

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JULY 21, 2025**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, S. Snider, and S. Thompson. Absent: Councillor 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; J. Lawlor, Senior Manager, Parks; J. Allan, Upper Lands Senior Development Planner; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer. M. O'Connor, Bylaw & Licensing Services Manager, attended the meeting via electronic communication facilities.

CALL TO ORDER

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

Mayor Sager commented regarding:

- attendance as a witness at a recent blessing ceremony of the Navy Jack House;
- the demolition of 1444 Argyle Avenue and completion of the waterfront property acquisition program, to be celebrated at 5 p.m. on August 2, 2025; and
- temporary removal of part of the median on Marine Drive in Dundarave as part of a nearby construction project, noting that no left-hand turn lane will be installed there and that reinstallation of the median will be completed as soon as possible with temporary landscaping to be installed in the meantime.

APPROVAL OF AGENDA

2. **Approval of July 21, 2025 Regular Council Meeting Agenda**

25-260 MOVED by Lambur, seconded by Cassidy:

THAT the July 21, 2025 regular Council meeting agenda be approved as circulated.

CARRIED

DELEGATIONS

3. North Shore Disc Golf Association, regarding The Future of Fun on the North Shore (File: 0120-30)

T. Jesso (Community Liaison, North Shore Disc Golf Association) and A. Christie (President, North Shore Disc Golf Association) provided a presentation. T. Jesso, A. Christie, and staff responded to Council's questions. Council members commented.

25-261 MOVED by Snider, seconded by Thompson:

THAT the delegation from the North Shore Disc Golf Association, regarding The Future of Fun on the North Shore, be received for information with thanks.

CARRIED

REPORTS

4. Appeal of Denial of Encroachment Permit for Rocks on the Boulevard at 2035 Russet Way (File: 1135-05)

Staff spoke relative to the subject report. G. Coombs and S. Coombs (2035 Russett Way) provided a presentation. G. Coombs, S. Coombs, and staff responded to Council's questions. Council members commented.

25-262 MOVED by Cassidy, seconded by Gambioli:

THAT

1. the boulevard encroachment permit for rocks fully within District-owned public land and abutting 2035 Russet Way be denied; and
2. the property owners be required to move all rocks at least 2 metres away from the road edge on the public boulevard.

CARRIED

(Councillor Thompson opposed)

5. Proposed Development Application for 3861 & 3875 Uplands Way and 3389 & 3181 Chippendale Road (File: 1010-20-25-013/24-110/25-112)

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

25-263 MOVED by Snider, seconded by Lambur:

THAT proposed "Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025" be read a first time.

CARRIED

25-264 MOVED by Snider, seconded by Lambur:

THAT proposed “Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025” be presented at a public hearing on September 8, 2025, at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled public hearing.

CARRIED

25-265 MOVED by Snider, seconded by Lambur:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025” be considered for first, second, and third readings at the September 8, 2025 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.

CARRIED

25-266 MOVED by Snider, seconded by Lambur:

THAT subject to adoption of proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025” and proposed “Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025”, District staff are authorized to amend covenants registered on title of the subject lands and carry out any administrative steps and tasks that staff consider necessary to give effect to the proposed bylaw amendments and development permits.

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

CARRIED

6. 1921 Fulton Avenue – *Community Charter* Section 57 Notice on Land Title
(File: 2500-01)

Staff spoke relative to the subject report. S. Alikahi and S. Eslaminikoo (1921 Fulton Avenue) spoke relative to the subject report. Council members commented. S. Alikahi, S. Eslaminikoo, and staff responded to Council’s questions.

25-267 MOVED by Thompson, seconded by Gambioli:

THAT the Corporate Officer for the District of West Vancouver file a notice in the Land Title Office that a resolution relating to the land with the civic address of 1921 Fulton Avenue, West Vancouver, BC V7V 1T2, legally described as PID: 010-816-097, Lot 4 of Lot B Block 4 District Lot 775 Plan 6733, has been made under Section 57 of the *Community Charter* and that further information about it may be inspected at Municipal Hall.

CARRIED

7. Recycling in Parks Program Update (File: 2150-01)

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

MOVED by Lambur, seconded by Cassidy:

THAT

1. the June 24, 2025 report from the Parks Maintenance Manager titled Recycling in Parks Program Update be received for information;
2. staff defer Phase 3 (Ambleside Park) of the Recycling in Parks Program expansion pending diversion and contamination rate improvements in existing public realm recycling in parks;
3. staff be directed to continue to investigate and employ options to improve diversion and contamination rates; and
4. staff report to Council in 6 months on the results of diverting waste from the landfill and, based on those results, consider expansion.

Council members commented. With the consent of Councillors Lambur and Cassidy, as the mover and seconder of the motion, the motion was withdrawn.

25-268 MOVED by Gambioli, seconded by Cassidy:

THAT

1. the June 24, 2025 report from the Parks Maintenance Manager titled Recycling in Parks Program Update be received for information;
2. beginning in 2026, once the necessary equipment and storage infrastructure is in place, staff initiate Phase 3 (Ambleside Park) of the Recycling in Parks Program;
3. pay parking revenue be used to fund the \$53,500 operating costs for implementation of Phase 3 of the Recycling in Parks Program;
4. capital costs of \$162,000 for receptacles and expansion of the Ambleside Park disposal compound be funded from the Environmental Reserve Fund;
5. capital costs of \$40,000 for the purchase of an electric utility vehicle be funded from the Environmental Reserve Fund; and
6. staff report to Council 12 months following implementation on the results of diverting waste from the landfill.

Council members commented and proposed amendments to the main motion. As an amendment was accepted by Councillors Gambioli and Cassidy, as the mover and 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

1. the June 24, 2025 report from the Parks Maintenance Manager titled Recycling in Parks Program Update be received for information;
2. beginning in 2026, once the necessary equipment and storage infrastructure is in place, staff initiate Phase 3 (Ambleside Park) of the Recycling in Parks Program;
3. pay parking revenue be used to fund the \$53,500 operating costs for implementation of Phase 3 of the Recycling in Parks Program;
4. capital costs of \$162,000 for receptacles and expansion of the Ambleside Park disposal compound be funded from the Environmental Reserve Fund;
5. capital costs of \$40,000 for the purchase of an electric utility vehicle be funded from the Environmental Reserve Fund;
6. staff report to Council 12 months following implementation on the results of diverting waste from the landfill; and
7. staff be directed to continue to investigate and employ options to improve diversion and contamination rates.

CARRIED

8. 1145 Chartwell Crescent – Remedial Action Requirement and *Community Charter* Section 57 Notice on Land Title (File: 2500-01)

Staff spoke relative to the subject report and responded to Council’s questions. Council members commented.

25-269 MOVED by Cassidy, seconded by Gambioli:

WHEREAS Division 12 of Part 3 of the *Community Charter* authorizes Council to impose a remedial action requirement on the owner of a building or structure which is in an unsafe condition or contravenes the Provincial building regulations or a bylaw under section 8 (3) (l) or Division 8 of the *Community Charter*, including a requirement to demolish or remove the building or structure or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;

AND WHEREAS Omid Gerami, Kamran Gerami, Naib Gerami, and Ayesheh Mansouri are the registered owners (the “Owners”) of land with the civic address 1145 Chartwell Crescent, West Vancouver, BC and legally described as PID: 009-020-713, Lot 4 Block 46 Capilano Estates Extension No. 7 Plan 11873, (the “Property”);

AND WHEREAS section 17 of the *Community Charter* provides that the authority of Council to require that something be done includes the authority to direct that, if a person subject to the requirement fails to take the required action, the District may fulfill the requirement at the expense of the person;

NOW THEREFORE, the Council of the District of West Vancouver, in open meeting assembled, resolves as follows:

1. THAT Council hereby considers that the building on the Property that was constructed without permits required by the District's Building Bylaw No. 4400, 2004 (the "Building Bylaw") is unsafe and contravenes a bylaw under section 8 (3) (l) or Division 8 of the *Community Charter*, and therefore is in a hazardous condition within the meaning of Section 73 of the *Community Charter*;
2. THAT Council hereby requires, pursuant to its powers under Section 72 of the *Community Charter*, that the Owners, within 30 days of the date this Resolution is sent to the Owners, do all things necessary to apply for a demolition permit for the Unpermitted Building under the Building Bylaw;
3. THAT the Owners, within 30 days of receiving a demolition permit applied for under Section 2 of this Resolution and by no later than 60 days after the date of this Resolution, must demolish the Unpermitted Building, remove all resulting debris, comply with all applicable requirements of the Building Bylaw, and remediate the Property in accordance with all aspects of the Environmental Remediation Plan for the Property prepared by Roe Environmental Inc. and dated August 13, 2024;
4. THAT the Owners, or any one or more of them, may request that Council reconsider the terms of this Resolution by providing the District with written notice within 30 days of the date on which notice of this Resolution is sent to the Owners under Section 77 of the *Community Charter*; and
5. THAT if the Owners, or any one or more of them, has not completed any requirement imposed by this Resolution within the time limit for so doing, District staff are authorized to fulfil the applicable requirement without further notice to and at the expense of the Owners, and may recover the cost of so doing from the Owners, together with interest, as a debt and in the same manner as municipal taxes in accordance with sections 17, 258, and 259 of the *Community Charter*.

CARRIED

25-270 MOVED by Cassidy, seconded by Gambioli:

THAT Council direct the Corporate Officer to file notice in the Land Title Office that a resolution has been made relating to that land legally described as PID: 009-020-713, Lot 4 Block 46 Capilano Estates Extension No. 7 Plan 11873 has been made under Section 57 of the *Community Charter* and that further information about it may be inspected at the District Hall.

CARRIED

9. Proposed Purchasing Policy (File: 0282-20-0052)

Staff responded to a Council member's question.

25-271 MOVED by Thompson, seconded by Snider:

THAT

1. "Purchasing Policy 02-30-359" be rescinded; and
2. proposed "Purchasing Policy 0052" be approved.

CARRIED

10. Proposed Acquisition of Land on Hollyburn Ridge Policy (File: 0282-20-0032)

A Council member commented.

25-272 MOVED by Snider, seconded by Gambioli:

THAT

1. "Acquisition of Land on Hollyburn Ridge Policy 02-80-182" be rescinded; and
2. proposed "Acquisition of Land on Hollyburn Ridge Policy 0032" be approved.

CARRIED

11. Proposed Bylaw Notice Enforcement Bylaw & Municipal Ticket Information System Implementation Bylaw Amendments (File: 1610-20-5401/5402)

25-273 MOVED by Cassidy, seconded by Snider:

THAT proposed "Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5401, 2025" be given first, second, and third readings.

CARRIED

25-274 MOVED by Cassidy, seconded by Snider:

THAT proposed "Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5402, 2025" be given first, second, and third readings.

CARRIED

12. Collingwood School Private Special Event Noise Exemption Request September 5, 2025 (File: 1605-15)

A Council member commented.

M. Selman (West Vancouver resident) commented regarding: the impact on the Glenmore neighbourhood of noise generated from use of the field during Collingwood School events; Collingwood advancing mitigative measures; and the requirement for noise exemption permits for all events. A Council member commented.

G. Morrow (West Vancouver resident) commented regarding: noise and traffic concerns related to events at Collingwood School; and that any Council member with a conflict of interest regarding Collingwood School should declare that conflict of interest; and responded to a Council member's question. Council members commented.

Councillor Snider recused himself (conflict of interest due to his wife being a substitute teacher at Collingwood School) and left the meeting at 8:45 p.m.

25-275 MOVED by Thompson, seconded by Gambioli:

THAT Council approve the application from Collingwood School, Located at 70 Morven Drive, West Vancouver, BC, V7S 1B2, for a private special event noise exemption for a welcome back event on September 5, 2025 from 5 p.m. to 7 p.m.

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

CARRIED
(Councillor Snider absent at the vote)

BYLAWS

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

Councillor Snider returned to the meeting at 8:47 p.m.

25-276 MOVED by Lambur, seconded by Snider:

THAT proposed "Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5397, 2025" be adopted.

CARRIED

NEW BUSINESS

14. No items.

CONSENT AGENDA ITEMS

15. Consent Agenda Items

25-277 MOVED by Thompson, seconded by Cassidy:

THAT the Consent Agenda items as follows be approved:

- Item 15.1 regarding Adoption of Council Meeting Minutes;
- Item 15.2 regarding Receipt of Committee Meeting Minutes;
- Item 15.3 regarding Proposed Fees and Charges Bylaw No. 5383, 2025; and
- Item 15.4 regarding Street Naming Request – Crestview Place at 3900 Cypress Bowl Road.

CARRIED

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

25-278 THAT the following minutes be adopted as circulated:

- June 23, 2025 special (open session) Council meeting;
- July 7, 2025 special (open session) Council meeting and regular Council meeting; and
- July 8, 2025 special Council meeting.

15.2. Receipt of Committee Meeting Minutes

(File: 0116-20-AWARD/ENVR/FAC / 2310-05)

25-279 THAT the following minutes be received for information:

- April 2 and May 14, 2025 Awards Committee meetings;
- May 6, 2025 Environment Committee meeting; and
- May 13 and June 10, 2025 Finance and Revenue Advisory Committee meetings.

15.3. Proposed Fees and Charges Bylaw No. 5383, 2025 (File: 1610-20-5383)

25-280 THAT proposed “Fees and Charges Bylaw No. 5383, 2025” be read a first, second, and third time.

15.4 Street Naming Request – Crestview Place at 3900 Cypress Bowl Road
(File: 1010-20-24-106)

25-281 THAT the road name proposed by the property owner (Crestview Place), for the private strata road within the planned development at 3900 Cypress Bowl Road, be approved.

OTHER ITEMS / NOTICES OF MOTION

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

16. No items.

REPORTS FROM MAYOR AND COUNCILLORS

17. Reports from Mayor and Councillors

Mayor Sager reported on his appointment to the Metro Vancouver Governance Committee.

Councillor Cassidy reported on her membership and attendance at a North Shore Standing Committee on Substance Abuse meeting related to a new campaign

regarding overdose and substance abuse awareness, and commented on the impacts and prevention of drug overdoses.

25-282 MOVED by Snider, seconded by Lambbur:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

18. Public Questions and Comments

F. Lecky (West Vancouver resident) commented regarding: recycling in parks; the unique character of Dunderave; concern for the removal of the median on Marine Drive in Dunderave; tree protection; and the lack of available information on the Pierwell development.

S. Leidl and H. Mersey (Ambleside and Dunderave Residents Association) commented regarding: the median on Marine Drive in Dunderave; tree protection; surety bonds; and provided well-wishes to Council for the summer break.

ADJOURNMENT

19. Adjournment of July 21, 2025 Regular Council Meeting

25-283 MOVED by Cassidy, seconded by Gambioli:

THAT the July 21, 2025 regular Council meeting be adjourned.
(9:02 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER