southern Portion from M1 to RS4 (File: 1010-20-25-079)

25-456 THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5423, 2026” be considered for first, second, and third readings and adoption at the January 26, 2026 regular Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled consideration.

9.4. Proposed Cultural Policy for West Vancouver (File: 0282-20-0078)

25-457 THAT

1. “Cultural Policy for West Vancouver 02-70-170” be rescinded; and
2. proposed “Cultural Policy 0078” be approved.

9.5. Donations to the District Policy and Procedure (File: 0282-20-0125/0126)

25-458 THAT

1. "Donations to the District Policy 0125" as approved on December 2, 2019 be rescinded;
2. proposed "Donations to the District Policy 0125" as attached to the memorandum dated November 6, 2025 from the Senior Manager of Cultural Services be approved; and
3. proposed "Donations to the District Procedure 0126" be approved.

9.6. Proposed Special Event Alcohol Policy and Procedure

(File: 0282-20-0083/0096)

25-459 THAT

1. "Municipal Alcohol Policy 02-70-364" be rescinded; and
2. proposed "Special Event Alcohol Policy 0083" and "Special Event Alcohol Procedure 0096" attached to the November 20, 2025 report from the Cultural Services Manager be approved.

9.7. North Shore Accessibility Advisory Committee: 2025 Annual Report

(File: 0180-70-NSAAC)

25-460 THAT the North Shore Accessibility Advisory Committee Review of 2025 Activities, included in the NSAAC 2025 Activities, 2026 Annual Work Plan and Budget, attached as Appendix A to the report from the Community Planner dated December 1, 2025, be received for information.

25-461 THAT the North Shore Accessibility Advisory Committee 2026 Work Plan, included in the NSAAC 2025 Activities, 2026 Annual Work Plan and Budget, attached as Appendix A to the report from the Community Planner dated December 1, 2025, be endorsed.

25-462 THAT a budget allocation of a one-third share (\$5,133.33) of the North Shore Accessibility Advisory Committee's total budget (\$15,400), as outlined in 2026 Budget Allocation included in the NSAAC 2025 Activities, 2026 Annual Work Plan and Budget, attached as Appendix A to the report from the Community Planner dated December 1, 2025, be approved using existing funds within the Grants in Aid budget.

9.8. Proposed Updates to Arts and Culture Advisory Committee, Community Grants Committee, and Public Art Advisory Committee Terms of Reference Policies (File: 0282-20-0064/0217/0218)

25-463 THAT

1. "Arts and Culture Advisory Committee Terms of Reference Policy 0064" as approved on September 15, 2025 be rescinded;
2. proposed replacement "Arts and Culture Advisory Committee Terms of Reference Policy 0064" attached to the memorandum dated December 1, 2025 from the Senior Manager of Legislative Services/Corporate Officer be approved;
3. "Community Grants Committee Terms of Reference Policy 0217" as approved on September 15, 2025 be rescinded;
4. proposed replacement "Community Grants Committee Terms of Reference Policy 0217" attached to the memorandum dated December 1, 2025 from the Senior Manager of Legislative Services/Corporate Officer be approved;
5. "Public Art Advisory Committee Terms of Reference Policy 0218" as approved on September 15, 2025 be rescinded; and
6. proposed replacement "Public Art Advisory Committee Terms of Reference Policy 0218" attached to the memorandum dated December 1, 2025 from the Senior Manager of Legislative Services/Corporate Officer be approved.

9.9. Proposed Modification to Aquila Development Covenant
(File: 1010-20-21-131)

25-464 THAT the District enter into the covenant modification agreement for the Aquila development as described in the November 25, 2025 report from the Manager of Land Development.

OTHER ITEMS / NOTICES OF MOTION

10. Honour a Life Event at Seawalk Garden Request for Exemption
(File: 2160-30)

A Council member commented.

25-465 MOVED by Watt, seconded by Gambioli:

THAT the North Shore Hospice be authorized to occupy the Seawalk Garden, each year on a day in December, for its annual Honour a Life event, a non-denominational memorial service open to everyone on the North Shore who has lost a loved one.

CARRIED

10.1. Notice of Motion regarding Proposed Amendment to Development Procedures Bylaw 4940, 2017 (Lower Caulfeild Heritage Conservation Area) (File: 0120-06)

Council members commented.

Notice of the following motion regarding Proposed Amendment to Development Procedures Bylaw 4940, 2017 (Lower Caulfeild Heritage Conservation Area) was given at the December 15, 2025 regular Council meeting. At the January 12, 2026 regular Council meeting, after the proposed motion is moved and seconded, discussion on the proposed motion may be held.

Take notice that at the January 12, 2026 regular Council meeting, Councillor S. Thompson, with Councillor P. Lambur as seconder, will move:

WHEREAS the heritage landscape and architecture of the historic Lower Caulfeild neighbourhood is highly valued by the community;

AND WHEREAS the guidelines for new development established to protect neighbourhood character are subjective and open to broad interpretation;

AND WHEREAS the entity formerly charged with reviewing new development in the Lower Caulfeild Heritage Conservation Area (LCHCA) - the Lower Caulfeild Advisory Committee - has been disbanded;

THEREFORE BE IT RESOLVED THAT: Council direct staff to prepare an amendment to the Development Procedures Bylaw No. 4940, 2017 to require that all new housing development in the Lower Caulfeild Heritage Conservation Area be directed to Council for final consideration and approval.

REPORTS FROM MAYOR AND COUNCILLORS

11. Reports from Mayor and Councillors

Councillor Gambioli reported on attending the Western Canadian Squash Championships at the Evergreen Squash Club in November.

25-466 MOVED by Cassidy, seconded by Lambur:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

12. Public Questions and Comments

J. Cato (North Vancouver resident) commented regarding the North Shore Wastewater Treatment Plant, including: a request to sign a petition demanding the Province of British Columbia launch a public enquiry into the plant's cost overruns; technology and construction processes; site remediation; and cost allocation between the North Shore municipalities. A Council member commented, and J. Cato responded.

K. Keshavjee (West Vancouver resident) read a written submission on behalf of Simone Knoeri regarding pickleball, including: finding the best solution for pickleball courts at Gleneagles; the growing demand for courts and indoor courts already at capacity; request for covered courts; separating deliberations regarding the pump track and skate bowl from the pickleball courts project; and timing of a decision from Council.

L. Palmer (Member, West Van Players) commented regarding pickleball, including: the number of West Van Players members and rising popularity of the sport; appreciation to Council and staff for their efforts to create courts; prioritization of courts at Gleneagles; and a request for Council's decision in the New Year.

A Council member commented.

ADJOURNMENT

13. Adjournment of December 15, 2025 Regular Council Meeting

25-467 MOVED by Snider, seconded by Gambioli:

THAT the December 15, 2025 regular Council meeting be adjourned.
(7:16 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER