

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
SEPTEMBER 8, 2025**

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

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; S. O'Sullivan, Senior Manager, Roads and Transportation; 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 September 8, 2025 Regular Council Meeting Agenda**

25-291 MOVED by Thompson, seconded by Watt:

THAT the September 8, 2025 regular Council meeting agenda be approved as circulated.

CARRIED

REPORTS

3. **1145 Chartwell Crescent – Reconsideration of Remedial Action Requirement (File: 2500-01)**

N. Baker (Eyford Partners LLP, representing the owners of 1145 Chartwell Crescent) and K. Gerami (1145 Chartwell Crescent) commented regarding the remedial action requirement passed by Council at their July 21, 2025 meeting and responded to Council's questions.

Council members commented and staff responded to Council's questions.

E. Jensen (Owner, Sprucehill Homes) commented regarding: the permitting process at the District; the location of the unpermitted dwelling in relation to Brothers Creek; deconstruction of the dwelling versus demolition; inspections and permitting after the fact; and making a precedent-setting decision.

25-292 MOVED by Watt, seconded by Snider:

THAT Council uphold the remedial action requirement passed on July 21, 2025, pursuant to Division 12, Part 3 of the *Community Charter* in relation to the Property at 1145 Chartwell Crescent, West Vancouver, BC.

CARRIED

4. Proposed Ambleside-Dundarave Business Improvement Area Service Bylaw (File: 1610-20-5398)

Council members commented and staff responded to Council's questions.

25-293 MOVED by Gambioli, seconded by Lambur:

THAT proposed "Ambleside-Dundarave Business Improvement Area Service Bylaw No. 5398, 2025" be read a first, second, and third time.

CARRIED

A Council member commented.

5. Proposed West Vancouver Municipal Officers Bylaw No. 4267, 2002, Amendment Bylaw No. 5389, 2025 (File: 1610-20-5389)

25-294 MOVED by Gambioli, seconded by Snider:

THAT proposed "West Vancouver Municipal Officers Bylaw No. 4267, 2002, Amendment Bylaw No. 5389, 2025" be read a first, second, and third time.

CARRIED

6. Proposed Council Committee Procedure Bylaw No. 5020, 2019, Amendment Bylaw No. 5390, 2025 (Hybrid Meetings, Working Groups, and Other Procedural Updates) (File: 1610-20-5390)

25-295 MOVED by Watt, seconded by Lambur:

THAT proposed "Council Committee Procedure Bylaw No. 5020, 2019, Amendment Bylaw No. 5390, 2025" be read a first, second, and third time.

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

CARRIED

7. Bus Speed and Reliability Report (File: 1700-09)

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

Mayor Sager recused himself (conflict of interest due to owning property near a subject bus stop) and left the meeting at 6:54 p.m. Councillor Snider assumed the Chair.

N. Malkin (address not provided) spoke in opposition to the subject report's proposals.

M. O'Brien (Executive Director, Ambleside-Dundarave Business Improvement Association) spoke in support of the subject report's study and opportunities for improvements to the streetscape.

N. Davidowicz (address not provided) commented regarding: contracts with TransLink; eliminating bus stops; time required for loading and unloading from buses; and conducting a holistic study including all or most of the District's bus stops rather than a select few.

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

25-296 MOVED by Gambioli, seconded by Thompson:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, complete a detail study of left turn bays on Marine Drive at 15th Street and report back to Council with the study findings.

Council members commented. A Council member proposed an amendment to the main motion. As the amendment was accepted by Councillors Gambioli and Thompson, as 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 modified motion follows:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, including a comprehensive study on the safety, including left turn bays, on Marine Drive at 15th Street and report back to Council with the study findings.

The question was called on the motion as amended.

CARRIED
(Mayor Sager absent at the vote)

Mayor Sager returned to the meeting at 7:12 p.m. and resumed the Chair.

Staff continued their presentation. A Council member commented.

G. McIsaac (West Vancouver resident) spoke in opposition to bus bulges and commented regarding traffic flow.

J. Cave (West Vancouver resident) commented regarding: parking; traffic flow; reducing bus stops; and the need for smaller buses to go up and down the hill. Mayor Sager commented and J. Cave responded.

M. O'Brien (Executive Director, Ambleside-Dundarave Business Improvement Association) spoke a second time and commented regarding: support for the proposal; additional parking spaces on Marine Drive; traffic management proposals; accessibility; and slowing traffic down.

Councillor Lambur left the meeting at 7:23 p.m. and returned at 7:28 p.m.

Council members commented and staff responded to Council's questions.

25-297 MOVED by Gambioli, seconded by Sager:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, construct a bus bulge at the westbound 17th Street bus stop.

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

DEFEATED

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

Staff continued their presentation.

25-298 MOVED by Gambioli, seconded by Sager:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, fill in the westbound bus bays at 21st and 22nd Streets.

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

DEFEATED

(Councillors Lambur, Snider, Thompson, Watt, opposed)

Staff continued their presentation. A Council member commented, and staff responded to Council's questions.

BYLAWS

8. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025 (3181 and 3389 Chippendale Road and 3861 and 3875 Uplands Way)
(File: 1610-20-5399)

25-299 MOVED by Thompson, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025" be read a first time.

CARRIED

25-300 MOVED by Thompson, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025" be read a second time.

CARRIED

25-301 MOVED by Thompson, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025" be read a third time.

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

CARRIED

Council members commented.

8.1. Proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way)
(File: 1610-20-5400)

25-302 MOVED by Thompson, seconded by Snider:

THAT proposed "Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025" be read a second and third time.

CARRIED

Council members commented.

NEW BUSINESS

9. No items.

CONSENT AGENDA ITEMS

10. Consent Agenda Items

25-303 MOVED by Watt, seconded by Lambur:

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 10.3 regarding Proposed Fees and Charges Bylaw No. 5383, 2025; and
- Item 10.4 regarding Argyle Avenue Property Uses Policy 02-80-181.

CARRIED

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

25-304 THAT the following minutes be adopted as circulated:

- July 21, 2025 special (open session) Council meeting and regular Council meeting;
- July 23, 2025 special Council meeting; and
- August 11, 2025 special (open session) Council meeting.

10.2. Receipt of Committee Meeting Minutes (File: 0116-20-PLAN/ACAC / 2310-05)

25-305 THAT the following minutes be received for information:

- May 28, 2025 Planning Committee meeting;
- June 18, 2025 Board of Variance hearing; and
- June 26, 2025 Arts and Culture Advisory Committee meeting.

10.3. Proposed Fees and Charges Bylaw No. 5383, 2025 (File: 1610-20-5383)

25-306 THAT

1. third reading of proposed "Fees and Charges Bylaw No. 5383, 2025" be rescinded;
2. proposed "Fees and Charges Bylaw No. 5383, 2025" be modified as described in the August 25, 2025 memorandum from Isabel Gordon, Director, Finance and Corporate Services; and
3. proposed "Fees and Charges Bylaw No. 5383, 2025" be read a third time as modified.

10.4. Argyle Avenue Property Uses Policy 02-80-181 (File: 0282-02-80-181)

25-307 THAT "Argyle Avenue Property Uses Policy 02-80-181" be rescinded.

OTHER ITEMS / NOTICES OF MOTION

11. Recommendation from the May 28, 2025 Planning Committee Meeting (File: 0116-20-PLAN)

25-308 MOVED by Thompson, seconded by Watt:

THAT staff consider the following improvements for the Lower Caulfeild Heritage Conservation Area Guidelines and Procedures:

- provide more clarity for when zoning variances can or cannot be entertained (for example to improve and/or maintain streetscape character, improve the fit of the house for the site, avoid natural rock outcrops or mature trees and

vegetation, improving privacy, and maintaining views for neighbouring properties);

- update and strengthen the guidelines to:
 - consider adding more prescriptive architectural and character guidance based on further heritage and character review of the area by a heritage consultant;
 - coordinate the guidelines with other relevant bylaws and guidelines including identification of any conflicts with District requirements (i.e. Wildfire and Coach House Development Permit Area guidelines and the Tree Bylaw);
 - add photos and images to provide better clarity on potential “dos” and “don’ts”; and
 - more clearly describe and/or add more “teeth” to certain guidelines (for example tree planting requirements, etc.);
- provide more clarity for permit exemption criteria;
- consider procedural improvements to require a “Character Defining Elements Inventory” for each application to be submitted by a heritage consultant; and
- consider procedural improvements to expedite zoning variance consideration where criteria is met.

CARRIED

12. Late Night Operation of Fast-Food Outlets (File: 1605-01)

25-309 MOVED by Snider, seconded by Thompson:

THAT staff prepare a report for consideration at an upcoming meeting regarding prohibiting the operation of fast-food outlets past 12:00 midnight.

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

CARRIED

REPORTS FROM MAYOR AND COUNCILLORS

13. Reports from Mayor and Councillors

Mayor Sager reported on attendance at the Dundarave Hoedown and the Coho Festival and thanked event organizers and volunteers for their hard work.

PUBLIC QUESTIONS AND COMMENTS

14. Public Questions and Comments

N. Carroll (West Vancouver resident, and on behalf of the Hollyburn Sailing Club) commented regarding pay parking at Ambleside Park and its impact on sailing instructor staff and future programming. A Council member commented and N. Carroll responded to a Council member’s questions.

ADJOURNMENT

15. Adjournment of September 8, 2025 Regular Council Meeting

25-310 MOVED by Watt, seconded by Snider:

THAT the September 8, 2025 regular Council meeting be adjourned.
(8:03 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER