

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
REGULAR COUNCIL MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
OCTOBER 20, 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; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture, and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development, and Environment Services; J. Moller, Director, Engineering and Transportation Services; D. Hawkins, Senior Manager, Community Planning and Sustainability; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

**2. Approval of October 20, 2025 Regular Council Meeting Agenda**

25-351 MOVED by Gambioli, seconded by Cassidy:

THAT the October 20, 2025 regular Council meeting agenda be amended by:

- withdrawing Item 4 regarding Councillor's Motion regarding Ambleside Centre Local Area Plan; and

AND THAT the agenda be approved as amended.

**CARRIED**

25-352 MOVED by Snider, seconded by Thompson:

THAT the October 20, 2025 regular Council meeting agenda be amended by:

- adding Item 12.1 Ambleside Centre Local Area Plan;

AND THAT the agenda be approved as amended.

**DEFEATED**

*(Mayor Sager and Councillors Cassidy, Lambur, and Watt opposed)*

Mayor Sager provided an update on securing additional land for pickleball courts in the Gleneagles area.

## **REPORTS**

### **3. Housing Policy Update – Official Community Plan Amendment Bylaw Introduction (File: 1610-20-5406)**

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

25-353 MOVED by Lambur, seconded by Gambioli:

THAT opportunities for consultation on the proposed Official Community Plan amendment, as outlined in the report regarding Housing Policy Update – Official Community Plan Amendment Bylaw Introduction dated October 1, 2025, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

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

CARRIED

25-354 MOVED by Lambur, seconded by Gambioli:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025" be read a first time.

CARRIED

25-355 MOVED by Lambur, seconded by Gambioli:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025" be presented at a public hearing on November 17, 2025 at 4 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled public hearing.

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

CARRIED

### **4. Councillor's Motion regarding Ambleside Centre Local Area Plan (File: 0120-06)**

Withdrawn.

### **5. Cost Recovery Model for Servicing Historical Grinder Pumps on Private Property (File: 1700-09)**

A Council member commented.

25-356 MOVED by Cassidy, seconded by Gambioli:

THAT the report from the Director, Engineering and Transportation Services, dated October 6, 2025 and titled Cost Recovery Model for Servicing Historical Grinder Pumps on Private Property, be received for information.

CARRIED

25-357 MOVED by Cassidy, seconded by Gambioli:

THAT

1. staff be directed to proceed with developing a fee-for-service model that provides for reinstatement of District servicing of historical municipal maintained grinder pumps benefiting private property owners on a cost-recovery basis;
2. staff be directed to prepare a proposed policy and supporting procedures that provide for District servicing on a fee-for-service cost-recovery basis;
3. staff prepare applicable amendments to the District of West Vancouver's Sewerage and Drainage Regulation Bylaw No. 5263, 2023, that allows for reinstatement of servicing of historical municipal maintained grinder pumps benefiting private property owners on a cost recovery basis; and
4. staff report back in Q1 2026 with an update on the Council direction, including proposed policy and supporting procedure, and proposed bylaw amendments for Council's consideration.

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

CARRIED

**5.1. Proposed: Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5415, 2025; and Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5414, 2025 (Ambleside Park Parking Fee Adjustments)**  
(File: 1610-20-5414/5415)

Council members commented.

D. Jones (West Vancouver resident) commented regarding: impact of pay parking implementation in the Ambleside business area; and consideration of pausing the pay parking program in Ambleside Park until January 2026.

M. O'Brien (Executive Director, Ambleside Dundarave Business Improvement Association) commented regarding: the proposed pay parking fee reduction; continued impact to Ambleside businesses from pay parking implementation; and consideration of pausing the pay parking program in Ambleside Park until January 2026.

Council members commented.

25-358 MOVED by Gambioli, seconded by Thompson:

THAT

1. proposed "Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5415, 2025" be read a first, second, and third time; and
2. proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5414, 2025" be read a first, second, and third time.

Council members commented.

M. O'Brien (Executive Director, Ambleside Dundarave Business Improvement Association) spoke a second time and commented regarding: desire to work with staff on strategic mitigation measures related to pay parking spillover; and review of hourly parking areas to encourage turnover. A Council member commented, and staff responded to Council's and M. O'Brien's questions.

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

CARRIED

## BYLAWS

**6. Proposed Five-Year Financial Plan Bylaw No. 5381, 2025, Amendment Bylaw No. 5403, 2025 (File: 1610-20-5403)**

25-359 MOVED by Snider, seconded by Lambur:

THAT proposed "Five-Year Financial Plan Bylaw No. 5381, 2025, Amendment Bylaw No. 5403, 2025" be adopted.

CARRIED

**7. Proposed 2026 Permissive Tax Exemption Bylaw No. 5382, 2025 (File: 1610-20-5382)**

25-360 MOVED by Watt, seconded by Lambur:

THAT proposed "2026 Permissive Tax Exemption Bylaw No. 5382, 2025" be adopted.

CARRIED

**8. Proposed: Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5408, 2025; and Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5411, 2025 (Pay Parking Exemptions) (File: 1610-20-5408/5411)**

25-361 MOVED by Thompson, seconded by Snider:

THAT proposed "Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5408, 2025" and proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5411, 2025" be adopted.

CARRIED

**9. Proposed Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5407, 2025 (Delegation of the Administration of Covenants in Rodgers Creek and Cypress Village Areas) (File: 1610-20-5407)**

25-362 MOVED by Watt, seconded by Cassidy:

THAT proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5407, 2025" be adopted.

CARRIED

**NEW BUSINESS**

**10.** No items.

**CONSENT AGENDA ITEMS**

**11. Consent Agenda Items**

25-363 MOVED by Thompson, seconded by Snider:

THAT the Consent Agenda items as follows be approved:

- Item 11.1 regarding Adoption of Council Meeting Minutes;
- Item 11.2 regarding Receipt of Committee Meeting Minutes;
- Item 11.3 regarding Proposed Corporate Fitness Pass Discount Policy 0220;
- Item 11.4 regarding Proposed Special Events Procedure 0117;
- Item 11.6 regarding Proposed 2026 Council Meeting Schedule.

CARRIED

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

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

25-364 THAT the following minutes be adopted as circulated:

- October 1, 2025 special (open session) Council meeting; and
- October 6, 2025 special (open session) Council meeting and regular Council meeting.

**11.2. Receipt of Committee Meeting Minutes (File: 0115-20-FAC)**

25-365 THAT the following minutes be received for information:

- May 12, 2025 Finance and Audit Committee meeting.

**11.3. Proposed Corporate Fitness Pass Discount Policy 0220 (File: 0282-20-0220)**

25-366 THAT proposed "Corporate Fitness Pass Discount Policy 0220" be approved.

**11.4. Proposed Special Events Procedure 0117 (File: 0282-20-0117)**

25-367 THAT

1. "Special Events Procedure 0117", as approved on April 14, 2025, be rescinded; and
2. proposed "Special Events Procedure 0117" as attached to the October 8, 2025 memorandum from the Deputy Municipal Manager / Director, Parks, Culture, and Community Services, be approved.

**11.6. Proposed 2026 Council Meeting Schedule (File: 0120-01)**

25-368 THAT the proposed 2026 Council Meeting Schedule be approved as follows:

- January 12 and 26;
- February 9 and 23;
- March 9 and 30;
- April 13 and 27;
- May 11 and 25;
- June 8 and 22;
- July 6 and 20;
- September 21;
- October 5 and 26;
- November 2, 16, and 30; and
- December 14;

with all regular Council meetings to start at 6 p.m. and to be held in the Municipal Hall Council Chamber and via electronic communication facilities.

*Consent Agenda Item 11.5 was excluded from the Consent Agenda for debate.*

**11.5. Proposed Appointments of Council Representatives for 2026 (File: 0116-01)**

Council members commented.

25-369 MOVED by Watt, seconded by Snider:

THAT the following proposed appointments of Council representatives for a term of January 1 to December 31, 2026 be approved:

BOARDS:

Enhance West Van: Councillor Snider

Memorial Library Board: Councillor Thompson

Police Board: Councillor Cassidy

Seniors' Activity Centre Advisory Board: Councillor Lambur

**COUNCIL COMMITTEES:**

Arts and Culture Advisory Committee: Councillors Gambioli and Cassidy

Awards Committee: Councillor Thompson

Community Grants Committee: Councillor Snider

Environment Committee: Councillor Lambur

Finance and Audit Committee: All of Council

Finance and Revenue Advisory Committee: Mayor Sager and Councillor Watt

Parcel Tax Roll Review Panel: Councillors Gambioli, Lambur, and Snider  
(Alternates: Councillors Cassidy, Thompson, and Watt)

Planning Committee: Councillor Thompson

Public Art Advisory Committee: Councillor Watt

**TRI-MUNICIPAL GROUPS:**

North Shore Accessibility Advisory Committee: Councillor Cassidy

North Shore Connects: Mayor Sager

North Shore Emergency Management: Councillor Thompson  
(Alternate: Councillor Cassidy)

North Shore Standing Committee on Substance Use: Councillor Watt

**OTHER:**

Ambleside and Dundarave Business Improvement Association:  
Councillor Gambioli

Howe Sound Community Forum: Councillors Lambur, Thompson, and Watt

Mayor's Council on Regional Transportation: Mayor Sager  
(Alternate: Councillor Thompson)

Municipal Caucus: Mayor Sager

Municipal Finance Authority: Mayor Sager

North Shore Congress: Mayor Sager

North Shore Table Matters: Councillor Watt

School Mobility Advisory Roundtable: Councillor Gambioli

Youth Advisory Committee: Councillor Thompson

CARRIED

**OTHER ITEMS / NOTICES OF MOTION**

12. No items.

## **REPORTS FROM MAYOR AND COUNCILLORS**

### **13. Reports from Mayor and Councillors**

Mayor Sager reported on a site visit on October 16, 2025 to the Annacis Water Supply Tunnel under the Fraser River between New Westminster and Surrey supplying water to communities south of the Fraser River.

25-370 MOVED by Snider, seconded by Thompson:

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

CARRIED

## **PUBLIC QUESTIONS AND COMMENTS**

### **14. Public Questions and Comments**

M. O'Brien (Executive Director, Ambleside Dunderave Business Improvement Association) commented regarding: small business week is October 19-25, 2025; a meeting with MP Patrick Weiler and local businesses; and the official grand opening of Greydon's Cheese Cellar. A Council member responded.

J. Belsheim (West Vancouver resident) commented regarding pickleball, including: courts at the Gleneagles Community Centre; benefits of rotational play; the popularity and demographic range of those who play the sport; its health benefits; and reducing social isolation.

Council members commented.

A member of the public (name not provided) commented regarding the process for when a bylaw is not followed. A Council member responded.

## **ADJOURNMENT**

### **15. Adjournment of October 20, 2025 Regular Council Meeting**

25-371 MOVED by Cassidy, seconded by Snider:

THAT the October 20, 2025 regular Council meeting be adjourned.  
(7:07 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