

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MAY 26, 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; M. McGuire, Senior Manager, Current Planning & Urban Design; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

Mayor Sager commented regarding:

- the Seniors' Activity Centre fundraising of over \$1 million;
- the skatepark at the Gleneagles Community Centre will come to Council at its June 9, 2025 meeting; and
- an update on the houses at Lighthouse Park being reviewed by the federal Department of Fisheries and Oceans.

CALL TO ORDER

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

APPROVAL OF AGENDA

2. Approval of May 26, 2025 Council Meeting Agenda

25-179 MOVED by Gambioli, seconded by Snider:

THAT the May 26, 2025 regular Council meeting agenda be amended by:

- considering Item 3 regarding Proposed Ambleside Centre Local Area Plan immediately after consideration of Item 12 regarding Public Questions and Comments; and
- withdrawing Item 8.4 regarding Council Remuneration and Expenses Policy;

AND THAT the agenda be approved as amended.

CARRIED

REPORTS

3. Proposed Ambleside Centre Local Area Plan (File: 1610-20-5386)

This item was considered immediately prior to Item 12 (Public Questions and Comments).

4. Preliminary Development Proposal for 1552 Esquimalt Avenue (File: 1010-10)

Staff provided a presentation and responded to Council's questions. B. Wall (Applicant) spoke relative to the development proposal. Staff and B. Wall responded to Council's questions. Council members commented.

MOVED by Lambur, seconded by Gambioli:

THAT the Preliminary Development Proposal outlined within the report titled Preliminary Development Proposal for 1552 Esquimalt Avenue, dated April 22, 2025, from the Senior Community Planner, be revised to comply with the Official Community Plan prior to advancing to a Public Information Meeting.

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

DEFEATED

(Councillors Cassidy, Lambur, Snider, and Watt opposed)

MOVED by Lambur, seconded by Thompson:

25-180 THAT the Preliminary Development Proposal outlined within the report titled Preliminary Development Proposal for 1552 Esquimalt Avenue, dated April 22, 2025, from the Senior Community Planner, be advanced to a Public Information Meeting.

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

CARRIED

(Councillor Gambioli opposed)

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

25-181 MOVED by Snider, seconded by Lambur:

THAT Council approve the application from Collingwood School for a Private Special Event Noise Exemption for a graduation ceremony on June 19, 2025 from 4 p.m. to 6:30 p.m.

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

CARRIED

(Councillors Cassidy, Gambioli, and Watt opposed)

BYLAWS

6. No Items.

NEW BUSINESS

7. No items.

CONSENT AGENDA ITEMS

8. Consent Agenda Items

25-182 MOVED by Watt, seconded by Cassidy:

THAT the Consent Agenda items as follows be approved:

- Item 8.1 regarding Adoption of Council Meeting Minutes;
- Item 8.2 regarding Receipt of Committee Meeting Minutes;
- Item 8.3 regarding Animal Control Compliance Policy and Procedure 02-80-332; and
- Item 8.5 regarding Access and Inclusion Policy 02-70-321 and Accessibility Policy 02-80-316.

CARRIED

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

25-183 THAT the following minutes be adopted as circulated:

- May 12, 2025 special (open session) Council meeting and regular Council meeting.

8.2. Receipt of Committee Meeting Minutes (File: 0116-20-PLAN/ACAC/FAC)

25-184 THAT the following minutes be received for information:

- March 12, 2025 Planning Committee meeting;
- March 13, 2025 Arts & Culture Advisory Committee meeting; and
- April 8, 2025 Finance and Revenue Advisory Committee meeting.

8.3. Animal Control Compliance Policy and Procedure 02-80-332 (File: 0282-01)

25-185 THAT "Animal Control Compliance Policy and Procedure 02-80-332" be rescinded.

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

Withdrawn.

8.5. Access and Inclusion Policy 02-70-321 and Accessibility Policy 02-80-316 (File: 0282-01)

25-186 THAT

1. "Access and Inclusion Policy 02-70-321" be rescinded; and
2. "Accessibility Policy 02-80-316" be rescinded.

OTHER ITEMS / NOTICES OF MOTION

9. Recommendation from the March 12, 2025 Planning Committee Meeting (File: 0116-20-PLAN)

25-187 MOVED by Thompson, seconded by Snider:

THAT Council direct staff to consider referring the following items to the Planning Committee:

1. Significant, large multi-family and commercial projects as referred by staff and/or Council;
2. Development projects that vary significantly from the context in which they are proposed;
3. Significant planning policy work (e.g. Ambleside Local Area Plan);
4. Lower Caulfeild Heritage Conservation Area guidelines;
5. Incentives / policy for heritage preservation;
6. Policy, bylaw and design guidelines for small-scale infill (e.g. duplexes, townhouses), aligned with workplans;
7. Approach for maximizing the benefit associated with District owned land;
8. Procedural and process improvements, including bylaw review, to facilitate development; and
9. Review of engineering review and approach to public realm and engineering improvements.

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

CARRIED

10. Recommendation from the April 8, 2025 Finance and Revenue Advisory Committee Meeting (File: 0116-20-FRAC)

25-188 MOVED by Watt, seconded by Cassidy:

THAT Council retain an independent consultant to review BC Assessment processes and valuations, and that Council authorize the Finance and Revenue Advisory Committee to meet with BC Assessment.

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

THAT Council retain an independent consultant to review BC Assessment processes and valuations, and that Council authorize members of Council and members of the Finance and Revenue Advisory Committee to meet with BC Assessment.

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

CARRIED

REPORTS FROM MAYOR AND COUNCILLORS

11. Reports from Mayor and Councillors

Councillor Cassidy reported on the Metro Vancouver Liquid Waste Committee.

25-189 MOVED by Snider, seconded by Cassidy:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

12. Public Questions and Comments

With the consent of Council, Mayor Sager varied the agenda to consider Item 3 prior to Item 12.

REPORTS

3. Proposed Ambleside Centre Local Area Plan (File: 1610-20-5386)

Mayor Sager recused himself (conflict of interest as he owns property within the proposed local area plan's boundaries), left the meeting at 7:01 p.m., and did not return. Councillor Watt assumed the Chair. Councillor Lambur left the meeting at 7:28 p.m. and returned at 7:32 p.m.

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

MOVED by Snider, seconded by Thompson:

THAT consideration of proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2025" be deferred to the June 9, 2025 regular Council meeting for first reading.

A Council member commented. Staff provided procedural information. The question was called on the motion.

DEFEATED

(Mayor Sager absent at the vote)

(Councillors Cassidy, Lambur, and Watt opposed)

PUBLIC QUESTIONS AND COMMENTS

12. Public Questions and Comments

N. Tsangarakis (address not provided) commented regarding urban forest management, including: protection of trees of various diameters; cutting trees as part of the land development process; canopy cover; public consultation; and responding to the interests of residents.

Councillor Snider left the meeting at 8:36 p.m. and returned at 8:38 p.m.

G. Powroznik (address not provided) commented regarding the proposed Ambleside Centre Local Area Plan, including: public consultation; demographic changes; density; affordable housing; and the real estate market.

A. Krawczyk (address not provided) commented regarding: Council proceedings related to the proposed Ambleside Centre Local Area Plan; and public consultation.

M. O'Brien (Ambleside Dundarave Business Improvement Association) commented regarding: the deferral of the proposed Ambleside Centre Local Area Plan; revitalization of Ambleside's commercial district; Provincial housing mandates; density; and public consultation.

D. Mulhern (address not provided) commented regarding: the process for the proposed Ambleside Centre Local Area Plan; further delaying consideration of the plan; and the vitality of the commercial area.

S. Talesh (West Vancouver resident) commented regarding potential consequences of delaying the proposed Ambleside Local Area Plan.

Councillor Gambioli left the meeting at 8:49 p.m. and returned at 8:52 p.m.

N. Carroll (West Vancouver resident) commented relative to the renderings provided in the staff report regarding the proposed Ambleside Local Area Plan, and recommended exploring technologies that would provide better perspective.

H. Mersey (President, Ambleside Dunderave Residents Association) referred to a written submission sent to Council regarding the proposed Ambleside Centre Local Area Plan and commented regarding public consultation.

S. Leidl (West Vancouver resident) referred to written submissions sent to Council regarding the proposed Ambleside Centre Local Area Plan and commented regarding Council proceedings regarding the proposed plan.

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

ADJOURNMENT

13. Adjournment of May 26, 2025 Council Meeting

25-190 MOVED by Thompson, seconded by Lambur:

THAT the May 26, 2025 regular Council meeting be adjourned.
(8:58 p.m.)

CARRIED

(Mayor Sager absent at the vote)

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER