

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JUNE 23, 2025**

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, S. Snider, S. Thompson, and L. Watt. Councillor P. Lambur attended the meeting via electronic communication facilities.

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; I. Gordon, Director, Finance and Corporate Services; J. Weiderick, Executive Director, Enhance West Van; J. Wong, Senior Manager, Facilities & Assets; C. Rosta, Manager, Cultural Services; J. Allan, Senior Development Planner, Upper Lands; A. Gelz, Senior Manager, Community Services; M. McGuire, Senior Manager, Current Planning & Urban Design; D. Niedermayer, Senior Manager, Cultural Services; J. Wong, Senior Manager, Facilities & Assets; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

CALL TO ORDER

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

Councillor Lambur: joined the meeting at 6:01 p.m. via electronic communication facilities; left the meeting at 6:02 p.m.; and returned at 6:03 p.m. via electronic communication facilities.

Mayor Sager commented regarding:

- open houses at the Fire Hall on June 18 and at the Operations Centre on June 19;
- staff member John Gelacio who ran 60km from Squamish to West Vancouver to raise money for the Canadian Mental Health Association;
- the opening of an inclusive playground at St. Anthony's School;
- the June 10, 2025 letter to the Minister of Housing and Municipal Affairs, Ravi Kahlon; and
- turning sod at the West Vancouver Football Club's new Soccer Bubble on June 25.

Councillor Snider congratulated Mayor Sager's appointment to the Metro Vancouver Governance Committee.

APPROVAL OF AGENDA

2. Approval of June 23, 2025 Regular Council Meeting Agenda

25-209 MOVED by Thompson, seconded by Gambioli:

THAT the June 23, 2025 regular Council meeting agenda be approved as circulated.

CARRIED

PRESENTATIONS

3. Skate Forward – A New Multi-Sheet Ice Complex in West Vancouver

(File: 3024-01)

A Council member commented. P. Katevais (Board Member, Enhance West Van) and staff provided a presentation and responded to a Council member's question.

25-210 MOVED by Snider, seconded by Cassidy:

THAT

1. staff establish a District led Advisory Roundtable, consisting of District staff, Enhance West Van Directors, and community members, to develop a project plan and budget for the planning process of a new multi-sheet ice complex; and
2. staff report back to Council in Fall 2025 once the project plan and budget for the planning process is complete.

Council members commented and P. Katevais responded to Council's questions.

Councillor Lambur left the meeting at 6:29 p.m. and did not return.

The question was called on the motion.

CARRIED

(Councillor Lambur absent at the vote)

DELEGATIONS

4. Ambleside Dunderave Business Improvement Association, regarding Ambleside Dunderave Business Improvement Association Update

(File: 0120-30)

M. O'Brien (Executive Director, Ambleside Dunderave Business Improvement Association) and T. Webb (Board Chair, Ambleside Dunderave Business Improvement Association) provided a presentation and responded to a Council members' questions. A Council member commented.

25-211 MOVED by Gambioli, seconded by Watt:

THAT the delegation from the Ambleside Dundarave Business Improvement Association, regarding Ambleside Dundarave Business Improvement Association Update, be received for information with thanks.

M. O'Brien, T. Webb, and staff responded to Council's questions. Council member commented. The question was called on the motion.

CARRIED

(Councillor Lambur absent at the vote)

REPORTS

5. 2024 Annual Report (File: 0907-05)

A Council member commented.

25-212 MOVED by Cassidy, seconded by Gambioli:

THAT the 2024 Annual Report for the District of West Vancouver be approved.

CARRIED

(Councillor Lambur absent at the vote)

6. Ambleside-Dundarave Business Improvement Area Service Bylaw Renewal Process (File: 2580-14)

25-213 MOVED by Snider, seconded by Watt:

THAT

1. Council support, in principle, renewing the Ambleside-Dundarave Business Improvement Area Service Bylaw, as requested in the letter from Ambleside Dundarave Business Improvement Association, attached as Appendix A to the report dated June 6, 2025 from the Senior Community Planner of Economic Development, seeking a seven-year term with a year one amount of \$520,000 (4% increase) and total aggregate grants not to exceed \$4,198,475 over the term of the service;
2. staff be directed to prepare a bylaw for consideration of first, second, and third reading in Fall 2025; and
3. staff be directed to initiate the local area service on council initiative – subject to petition against, in accordance with section 213 of the *Community Charter*, to take place in Fall 2025.

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

R. Yaworsky (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding the benefits of the Ambleside Dundarave Business Improvement Association for small business owners.

D. Jones (West Vancouver resident) commented regarding parking on Argyle Avenue and the benefits of the Ambleside Dundarave Business Improvement Association for small business owners.

M. O'Brien (Executive Director, Ambleside Dundarave Business Improvement Association) thanked staff for working with the Ambleside Dundarave Business Improvement Association and commented regarding the bylaw renewal process.

The question was called on the motion.

CARRIED

(Councillor Lambur absent at the vote)

7. Boathouse Update from the Arts & Culture Advisory Committee

(File: 0116-20-ACAC)

S. Swan (Chair, Arts & Culture Advisory Committee), K. Hall (Member, Arts & Culture Advisory Committee), and staff provided a presentation. Council members commented.

25-214 MOVED by Watt, seconded by Thompson:

THAT

1. the June 12, 2025 report from the Cultural Services Manager titled Boathouse Update from the Arts & Culture Advisory Committee be received for information;
2. staff continue to look for an appropriate and centralized location in Ambleside for a purpose-built arts and culture centre;
3. \$50,000 from the Community Amenity Contribution fund be used to begin interior clean-up of the Boathouse and make the exterior space available for community pop-up event use as soon as possible;
4. District staff posts an Expression of Interest seeking interested parties for partnership and naming rights for a Boathouse building renovation that will reflect West Vancouver's strong commitment to the Arts and Culture while ensuring that there are mixed uses that will entice a broad range of users; and
5. staff continue to work with Council to determine the best uses for the Boathouse on a long-term basis.

Council members commented.

C. Spiers (address not provided) commented regarding: Horseshoe Bay meetings regarding the Local Area Plan; lack of gathering and meeting places for organizations; consideration for naming processes; opportunity for space sharing in a new facility; and the need for community facilities in west side of the community.

K. Fowlie (West Vancouver resident) commented regarding: the proposed arts facility in Horseshoe Bay; limited facility opportunities for musicians and other artistic groups; and live music performances in the proposed facility.

M. Beckerman (West Vancouver resident) commented regarding past experience on the Board of the West Vancouver Parks Commission; involvement with the creation of the Silk Purse; and the urgent need for an arts facility in Ambleside.

B. Kaiser (address not provided) spoke in support of comments made by previous speakers.

P. Coupey (West Vancouver resident) commented regarding support for a purpose-built arts facility in Ambleside.

E. McHarg (West Vancouver resident) commented regarding: the use of the Boathouse for arts programming; public consultation; and revenue generation. A Council member commented.

S. Habib (address not provided) commented regarding: public consultation; requirements for an art museum including location and interior lighting; and venues for live music.

P. Bowles (West Vancouver resident) commented regarding: potential uses of the Boathouse; and the history of attempts to create an arts venue in West Vancouver.

Council members commented and staff responded to a Council member's question. A Council member proposed an amendment to the main motion. As the amendment was accepted by Councillors Watt and Thompson, 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 12, 2025 report from the Cultural Services Manager titled Boathouse Update from the Arts & Culture Advisory Committee be received for information;
2. staff and Council continue to plan for and support an appropriate and centralized location in Ambleside for a purpose-built arts and culture centre;
3. \$ 50,000 from the Community Amenity Contribution fund be used to begin interior clean-up of the Boathouse and make the exterior space available for community pop-up event use as soon as possible;
4. District staff posts an Expression of Interest seeking interested parties for partnership and naming rights for a Boathouse building renovation that will reflect West Vancouver's strong commitment to the Arts and Culture while ensuring that there are mixed uses that will entice a broad range of users; and
5. staff continue to work with Council to determine the best uses for the Boathouse on a long-term basis.

