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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
REGULAR COUNCIL MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
FEBRUARY 24, 2025**

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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 & Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development & Environment Services; G. Howard, Fire Chief; J. Moller, Director, Engineering & Transportation Services; H. Keith, Senior Manager, Environment and Climate Action; M. McGuire, Senior Manager, Current Planning & Urban Design; S. O'Sullivan, Senior Manager, Roads & Transportation; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

**CALL TO ORDER**

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

Mayor Sager:

- commented regarding Pink Shirt Day, a sign of solidarity against bullying, which is recognized on February 26;
- noted that Agenda Item 11, regarding Pay Parking Update, will have a revised recommendation and also an opportunity for the public to comment;
- congratulated West Vancouver resident Wendy Lisogar-Cocchia on her appointment as British Columbia's 31st Lieutenant Governor;
- announced a special Council meeting to be held at 4 p.m. on March 3, 2025 regarding the Operating and Capital Budgets; and
- announced the purchase of a building in Horseshoe Bay (formerly the Boathouse Restaurant) for a proposed arts centre.

Mayor Sager invited D. Sewell to comment. D. Sewell commented regarding the history of the building, its significance, and announced a donation of the original First Nation art. Council members commented.

**APPROVAL OF AGENDA**

2. **Approval of February 24, 2025 Regular Council Meeting Agenda**

25-068 MOVED by Snider, seconded by Cassidy:

THAT the February 24, 2025 regular Council meeting agenda be approved as circulated.

CARRIED

## **DELEGATIONS**

### **3. West Vancouver Streamkeeper Society, regarding Streamkeepers – Salmon Surveys with Students (File: 0120-30)**

L. Pomeroy (Survey Coordinator, West Vancouver Streamkeeper Society), O. Huang (Student Statistician), and B. Brosnan (Student Statistician) provided a presentation. Staff, L. Pomeroy, O. Huang, B. Brosnan, and J. Barker (Former Survey Coordinator, West Vancouver Streamkeeper Society) responded to Council's questions. Council members commented.

25-069 MOVED by Gambioli, seconded by Lambur:

THAT the delegation from the West Vancouver Streamkeeper Society, regarding Streamkeepers – Salmon Surveys with Students, be received for information with thanks.

CARRIED

## **REPORTS**

### **4. Nelson Canyon Bridge and 26th Street Pedestrian Bridge (File: 1700-09)**

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

25-070 MOVED by Snider, seconded by Watt:

THAT the Council report titled Nelson Canyon Bridge and 26th Street Pedestrian Bridge dated February 10, 2025, from the Senior Manager of Roads & Transportation and the Transportation Technologist, be received for information.

CARRIED

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

25-071 MOVED by Snider, seconded by Watt:

THAT staff be directed to proceed with the Nelson Canyon Bridge Project by moving forward with the following next steps:

1. pursue the renewal of Nelson Canyon Bridge, which includes both full-deck and half-deck replacement options, preventative fencing that may be required, and seismic upgrades described as Options 1 and 2 within the Council report titled Nelson Canyon Bridge and 26th Street Pedestrian Bridge dated February 10, 2025, from the Senior Manager of Roads & Transportation and the Transportation Technologist; and
2. staff report back to Council with an update on available funding mechanisms, a proposed project timeline, and detailed Class A cost estimate.

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

CARRIED

K. Bodie (West Vancouver resident) spoke in support of replacing the 26th Street Pedestrian Bridge and commented regarding: the Official Community Plan; active transportation; and other railway crossings.

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

25-072 MOVED by Snider, seconded by Cassidy:

THAT staff be directed to proceed with the 26th Street Pedestrian Bridge Project by moving forward with the following next steps:

1. pursue the demolition of the existing structure and the replacement of the 26th Street Pedestrian Bridge; and
2. staff report back to Council with an update on available funding mechanisms, a proposed project timeline, and detailed Class A cost estimate.

Council members commented. Councillor Snider, as mover of the main motion, proposed an amendment to the main motion. As the amendment was accepted by Councillor Cassidy, the seconder of the main motion, the proposed amendment was incorporated into the main motion as a friendly amendment and did not require a vote; the amended motion follows:

THAT staff be directed to proceed with the 26th Street Pedestrian Bridge Project by moving forward with the following next steps:

1. pursue the demolition of the existing structure, and explore options available for an alternate crossing at 26th Street; and
2. staff report back to Council with an update on available funding mechanisms, a proposed project timeline, and detailed Class A cost estimate.

Council members commented and staff provided supporting information. Council members proposed an amendment to the amended motion. As the amendment was accepted by Councillors Snider and Cassidy, the mover seconder of the main motion, the proposed amendment was incorporated into the amended motion as a friendly amendment and did not require a vote; the final amended motion follows:

THAT staff be directed to proceed with the 26th Street Pedestrian Bridge Project by moving forward with the following next steps:

1. pursue the demolition of the existing structure and explore options available for an alternate crossing at 26th Street; and
2. staff report back to Council with an update on available funding mechanisms and a proposed project timeline, and further explore the feasibility and order of magnitude cost associated with available options to reinstate a crossing at 26th Street.

CARRIED

**5. Amendment to the Wildfire Hazard Development Permit Area Designation**  
(File: 0332-01 / 1610-20-5375)

Councillor Snider left the meeting at 7:22 p.m. and returned at 7:24 p.m.

Staff provided a presentation. A Council member commented.

25-072 MOVED by Lambur, seconded by Watt:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated February 5, 2025, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

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

CARRIED

25-073 MOVED by Lambur, seconded by Watt:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5375, 2025" be read a first time.

CARRIED

25-074 MOVED by Lambur, seconded by Watt:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5375, 2025" be presented at a public hearing on March 31, 2025, at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled public hearing.

CARRIED

**6. Moved to "Other Items" as Item 11**

**7. Street Naming Request for Lots C & D Daffodil Drive** (File: 1010-20-21-131)

Councillor Lambur left the meeting at 7:45 p.m.

A Council member commented.

25-075 MOVED by Snider, seconded by Thompson:

THAT the private road names proposed by the property owner (Aquila Avenue and Aquila Close for the private roads accessed from Daffodil Drive and Peregrine Court for the private road accessed from Westport Road) for access to the development at Lots C and D Daffodil Drive, be approved.

CARRIED

*(Councillor Lambur absent at the vote)*

## **BYLAWS**

### **8. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5279, 2025 (737 20th Street) (File: 1610-20-5279)**

25-076 MOVED by Gambioli, seconded by Cassidy:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5279, 2025” be adopted.

**CARRIED**

*(Councillor Lambur absent at the vote)*

## **NEW BUSINESS**

### **9. No items.**

## **CONSENT AGENDA ITEMS**

### **10. Consent Agenda Items**

Councillor Thompson left the meeting at 7:47 p.m.

25-077 MOVED by Watt, seconded by Gambioli:

THAT the Consent Agenda items as follows be approved:

- Item 10.1 regarding Adoption of Council Meeting Minutes;
- Item 10.2 regarding Receipt of Committee Meeting Minutes;
- Item 10.3 regarding Revised Proposed Development Permit 23-098 for 737 20th Street;
- Item 10.4 regarding 2024 Asset Management Update;
- Item 10.5 regarding Proposed Fees and Charges Bylaw No.5334, 2024, Amendment Bylaw No.5376, 2025 (Housekeeping Amendment);
- Item 10.6 regarding 2025 Union of British Columbia Municipalities Community Emergency Preparedness Fund Emergency Support Services Equipment and Training; and
- Item 10.7 regarding Disaster Resilience and Innovation Funding Program – Disaster Risk Reduction Action Plan for the North Shore.

**CARRIED**

*(Councillors Lambur and Thompson absent at the vote)*

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

25-078 THAT the following minutes be adopted as circulated:

- February 10, 2025 special (open session) Council meeting and regular Council meeting;
- February 11, 2025 special (open session) Council meeting; and
- February 13, 2025 special (open session) Council meeting.

**10.2. Receipt of Committee Meeting Minutes (File: 0116-20-PLAN / AWARD)**

25-079 THAT the following minutes be received for information:

- November 20, 2024 Planning Committee meeting; and
- January 15, 2025 Awards Committee meeting.

**10.3. Revised Proposed Development Permit 23-098 for 737 20th Street (File: 1010-20-23-098)**

25-080 THAT revised proposed Development Permit 23-098 for 737 20th Street be approved.

**10.4. 2024 Asset Management Update (File: 0842-01)**

25-081 THAT the report dated January 24, 2025 titled 2024 Asset Management Update be received for information.

**10.5. Proposed Fees and Charges Bylaw No.5334, 2024, Amendment Bylaw No.5376, 2025 (Housekeeping Amendment) (File: 1610-20-5376)**

25-082 THAT proposed "Fees and Charges Bylaw No.5334, 2024, Amendment Bylaw No.5376, 2025" be read a first, second, and third time.

**10.6. 2025 Union of British Columbia Municipalities Community Emergency Preparedness Fund Emergency Support Services Equipment and Training (File: 0180-70-NSEM)**

25-083 THAT

1. The application submitted to the Union of British Columbia Municipalities (UBCM) Community Emergency Preparedness Fund (CEPF) under the stream of 2025 Emergency Support Services Equipment and Training in the amount of \$90,000 be endorsed; and

2. Council supports the District of North Vancouver, in partnership with North Shore Emergency Management (NSEM), to provide overall grant management for the project and funds.

#### **10.7. Disaster Resilience and Innovation Funding Program – Disaster Risk Reduction Action Plan for the North Shore (File: 0180-70-NSEM)**

25-084 THAT

1. The Disaster Risk Reduction Action Plan for the North Shore Full Proposal submitted to the Disaster Resilience and Innovation Funding Program in the amount of \$997,000.00 be endorsed; and
2. Council supports the District of North Vancouver, in partnership with North Shore Emergency Management, to provide overall grant management for the project and funds.

#### **OTHER ITEMS / NOTICES OF MOTION**

##### **11. Pay Parking Expansion (File: 1700-09)**

Councillors Lambur and Thompson returned to the meeting at 7:48 p.m.

A Council member commented, and staff provided procedural information.

N. Malkin (West Vancouver resident) commented regarding: public consultation; business reliance on parking availability; parking bylaw enforcement; and parking fees.

M. O'Brien (Ambleside Dunderave Business Improvement Association) commented regarding: parking during the Harmony Arts Festival; parking enforcement in other jurisdictions; the Ambleside Local Area Plan; and business reliance on parking availability. M. O'Brien introduced K. Graydon as a new business owner in Ambleside.

K. Graydon (West Vancouver Resident) commented regarding: the opening of her new business in Ambleside; working with the Ambleside Dunderave Business Improvement Association; and parking challenges within the business district and in parks.

D. Jones (address not provided) commented regarding: business reliance on available parking and parking bylaw enforcement. A Council member commented regarding underutilized parking on private property and encouraged businesses to allow pay parking on private property.

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

25-085 MOVED by Thompson, seconded by Snider:

WHEREAS at its regular meeting held November 18, 2024, Council deferred consideration of the recommendations relating to pay parking expansion, outlined in the October 1, 2024 Pay Parking Expansion Report, to a future meeting;

THEREFORE, BE IT RESOLVED THAT:

1. staff be directed to hire a contract Parking Program Lead to work with the Ambleside and Dundarave Business Association (ADBIA) to explore and support enhanced parking opportunities in our Ambleside and Dundarave business areas, and to support the planning, implementation, and program development of pay parking within and adjacent to the ADBIA boundaries in West Vancouver, to be funded by the revenue generated through pay parking programming;
2. staff be directed to take steps necessary to proceed with implementation of pay parking at Cypress Falls Park, Seaview Walk Park, consistent with the phase one pay parking programming format;
3. when the new Parking Program Lead is hired, staff be directed to proceed with implementation and work with the ADBIA throughout the implementation of pay parking within the business areas (John Lawson and Dundarave Parks), to monitor the program, and to report back to Council on its progress;
4. staff prepare an update of the District's applicable bylaws in connection to on-street parking offenses and penalties for the purposes of pay parking programming enforcement;
5. staff report back to Council with a Parking Policy to support pay parking programming expansion based on the Parking Policy Framework Parameters; and
6. staff be directed to engage Squamish Nation regarding advancement of pay parking in Ambleside Park, and report back to Council.

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

CARRIED

*(Councillor Cassidy opposed)*

## **REPORTS FROM MAYOR AND COUNCILLORS**

### **12. Reports from Mayor and Councillors**

There were no reports from Mayor or Councillors.

## **PUBLIC QUESTIONS AND COMMENTS**

### **13. Public Questions and Comments**

N. Malkin (West Vancouver resident) commented and queried regarding the cost for additional bylaw enforcement officers to patrol the newly approved pay parking areas.

N. Jensen (address not provided) commented regarding pay parking, including: public consultation; the cost of parking bylaw enforcement; time-limited parking in business areas; and business reliance on available parking.

H. Mersey (Ambleside Dundarave Residents Association) commented regarding pay parking, including: working with the Ambleside Dundarave Business Improvement Association; public consultation; and revenue generated by the pay parking program.

M. O'Brien (Ambleside Dundarave Business Improvement Area) commented regarding pay parking, including: public consultation; business reliance on available parking; and support from the Ambleside Dundarave Residents Association.

## **ADJOURNMENT**

### **14. Adjournment of February 24, 2025 Regular Council Meeting**

25-086 MOVED by Cassidy, seconded by Watt:

THAT the February 24, 2025 regular Council meeting be adjourned.  
(8:26 p.m.)

**CARRIED**

Certified Correct:

*[Original signed by Mayor]*

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MAYOR

*[Original signed by Corporate Officer]*

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CORPORATE OFFICER