

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JUNE 9, 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 & Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development & Environment Services; D. Hawkins, Senior Manager, Community Planning & Sustainability; J. Lawlor, Senior Manager of Parks; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; T. Doré, Policy & Programs Planner; and M. Mewhort, Community Program Coordinator.

CALL TO ORDER

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

Mayor Sager:

- informed that Council, at its June 4, 2025 closed meeting, dedicated Seawalk Garden Park as a Tranquility Garden Pilot Project, for quiet use only; and
- announced a 5 p.m. reception on August 2, 2025 at the Ambleside waterfront to celebrate the completion of the Ambleside Waterfront property acquisition program.

APPROVAL OF AGENDA

2. **Approval of June 9, 2025 Regular Council Meeting Agenda**

Mayor Sager informed that the agenda would be varied by considering Item 4 (Gleneagles Adventure Park Site Update) after Item 7 (Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025 (2550 Queens Avenue)).

25-193 MOVED by Snider, seconded by Lambur:

THAT the June 9, 2025 regular Council meeting agenda be approved as circulated.

CARRIED

PRESENTATIONS

3. **2025 Student Video Contest – Reduce and Reuse (File: 0332-01)**

Staff provided a presentation.

25-194 MOVED by Cassidy, seconded by Snider:

THAT the presentation regarding the 2025 Student Video Contest – Reduce and Reuse be received for information with thanks.

CARRIED

The student video contest winners had a photo opportunity with Council.

REPORTS

With the consent of Council, Mayor Sager varied the agenda to consider Item 4 after Item 9.

4. Gleneagles Adventure Park Site Update (File: 2150-01)

Item 4 was considered after Item 9.

5. 2025 Building Bylaw (File: 1610-20-5340)

25-195 MOVED by Cassidy, seconded by Watt:

THAT proposed “Building Bylaw No. 5340, 2025”, be read for a first, second, and third time.

CARRIED

6. District of West Vancouver 2025 Community Profile (File: 2515-01)

Staff provided a presentation and responded to a Council member’s questions. A Council member commented.

25-196 MOVED by Gambioli, seconded by Cassidy:

THAT the District of West Vancouver 2025 Community Profile, attached as Appendix A to the report from the Community Planner dated May 2, 2025, be received for information.

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

CARRIED

BYLAWS

7. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025 (2550 Queens Avenue) (File: 1610-20-5379)

A Council member commented.

25-197 MOVED by Snider, seconded by Lambur:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025” be read a first time.

CARRIED

(Councillors Cassidy and Watt opposed)

25-198 MOVED by Snider, seconded by Lambur:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025" be read a second time.

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

CARRIED
(Councillors Cassidy and Watt opposed)

25-199 MOVED by Snider, seconded by Lambur:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025" be read a third time.

CARRIED
(Councillors Cassidy and Watt opposed)

NEW BUSINESS

8. No items.

CONSENT AGENDA ITEMS

9. Consent Agenda Items

25-200 MOVED by Gambioli, seconded by Lambur:

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 Revised Development Variance Permit for 2550 Queens Avenue; and
- Item 9.4 regarding Delegation Request.

CARRIED
(Councillor Cassidy and Watt opposed)

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

25-201 THAT the following minutes be adopted as circulated:

- May 26, 2025 special (open session) Council meeting and regular Council meeting.

9.2. Receipt of Committee Meeting Minutes (File: 0115-20-FINDT / 2310-02)

25-202 THAT the following minutes be received for information:

- February 10, 2025 Finance and Audit Committee meeting; and
- April 16, 2025 Board of Variance hearing.

9.3. Revised Development Variance Permit for 2550 Queens Avenue
(File: 1010-20-23-055)

25-203 THAT the May 22, 2025 memorandum titled Revised Development Variance Permit for 2550 Queens Avenue be received for information.

9.4. Delegation Request (File: 0120-30)

25-204 THAT the delegation request from the North Shore Disc Golf Association, regarding The Future of Fun on the North Shore, be approved.

REPORTS

4. Gleneagles Adventure Park Site Update (File: 2150-01)

Council members commented.

25-205 MOVED by Watt, seconded by Snider:

THAT

1. a proposal to update the Gleneagles Adventure Park be approved in principle to include:
 - a. refinement of the existing skateboard bowl through polishing;
 - b. addition of a street-style skateboarding area;
 - c. construction of a paved pump track on the north side of the property;
 - d. installation of two regulation-size pickleball courts; and
 - e. investigation of the use of BC Hydro lands across the street from the Gleneagles Community Centre for additional pickleball use or other recreational purposes;
2. the expenditure of up to \$125,000 from existing pickleball, sport court and capital budgets to complete a detailed-design and Class C cost estimate for the total project with phased implementation options be approved;
3. staff be directed to work with community stakeholders on the site layout and user flow;
4. the expenditure of up to \$20,000 from existing pickleball and sport court capital budgets be approved to retain an engineer to:
 - a. assess the feasibility of installing roof and lighting over the entire site, as well as a partial covering option for the pickleball and skateboarding areas; and
 - b. provide estimated lighting installation and construction costs for both roof options; and
5. staff report back with recommendations to Council in September 2025.

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

E. Pielak (West Vancouver resident and Member, West Van Players) commented regarding: lobbying for more pickleball courts; opposition to the proposal to install only two pickleball courts at Gleneagles; the staff-led survey; and public consultation.

M. Kai (address not provided) commented regarding: public consultation and the staff-led survey.

L. Palmer (West Vancouver resident) referred to a written submission provided to Council and commented regarding potential layout options for pickleball courts.

S. Hatch (2336 Marine Drive) commented regarding: different styles of organizing pickleball games; existing pickleball facilities; and attempting to include many different facilities in one location.

S. Tambossle (West Vancouver resident) commented regarding: the need for additional pickleball courts in West Vancouver; and health benefits of physical activity and social interaction.

S. Knoeri (West Vancouver resident) commented regarding: the need for four pickleball courts to meet community demand; and public consultation.

N. Stojcic (West Vancouver resident) commented regarding: the need for more facilities to meet community demand, especially in the western part of the community.

W. Winkler (West Vancouver resident) commented regarding: the proposal to use taxpayer funds to fund a skatepark; the reduction in number of courts from four to two; and building youth facilities that are underutilized.

J. Belsheim (West Vancouver resident) commented regarding underutilization of the existing adventure park; and spoke in support for additional pickleball courts.

M. Whitley-Thompson (on behalf of D. Montgomery, West Vancouver resident) commented regarding: support for a minimum of four courts at Gleneagles; and underutilization of the existing facilities.

D. Taylor (West Vancouver resident) commented regarding: the location of existing pickleball courts; the staff-led survey; the proposed location is ideal for pickleball courts; and support for 3-4 pickleball courts. A Council member commented.

R. Thorpe (address not provided) commented regarding: lack of availability of existing courts due to high demand; the proposal does not meet current community need; and the need for pickleball facilities on the west side of the community.

B. Crowe (West Vancouver resident) commented regarding: the need for facilities in the western region of the community; concern for reduction in courts from four to two; pickleball groups support the retention of the skateboard park; and requested a revised proposal to accommodate three courts.

J. Barnum (West Vancouver resident) commented regarding: the value of existing skatepark; and investigation of the use of BC Hydro lands across the street from the Gleneagles Community Centre.

S. Markwart (West Vancouver resident) commented regarding: utilization of the existing skatepark; the skatepark's current state of disrepair; and public consultation.

M. Hatch (2386 Marine Drive) commented regarding: the benefits of physical activity and social interaction; the need for more pickleball courts; and the need for more locations with pickleball courts.

E. Lawrenuk (West Vancouver resident) commented regarding: demographic changes; the loss of other biking facilities on the North Shore; the lack of a pump track in West Vancouver; lack of maintenance of existing dirt bike park; proposed plans eliminate a specific user group; and that facilities will draw in younger users.

R. Taylor (West Vancouver resident) commented regarding: initiating the online petition regarding opposition to removal of existing bike park; painting the skateboard bowl; and spoke in support of the new proposal.

M. Foster (Metro Vancouver resident) commented regarding: frustration related to lack of understanding of skateboard culture; the physical and mental health benefits of skateboarding; and spoke in support of the proposal.

C. Young (address not provided) commented regarding: fostering and supporting activities for young residents; current utilization of the sports facilities at Gleneagles Community Centre; public consultation; and providing shade to the outdoor facilities.

C. Oliver (West Vancouver resident) commented regarding: current utilization of the skating and biking facilities; creating safe spaces for youth; and spoke in support of retaining the skate park and the addition of the pump track.

A. Cameron (West Vancouver resident) spoke in opposition to the removal of biking facilities; in support of building a larger pump track; and commented regarding the high demand for biking facilities in West Vancouver.

Council members commented and staff responded to Council's questions. Council members proposed amendments to the main motion. As the amendments were accepted by Councillors Watt and Snider, the mover and seconder of the main motion, the proposed amendments were incorporated into the main motion as friendly amendments and did not require a vote; the amended motion follows:

THAT

1. a proposal to update the Gleneagles Adventure Park be approved in principle to include:
 - a. refinement of the existing skateboard bowl through polishing;
 - b. addition of a street-style skateboarding area;
 - c. construction of a paved pump track on the north side of the property;
 - d. installation of two or three pickleball courts; and
 - e. investigation of the use of BC Hydro lands across the street from the Gleneagles Community Centre for additional pickleball use or other recreational purposes;
2. the expenditure of up to \$125,000 from existing pickleball, sport court and capital budgets to complete a concept design for the total project with phased implementation options be approved;
3. staff be directed to work with community stakeholders on the site layout and user flow;
4. the expenditure of up to \$20,000 from existing pickleball and sport court capital budgets be approved to retain an engineer to:
 - a. assess the feasibility of installing roof and lighting over the entire site, as well as a partial covering option for the pickleball and skateboarding areas; and
 - b. provide estimated lighting installation and construction costs for both roof options; and
5. staff report back with recommendations to Council in September 2025.

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

DEFEATED

(Councillors Cassidy, Snider, Thompson and Watt opposed)

OTHER ITEMS / NOTICES OF MOTION

10. No items.

REPORTS FROM MAYOR AND COUNCILLORS

11. Reports from Mayor and Councillors

Councillor Watt reported on: the tragic bus accident in Horseshoe Bay on May 28 and informed that the Taste of the Bay event was rescheduled to Wednesday, June 11, and that net proceeds of the event would go to the affected family; the upcoming Horseshoe Bay Art Walk on June 22; and a power outage in West Vancouver and Lions Bay due to helium balloon caught in the power lines.

Councillor Cassidy reported attendance at the Cops for Cancer Gala at the Gleneagles Community Centre on June 8, being an event hosted by the West Vancouver Police Department to support cancer victims.

Councillor Thompson reported on attendance at the Seniors' Health Forum at the Seniors' Activity Centre and commented regarding information provided at the Forum.

25-206 MOVED by Lambur, seconded by Snider:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

12. Public Questions and Comments

M. O'Brien (Executive Director, Ambleside Dunderave Business Improvement Association) referred to a written submission and commented regarding the Association's structure and purpose.

ADJOURNMENT

13. Adjournment of June 9, 2025 Regular Council Meeting

25-207 MOVED by Cassidy, seconded by Snider:

THAT the June 9, 2025 regular Council meeting be adjourned.
(8:49 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER