

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
REGULAR COUNCIL MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
JULY 7, 2025**

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Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, S. Snider, and L. Watt. Absent: Councillor S. Thompson.

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture & Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Moller, Director, Engineering & Transportation Services; S. O'Sullivan, Senior Manager, Roads & Transportation; E. Willobee, Senior Manager, Engineering Services; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

**CALL TO ORDER**

1. The meeting was called to order at 6:02 p.m.

Mayor Sager made announcements regarding:

- a pilot program to operate a temporary seasonal food and beverage service, provided by Batch Pop-Up Patio, at Ambleside Landing; and
- dedication of the Eagleridge and Upper Lands as an urban park, with next steps of the process to take place in Fall 2025.

**APPROVAL OF AGENDA**

2. **Approval of July 7, 2025 Regular Council Meeting Agenda**

25-232 MOVED by Cassidy, seconded by Watt:

THAT the July 7, 2025 regular Council meeting agenda be approved as circulated.

CARRIED

**DELEGATIONS**

3. **BC Hydro, regarding Power Pathway: Building B.C.'s Energy Future**  
(File: 0120-30)

R. Gill (Director of Distribution Design & Customer Connections, BC Hydro) and A. Hussain (Director of Distribution Asset Planning, BC Hydro) provided a presentation and responded to Council's questions. Council members commented.

25-233 MOVED by Gambioli, seconded by Snider:

THAT the delegation from BC Hydro, regarding Power Pathway: Building B.C.'s Energy Future, be received for information with thanks.

A. Hussain responded to a Council member's question. The question was called on the question.

CARRIED

## **REPORTS**

### **4. 2025 Roads Safety Update (File: 1700-09)**

Staff provided a presentation.

25-234 MOVED by Watt, seconded by Cassidy:

THAT the June 23, 2025 report from the Senior Manager of Roads & Transportation titled 2025 Roads Safety Update be received for information.

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

M. O'Brien (Executive Director, Ambleside Business Improvement Association) commented relative to: survey results regarding proposed left-hand turn lanes at Marine Drive and 15th Street and bus bulge construction on Marine Drive; and removal of the median on Marine Drive at 25th Street.

Staff provided additional information. The question was called on the motion.

CARRIED

### **5. Pay Parking Update (File: 1700-09)**

Staff provided a presentation.

25-235 MOVED by Cassidy, seconded by Watt:

THAT the report by the Senior Manager of Engineering Services titled Pay Parking Update and dated June 23, 2025 be received for Information.

CARRIED

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

25-236 MOVED by Cassidy, seconded by Watt:

THAT staff budget up to \$15,000 to be funded by pay parking revenue to work with the contracted service provider to pilot two physical pay stations for one year, and report back to Council on the results of this pilot.

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

CARRIED

25-237 MOVED by Cassidy, seconded by Watt:

THAT proposed "Fees & Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5396, 2025" (Squamish Nation Member annual pay parking pass eligibility) be read a first, second, and third time.

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

CARRIED

25-238 MOVED by Cassidy, seconded by Watt:

THAT

1. staff continue to work with the Ambleside Dundarave Business Improvement Association to advance the implementation of pay parking in parks adjacent to the business areas (Argyle Avenue between 14th and 16th Streets, John Lawson Park, and Dundarave Parks); and
2. prior to launching pay parking in these parks adjacent to business areas, staff be directed to report back to Council at a regular meeting with an implementation plan to receive further direction, and a decision reached, by the end of September 2025.

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

CARRIED

Staff provided information regarding engagement with the Squamish Nation.

M. O'Brien (Executive Director, Ambleside Dundarave Business Improvement Association) commented regarding the need for an updated parking study in the business district, bylaw enforcement and compliance, traffic management, and parking. A Council member commented.

25-239 MOVED by Cassidy, seconded by Watt:

THAT

1. staff are directed to expediently implement as necessary pay parking in all areas of Ambleside Park, excluding where the Squamish Nation is the rightsholder; and
2. staff provide Council with a progress update on Ambleside Park pay parking program within 6 months of implementation.

CARRIED

## **6. Bus Speed and Reliability Report (File: 1700-09)**

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

A. Chicoine (address not provided) commented regarding: improved accessibility; transit-oriented development; traffic control; and parking.

M. O'Brien (Executive Director, Ambleside Dundrave Business Improvement Association) commented regarding: bus bulges; streetscape improvements and beautification; traffic signaling; and parking.

Council members commented.

25-240 MOVED by Gambioli, seconded by Lambur:

THAT the June 23, 2025 report titled Bus Speed and Reliability Report be received for information.

CARRIED

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

25-241 MOVED by Snider, seconded by Lambur:

That Council defer consideration of the following recommendation to its September 15, 2025 regular Council meeting:

*THAT with project funding from TransLink, staff proceed with the following projects recommended in the Bus Speed and Reliability study:*

- 1. fill in the westbound bus bays at 21st and 22nd Streets;*
- 2. construct a bus bulge at the westbound 17th Street bus stop;*
- 3. remove select eastbound and westbound bus stops; and*
- 4. complete a detail study of left turn bays on Marine Drive at 15th Street and report back to Council with the study findings.*

CARRIED

*(Councillors Cassidy and Gambioli opposed)*

A Council member commented.

## **7. Nelson Canyon Bridge Update (File: 1700-09)**

Staff provided a presentation and responded to a Council member's question.

25-242 MOVED by Snider, seconded by Watt:

THAT the June 23, 2025 report from the Senior Manager of Roads & Transportation and the Transportation Technologist titled Nelson Canyon Bridge Update be received for information.

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

CARRIED

25-243 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 a full-deck replacement, and seismic upgrades described in Option 1 of the June 23, 2025 report from the Senior Manager of Roads & Transportation and the Transportation Technologist titled Nelson Canyon Bridge Update; and
2. staff report back to Council with refined cost funding options, a proposed project timeline, and detailed Class A cost estimate.

CARRIED

**8. Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5397, 2025** (File: 1610-20-5397)

25-244 MOVED by Lambur, seconded by Cassidy:

THAT proposed "Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5397, 2025" be read a first, second, and third time.

CARRIED

**BYLAWS**

9. No items.

**NEW BUSINESS**

10. No items.

**CONSENT AGENDA ITEMS**

**11. Consent Agenda Items**

A Council member commented.

25-245 MOVED by Snider, seconded by Gambioli:

THAT the Consent Agenda items as follows be approved:

- Item 11.1 regarding Adoption of Council Meeting Minutes;
- Item 11.2 regarding Receipt of Committee Meeting Minutes;
- Item 11.3 regarding Metro Vancouver Gleneagles Sanitary System Upgrade - Third Request for Order of Non-Enforcement of Noise Control Bylaw 4404, 2005;
- Item 11.4 regarding Approval of Public Art for West Vancouver Fire Department;
- Item 11.5 regarding Temporary Protection of the Lauder Residence at 5665 Daffodil Drive;

- Item 11.7 regarding Aligning of Council Policies & Procedures; and
- Item 11.8 regarding Official Community Plan Housing Policy Update – Engagement Findings.

CARRIED

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

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

25-246 THAT the following minutes be adopted as circulated:

- June 23, 2025 regular Council meeting.

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

25-247 THAT the following minutes be received for information:

- April 10, May 22, and June 12, 2025 Arts & Culture Advisory Committee meetings; and
- May 21, 2025 Board of Variance hearing.

**11.3. Metro Vancouver Gleneagles Sanitary System Upgrade - Third Request for Order of Non-Enforcement of Noise Control Bylaw 4404, 2005 (File: 1605-15)**

25-248 THAT the request from Metro Vancouver (Gleneagles Sanitary System Upgrade – Sewer Force Main Replacement) for an Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005 Section 6.1.2 (a) to allow for overnight construction noise between the hours of 5:30 p.m. to 6 a.m. on the dates of Thursday, August 28, 2025 to Friday, August 29, 2025, with the additional conditions contained in the June 20, 2025 report titled Metro Vancouver Gleneagles Sanitary System Upgrade - Third Request for Order of Non-Enforcement of Noise Control Bylaw 4404, 2005, be approved.

**11.4. Approval of Public Art for West Vancouver Fire Department (File: 0116-20-ACAC)**

25-249 THAT

1. the May 28, 2025 report from the Senior Manager of Cultural Services titled Approval of Public Art for West Vancouver Fire Department, endorsed by the Arts & Culture Advisory Committee, for a new carving of a Thunderbird by artist Xwalacktun for the West Vancouver Fire Department be approved; and
2. \$40,000 be transferred from the Public Art Reserve Fund to cover the full costs related to the project.

**11.5. Temporary Protection of the Lauder Residence at 5665 Daffodil Drive**  
(File: 2585-01)

25-250 WHEREAS:

- a) the property located at 5665 Daffodil Drive, and more particularly described as PID 015-934-713, Lot H, District Lot 1374, Plan 16133 (the “Property”) is considered to be heritage property; and
- b) pursuant to s. 606 of the *Local Government Act*, a local government may order that real property be subject to temporary protection;

THEREFORE, BE IT RESOLVED THAT:

1. 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; and
2. Council approve an update to the Community Heritage Register to remove the Property from the list if a demolition permit is issued after the 60-day temporary protection period has elapsed.

**11.7. Aligning of Council Policies & Procedures** (File: 0282-20-0205/0206)

25-251 THAT

1. “Local Area Service Policy 0139” as approved on November 8, 2021 be rescinded;
2. proposed replacement “Local Area Service Policy 0139” attached to the July 2, 2025 memorandum from the Director of Engineering & Transportation Services be approved;
3. proposed “Local Area Service Procedure 0205” be approved;
4. “Traffic Calming Policy 0157” as approved on March 4, 2024 be rescinded;
5. proposed replacement “Traffic Calming Policy 0157” attached to the July 2, 2025 memorandum from the Director of Engineering & Transportation Services be approved; and
6. proposed “Traffic Calming Procedure 0206” be approved.

**11.8. Official Community Plan Housing Policy Update – Engagement Findings**  
(File: 2517-06)

25-252 THAT the report titled Official Community Plan Housing Policy Update – Engagement Findings dated June 17, 2025 from the Senior Community Planner be received for information.

*Consent Agenda Item 11.6 was excluded from the Consent Agenda for debate.*

**11.6. Council Remuneration and Expenses Policy (File: 0282-20-0008)**

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

**OTHER ITEMS / NOTICES OF MOTION**

**12. Recommendation from the April 10, 2025 Arts & Culture Advisory Committee Meeting (File: 0116-20-ACAC)**

Council members commented,

25-253 MOVED by Gambioli, seconded by Watt:

THAT Planning staff designate a potential site or potential sites for a purpose-built arts facility within the Ambleside Local Commercial Area Plan.

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

CARRIED

**REPORTS FROM MAYOR AND COUNCILLORS**

**13. Reports from Mayor and Councillors**

Councillor Cassidy reported on: the Metro Vancouver Liquid Waste Committee's promotional pamphlet urging residents to use less soap and detergent; and public consultation regarding a proposed Police Board Complaint Policy, closing on August 31, 2025.

Mayor Sager reported on an August 19, 2025 opportunity to view the Stanley Cup at a location to be determined and referred to Stanley Cup Champion and former West Vancouver resident Sam Reinhart.

25-254 MOVED by Snider, seconded by Lambur:

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

CARRIED

**PUBLIC QUESTIONS AND COMMENTS**

**14. Public Questions and Comments**

D. Este (Address not provided) commented regarding Mayor Sager's efficiency as Chair, provided a written submission regarding an undisclosed issue that affects the community, and requested to meet with the Mayor to discuss the matter.

**ADJOURNMENT**

**15. Adjournment of July 7, 2025 Regular Council Meeting**

25-255 MOVED by Watt, seconded by Cassidy:

THAT the July 7, 2025 regular Council meeting be adjourned.  
(8:30 p.m.)

CARRIED

Certified Correct:

*[Original signed by Mayor]*

\_\_\_\_\_  
MAYOR

*[Original signed by Corporate Officer]*

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CORPORATE OFFICER