

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
REGULAR COUNCIL MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
NOVEMBER 17, 2025**

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

Staff: S. Findlay, Municipal Manager; J. Bailey, Acting Deputy Municipal Manager/ Director, Planning, Development, and Environment Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; I. Gordon, Director, Finance and Corporate Services; J. Lawlor, Acting Director, Parks, Culture, and Community Services; J. Moller, Director, Engineering and Transportation Services; H. Keith, Senior Manager, Climate Action and Environment; F. Mansoori, Senior Manager, Engineering Utilities Planning, Design, and Project Delivery; 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 p.m.  
Mayor Sager announced that today is Councillor Gambioli's birthday.

**APPROVAL OF AGENDA**

**2. Approval of November 17, 2025 Regular Council Meeting Agenda**

25-393 MOVED by Lambur, seconded by Snider:

THAT the November 17, 2025 regular Council meeting agenda be approved as circulated.

**CARRIED**

**REPORTS**

**3. Solid Waste Utility Update and Proposed 2026 Rates (File: 1700-09)**

Staff provided a presentation. A Council member commented.

25-394 MOVED by Watt, seconded by Cassidy:

THAT

1. the September 2, 2025 report titled Solid Waste Utility Update and Proposed 2026 Rates from the Senior Manager of Engineering Services be received for information; and
2. Solid Waste Utility fees for 2026 remain the same as the amounts set out in Schedule A of "Solid Waste Utility Bylaw No. 4740, 2012" (as amended).

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

CARRIED

**4. Water Utility Update and Proposed 2026 Rates** (File: 1700-09 / 1610-20-5392)

Staff provided a presentation.

25-395 MOVED by Thompson, seconded by Lambur:

THAT

1. the September 2, 2025 report titled Water Utility Update and Proposed 2026 Rates from the Senior Manager of Engineering Utilities Planning, Design, and Project Delivery be received for information;
2. Water Utility fees be adjusted for 2026 to the amounts set out in Schedules A and B of proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5392, 2025" as attached to the September 2, 2025 report from the Senior Manager of Engineering Utilities Planning, Design, and Project Delivery; and
3. proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5392, 2025" be read a first, second, and third time.

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

CARRIED

**5. Sewer and Drainage Utility Update and Proposed 2026 Rates**

(File: 1700-09 / 1610-20-5393)

Staff provided a presentation.

25-396 MOVED by Snider, seconded by Cassidy:

THAT

1. the September 2, 2025 report titled Sewer and Drainage Utility Update and Proposed 2026 Rates from the Senior Manager of Engineering Utilities Planning, Design, and Project Delivery be received for information;
2. Sewer and Drainage Utility fees be adjusted for 2026 to the amounts set out in Schedules A and B of proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5393, 2025" as attached to the September 2, 2025 report from the Senior Manager of Engineering Utilities Planning, Design, and Project Delivery; and
3. proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5393, 2025" be read a first, second, and third time.

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

CARRIED

**6. Pay Parking Community Partner Parking Pass Update (File: 2100-12)**

Staff provided a presentation.

25-397 MOVED by Watt, seconded by Cassidy:

THAT

1. staff finalize negotiation with Impark on a Community Partner Parking Pass; and
2. staff prepare a Fees and Charges Bylaw Amendment to include a Community Partner Parking Pass at a cost of \$20.00 per month for the December 1, 2025 regular meeting for Council's consideration.

A Council member commented.

R. Burr (West Vancouver Football Club) commented regarding: support for the proposed parking pass; utilization of Ambleside Park playing fields; statistics on field users being primarily non-residents; financial impact on field users; and the cost of pay parking may deter participants. A Council member commented, and R. Burr responded.

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

CARRIED

**7. Proposed Amendment to Tree Bylaw No. 4892, 2016**

(File: 1610-20-5373/5374/5387/5388)

Staff provided a presentation.

25-398 MOVED by Cassidy, seconded by Gambioli:

THAT

1. proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be modified by adding a new section 4.3 as follows:

*For the purpose of the definition of "protected tree":*

- a) *a parcel is being developed if any work undertaken or to be undertaken on the parcel requires a building permit or development permit and is no longer being developed when work under any required building permit is complete;*
- b) *a residential building means a building containing a least one dwelling as defined in the Zoning Bylaw, other than a detached secondary suite; and*
- c) *a commercial building includes any building that is or may be used for a use permitted in any commercial zones as defined under the Zoning Bylaw.;*

and updating the definition of Protected Tree to include:

- b) *On a parcel being developed with at least one new residential or commercial building, or subdivided to create at least one additional*

*parcel for a new residential building, any tree 20 cm DBH or greater, or in the case of a tree with multiple stems, a combined stem DBH of 20 cm or more;*

2. proposed “Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025” be read a third time as modified;
3. proposed “Boulevard Bylaw No. 4886, 2016, Amendment Bylaw No. 5374, 2025” be read a third time;
4. proposed “Environmental Reserve Fund Bylaw No. 5188, 2022, Amendment Bylaw No. 5388, 2025” be read a third time; and
5. proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025” be read a second and third time.

R. Fassler (1114 Mathers Avenue) commented regarding: tree canopy decline; protecting 20cm trees; environmental considerations; connection between the Tree Bylaw and climate change; impacts on property development; and the land development process.

M. Gamel (West Vancouver resident and Member, Urban Tree Alliance) commented regarding: protecting 20cm trees; protecting trees on all residential lots; protecting mature trees; environmental considerations; addressing hazardous trees on private and public lands; adapting to extreme weather events; and support for a nature-first approach.

C. van Doorn (West Vancouver resident) commented regarding: protecting trees; benefits associated with protecting tree canopy; and meeting tree canopy cover targets.

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

CARRIED

*(Councillors Snider and Thompson opposed)*

## **BYLAWS**

8. No items.

## **NEW BUSINESS**

9. No items.

## **CONSENT AGENDA ITEMS**

### **10. Consent Agenda Items**

25-399 MOVED by Lambur, seconded by Cassidy:

THAT the following Consent Agenda Items 10.3 and 10.4 be deferred to the December 1, 2025 regular Council meeting:

- Item 10.3 regarding Proposed Breakwaters and Moving Buildings Over Foreshore Policies; and
- Item 10.4 regarding Administrative Updates to Council Policies.

CARRIED

25-400 MOVED by Thompson, seconded by Snider:

THAT the Consent Agenda items as follows be approved:

- Item 10.1 regarding Adoption of Council Meeting Minutes;
- Item 10.2 regarding Receipt of Committee Meeting Minutes;
- Item 10.5 regarding Proposed Privacy Policy and Procedure; and
- Item 10.6 regarding Appointment of Chief Election Officer and Deputy Chief Election Officers for the 2026 General Local Election.

CARRIED

*The following items were deferred to the December 1, 2025 regular Council meeting.*

### **10.3. Proposed Breakwaters and Moving Buildings Over Foreshore Policies**

(File: 0282-20-0210/0211)

THAT

1. proposed "Breakwaters Policy 0210" be approved; and
2. proposed "Moving Buildings Over Foreshore Policy 0211" be approved.

### **10.4. Administrative Updates to Council Policies**

(File: 0282-20-0186/0187/0235/0275/0340/0370)

THAT "Minor Development Permit Application and Exemption Policy 02-80-186" be rescinded.

THAT "Boat Storage Guidelines Policy 02-80-187" be rescinded.

THAT "Caulfeild Plateau Land Use Contract Policy 02-80-235" be rescinded.

THAT "Personal Communication Service (PCS) Antenna Cell Sites Approval Process Policy 02-80-275" be rescinded.

THAT "Boulevard Maintenance and Encroachment Policy 02-80-340" be rescinded.

THAT "Interim Zoning Amendment Policy 02-80-370" be rescinded.

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

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

25-401 THAT the following minutes be adopted as circulated:

- October 27, 2025 special (open session) Council meeting; and
- November 3, 2025 special (open session) Council meeting and regular Council meeting.

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

25-402 THAT the following minutes be received for information:

- July 23, 2025 Planning Committee meeting.

**10.5. Proposed Privacy Policy and Procedure (File: 0282-20-0208/0209)**

25-403 THAT

1. proposed "Privacy Policy 0208" be approved; and
2. proposed "Privacy Procedure 0209" be approved.

**10.6. Appointment of Chief Election Officer and Deputy Chief Election Officers for the 2026 General Local Election (File: 1645-01)**

25-404 THAT for the West Vancouver 2026 general local election, in accordance with *Local Government Act* section 58(1):

1. Mark Brown (Election Consultant) be appointed as chief election officer; and
2. Kelly Wharton (Election Coordinator) and Hope Dallas (Corporate Officer/ Senior Manager, Legislative Services) be appointed as deputy chief election officers.

25-405 THAT the chief election officer be authorized to enter into service agreements as may be necessary in respect of the 2026 general local election and general school election, including with School District #45 (West Vancouver Schools), Bowen Island Municipality, Village of Lions Bay, and Metro Vancouver (GVRD).

**OTHER ITEMS / NOTICES OF MOTION**

11. No items.

**REPORTS FROM MAYOR AND COUNCILLORS**

**12. Reports from Mayor and Councillors**

Mayor Sager: thanked the West Vancouver Legion for hosting the Remembrance Day ceremony; thanked the Memorial Library Foundation for hosting a 75th

Anniversary Celebration; reported on attendance at the Civic Reception and at the Long Service Award; and thanked veterans and the Seniors' Activity Centre for hosting a lunch event over the weekend.

25-406 MOVED by Snider, seconded by Gambioli:

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

Councillor Gambioli reported on the Festival of Lights will start at the end of November and encouraged residents to attend and donate to the cause. The question was called on the motion.

CARRIED

### **PUBLIC QUESTIONS AND COMMENTS**

#### **13. Public Questions and Comments**

K. Liu (Address not provided) commented regarding: dependence on rental income; compliance with short-term rental accommodation regulations; and Provincial legislation regarding short term rentals. A Council member commented.

D. Montgomery (West Vancouver resident) commented regarding pickleball, including: thanks to Council for its continued support for the sport in West Vancouver; growing multigenerational popularity; and desire for additional outdoor courts at Gleneagles.

T. Bergoy (Address not provided) commented regarding pickleball being a multigenerational and community-building sport.

### **ADJOURNMENT**

#### **14. Adjournment of November 17, 2025 Regular Council Meeting**

25-407 MOVED by Gambioli, seconded by Lambur:

THAT the November 17, 2025 regular Council meeting be adjourned.  
(8:11 p.m.)

CARRIED

Certified Correct:

*[Original signed by Mayor]*

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MAYOR

*[Original signed by Corporate Officer]*

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CORPORATE OFFICER