Council members commented and staff responded to a Council member's question. A Council member proposed an amendment to the amended motion. As the amendment was accepted by Councillors Watt and Thompson, the mover

and 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 amended motion follows:

THAT

1. the June 12, 2025 report from the Cultural Services Manager titled Boathouse Update from the Arts & Culture Advisory Committee be received for information;
2. staff and Council continue to plan for and support an appropriate and centralized location in Ambleside for a purpose-built arts and culture centre;
3. \$ 50,000 from the Community Amenity Contribution fund be used to begin interior clean-up of the Boathouse and make the exterior space available for community pop-up event use as soon as possible;
4. District staff posts an Expression of Interest seeking interested parties for partnership and naming rights for a Boathouse building renovation that will reflect West Vancouver's strong commitment to the Arts and Culture while ensuring that there are mixed uses that will entice a broad range of users and generate revenue; and
5. staff continue to work with Council to determine the best uses for the Boathouse on a long-term basis.

The question was called on the motion as amended.

CARRIED

(Councillor Lambur absent at the vote)

8. Proposed Development Application for 3861 & 3875 Upland Way and 3389 & 3181 Chippendale Road (File: 1010-20-25-013)

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

N. Stuart (Beedie Living) and C. Dikeakos (Chris Dikeakos Architects Inc.) spoke relative to the proposed development.

25-215 MOVED by Snider, seconded by Thompson:

THAT the bylaw amendments, development permits and other administrative steps required for the proposed development application for 3861 & 3875 Upland Way and 3389 & 3181 Chippendale Road, as described in the report dated June 5, 2025 from the Upper Lands Senior Development Planner, be brought forward for consideration at a future Council meeting.

A Council member commented.

D. Sonderhoff (West Vancouver resident; and British Properties Homeowners' Association Board Member) commented regarding: support for the proposal and the Cypress Village development; support for larger apartments for families; and increased density close to Cypress Village.

E. McHarg (West Vancouver resident) commented regarding: support for the proposal; advancing the project for additional public input; affordable housing; housing diversity; and sustainable development.

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

CARRIED

(Councillor Lambur absent at the vote)

BYLAWS

- 9. Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025; and Development Variance Permit 23-055 (2550 Queens Avenue)**
(File:1610-20-5379 / 1010-20-23-055)

25-216 MOVED by Snider, seconded by Thompson:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025" be adopted.

CARRIED

(Councillor Lambur absent at the vote)

(Cassidy and Watt opposed)

25-217 MOVED by Snider, seconded by Thompson:

THAT proposed Development Variance Permit 23-055 for 2550 Queens Avenue be approved.

CARRIED

(Councillor Lambur absent at the vote)

(Cassidy and Watt opposed)

- 10. Proposed Building Bylaw No. 5340, 2025** (File: 1610-20-5340)

25-218 MOVED by Gambioli, seconded by Watt:

THAT proposed "Building Bylaw No. 5340, 2025" be adopted.

CARRIED

(Councillor Lambur absent at the vote)

- 11. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023 (2237 Palmerston Avenue)** (File: 1610-20-5254)

25-219 MOVED by Cassidy, seconded by Gambioli:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023" be adopted.

CARRIED

(Councillor Lambur absent at the vote)

NEW BUSINESS

- 12.** No items.

CONSENT AGENDA ITEMS

13. Consent Agenda Items

25-220 MOVED by Watt, seconded by Snider:

THAT the Consent Agenda items as follows be approved:

- Item 13.1 regarding Adoption of Council Meeting Minutes;
- Item 13.2 regarding Receipt of Committee Meeting Minutes;
- Item 13.3 regarding 2024 Statement of Financial Information;
- Item 13.4 regarding 2025 Community Awards and Recognition Program Recipients;
- Item 13.5 regarding Proposed Child Care Policy 0079;
- Item 13.6 regarding Living Donor Circle of Excellence Policy; and
- Item 13.7 regarding Delegation Request.

CARRIED

(Councillor Lambur absent at the vote)

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

25-221 THAT the following minutes be adopted as circulated

- June 4, 2025 special (open session) Council meeting; and
- June 9, 2025 special (open session) Council meeting and regular Council meeting.

13.2. Receipt of Committee Meeting Minutes (File: 0116-20-PLAN)

25-222 THAT the following minutes be received for information:

- April 23, 2025 Planning Committee meeting.

13.3. 2024 Statement of Financial Information (File: 0907-08)

25-223 THAT as described in the report dated June 9, 2025, the 2024 Statement of Financial Information be approved for submission to the Ministry of Municipal Affairs and Housing.

13.4. 2025 Community Awards and Recognition Program Recipients (File: 0116-20-AWARD)

25-224 THAT the June 13, 2025 report from the Cultural Services Manager titled 2025 Community Awards and Recognition Program Recipients be received for information.

13.5. Proposed Child Care Policy 0079 (File: 0282-20-0079)

25-225 THAT

1. "Child Care Policy 02-70-208" be rescinded; and
2. proposed "Child Care Policy 0079" be approved.

13.6. Living Donor Circle of Excellence Policy (File: 0282-20-0203)

25-226 THAT "Living Donor Circle of Excellence Policy 0203" be received for information.

13.7. Delegation Request (File: 0120-30)

25-227 THAT the delegation request from the Royal Canadian Legion Branch 60 West Vancouver, regarding Presentation of the Royal Canadian Legion Friendship Award to Council, be approved.

OTHER ITEMS / NOTICES OF MOTION

14. Proposed Appointment of Council Representative to the Ambleside Dundarave Business Improvement Association for 2025

(File: 0116-01)

25-228 MOVED by Snider, seconded by Thompson:

THAT

1. appointment of Councillor Watt as the Council representative to the Ambleside Dundarave Business Improvement Association be rescinded; and
2. Councillor Gambioli be appointed as the Council representative to the Ambleside Dundarave Business Improvement Association for a term ending December 31, 2025.

CARRIED

(Councillor Lambur absent at the vote)

REPORTS FROM MAYOR AND COUNCILLORS

15. Reports from Mayor and Councillors

Councillor Snider reported on attendance at the West Vancouver Tennis Club's 100th Anniversary celebration on June 21, 2025.

Councillor Cassidy reported: on attendance at a skateboarding competition at Peter Sullivan Park on June 14, 2025; work done by volunteers in Lighthouse Park; and the benefits of volunteering.

Councillor Watt reported on attendance at the annual Horseshoe Bay Art Walk on June 22, 2025.

25-229 MOVED by Watt, seconded by Gambioli:

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

CARRIED
(Councillor Lambur absent at the vote)

PUBLIC QUESTIONS AND COMMENTS

16. Public Questions and Comments

M. Beddis (West Vancouver resident) commented regarding traffic safety at the intersection of 23rd Street and Jefferson Avenue and requested that the intersection be made into a four-way stop and the construction of speed bumps on 23rd Street. A Council member commented and M. Beddis responded to a Council member's question.

G. Nitzek (2303 Jefferson Avenue) commented regarding traffic safety at the intersection of 23rd Street and Jefferson Avenue and requested that measures be taken to improve traffic safety for all modes of transportation.

ADJOURNMENT

17. Adjournment of June 23, 2025 Regular Council Meeting

25-230 MOVED by Snider, seconded by Gambioli:

THAT the June 23, 2025 regular Council meeting be adjourned.
(8:40 p.m.)

CARRIED
(Councillor Lambur absent at the vote)

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER