

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
SEPTEMBER 15, 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 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; H. Keith, Senior Manager, Climate Action and Environment; 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 6:03 p.m.

Councillor Gambioli left the meeting at 6:03 p.m. and returned at 6:04 p.m.

APPROVAL OF AGENDA

2. **Approval of September 15, 2025 Regular Council Meeting Agenda**

25-312 MOVED by Cassidy, seconded by Gambioli:

THAT the September 15, 2025 regular Council meeting agenda be amended by:

- withdrawing Item 8 regarding Proposed: Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way); Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025 (3181 and 3389 Chippendale Road and 3861 and 3875 Uplands Way); Development Permit 24-110 (3389 Chippendale Road); and Development Permit 24-112 (3861 and 3875 Uplands Way);

AND THAT the agenda be approved as amended.

CARRIED

OTHER ITEMS / NOTICES OF MOTION

3. **Release of the Mayor's Letter to the Minister of Housing and Municipal Affairs regarding Housing Directives (File: 2515-02)**

Councillor Cassidy left the meeting at 6:05 p.m. and returned at 6:06p.m.

Mayor Sager read out the proposed letter to the Minister of Housing and Municipal Affairs and displayed an image of a newspaper article regarding the replacement of the Capilano Bridge.

25-313 MOVED by Watt, seconded by Thompson:

THAT Mayor Sager's Letter to the Minister of Housing and Municipal Affairs regarding housing directives be published on the District's website and sent to the Minister of Housing and Municipal Affairs and all BC Municipalities and other municipalities across British Columbia.

CARRIED

REPORTS

4. Proposed Bylaw Amendments for the Implementation of the Urban Forest Management Plan (File: 0332-05 / 1610-20-5373/5374/5387/5388)

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

G. Powroznik (address not provided) commented regarding: the cost of tree maintenance; topographical challenges; safety; and tree canopy coverage.

T. Reinsch (Chair, Urban Tree Alliance) commented regarding: protecting mature trees and trees with a 20cm diameter at breast height; tree removal as part of the land development process; and provincial housing directives.

J. Olivier (West Vancouver resident; and Member, Urban Tree Alliance) commented regarding: ecological and financial benefits of trees; loss of tree canopy coverage; tree removal as part of the land development process; and replacement trees.

N. Tsangarakis (West Vancouver resident; and Member, Urban Tree Alliance) commented regarding: tree removal as part of the land development process; replacement trees; loss of tree canopy coverage; protecting mature trees; public consultation; and requests for increased regulation.

Staff responded to Council's questions. Council members commented and requested a track-change copy of the proposed amendment bylaws.

25-314 MOVED by Gambioli, seconded by Cassidy:

THAT proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be read a first and second time.

CARRIED

(Councillors Snider and Thompson opposed)

25-315 MOVED by Gambioli, seconded by Cassidy:

THAT proposed "Boulevard Bylaw No. 4886, 2016, Amendment Bylaw No. 5374, 2025" be read a first and second time.

CARRIED

(Councillors Snider and Thompson, Watt opposed)

25-316 MOVED by Gambioli, seconded by Cassidy:

THAT proposed “Environmental Reserve Fund Bylaw No. 5188, 2022, Amendment Bylaw No. 5388, 2025” be read a first and second time.

CARRIED

25-317 MOVED by Gambioli, seconded by Cassidy:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025” be read a first time.

CARRIED

25-318 MOVED by Gambioli, seconded by Cassidy:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025” be presented at a public hearing scheduled for October 20, 2025 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled public hearing.

CARRIED

25-319 MOVED by Gambioli, seconded by Cassidy:

THAT staff amend the Tree Bylaw by lowering the tree protection size to 20cm DBH for any development (including single-family, multi-family or commercial buildings) that changes the building footprint, for Council consideration as soon as possible.

Council members commented and staff responded to Council’s questions. A Council member proposed an amendment to the main motion. As the amendment was accepted by Councillors Gambioli and Cassidy as the mover and seconder of the main motion as a friendly amendment and did not require a vote; the amended motion follows:

THAT staff amend the Tree Bylaw by lowering the tree protection size to 20cm DBH for any new development (including single-family, multi-family or commercial buildings) that changes the building footprint, for Council consideration as soon as possible.

The question was called on the motion.

CARRIED

(Councillors Snider, Thompson and Watt opposed)

5. Pay Parking Implementation Plan for Business Area Adjacent Parks
(File: 1700-09)

Mayor Sager released a closed decision regarding direction to staff to explore and report back to Council on options to reduce the impact of pay parking charges on volunteers or non-profits groups that support park activities.

Staff provided a presentation.

25-320 MOVED by Cassidy, seconded by Snider:

THAT the report from the Senior Manager, Engineering Services dated August 29, 2025, titled Pay Parking Implementation Plan for Business Area Adjacent Parks be received for information.

CARRIED

Staff continued the presentation. Council members commented and staff responded to Council's questions.

R. Emmerson (Beach House Restaurant) commented regarding: impact of pay parking on employees and other low-income earners; and enhancing transit services to meet needs of workers. A Council member commented, and R. Emmerson responded.

S. Leidl (address not provided) commented regarding: support for pay parking and revenue generation; use of Ambleside Park and the potential to reduce overcrowding through pay parking implementation; access to other parks in the region; bylaw enforcement; and current spillover issues. A Council member commented, and S. Leidl responded.

N. Malkin (address not provided) commented regarding: reduction in business sales; parking and lack of bylaw enforcement along Marine Drive; and workforce commuting. A Council member and staff commented.

M. O'Brien (Executive Director, Ambleside Dundarave Business Improvement Association) commented regarding: support for a 12-month review of Argyle Avenue parking; initial response to pay parking in Ambleside Park; and public consultation. A Council member commented, and M. O'Brien responded.

M. O'Brien commented further regarding: tracking Ambleside business revenue for potential impacts of pay parking implementation; and technological solutions to guide visitors to find available parking.

N. Caroll (address not provided) commented regarding: parking in Ambleside Park for the sailing club and other sport groups; impacts of pay parking on sports groups; and parking on Argyle Avenue. A Council member commented and N. Caroll responded.

M. Vaughan (West Vancouver resident) commented regarding: pay parking exemptions for sport groups; financial barriers and impact on youth programs; and consideration for seasonal pay parking.

M. O'Brien spoke a second time and acknowledged staffs' efforts. A Council member commented.

Staff continued the presentation.

25-321 MOVED by Cassidy, seconded by Snider:

THAT

1. Council supports the implementation plan provided in the report from the Senior Manager, Engineering Services dated August 29, 2025, titled Pay Parking Implementation Plan for Business Area Adjacent Parks, with proposed timeline of 6 months;
2. staff prepare the proposed spillover parking policy, and bring it forward for Council consideration and approval at a regular meeting before the end of 2025;
3. staff prepare a traffic count program to measure on-street parking trends in areas adjacent to where pay parking is implemented, to be funded by pay parking revenue; and
4. staff report back to Council before April 2026 with a progress update and to confirm Council direction before launching pay parking in business adjacent parks (Argyle Avenue between 14th and 16th Street, John Lawson Park, and/or Dundarave Park).

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

CARRIED

(Councillor Thompson opposed)

BYLAWS

- 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)**

25-322 MOVED by Gambioli, seconded by Snider:

THAT proposed "Council Committee Procedure Bylaw No. 5020, 2019, Amendment Bylaw No. 5390, 2025" be adopted.

CARRIED

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

25-323 MOVED by Watt, seconded by Cassidy:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025" be adopted.

CARRIED

8. **Proposed: Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way); Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025 (3181 and 3389 Chippendale Road and 3861 and 3875 Uplands Way); Development Permit 24-110 (3389 Chippendale Road); and Development Permit 24-112 (3861 and 3875 Uplands Way)**
(File: 1610-20-5399/5400 / 1010-20-24-110/112)

Withdrawn.

NEW BUSINESS

9. No items.

CONSENT AGENDA ITEMS

10. Consent Agenda Items

25-324 MOVED by Thompson, seconded by Lambur:

THAT the Consent Agenda items as follows be approved:

- Item 10.1 regarding Proposed Terms of Reference for the Community Grants Committee and Public Art Advisory Committee;
- Item 10.2 regarding Proposed Amendments to Committee Policies to Align with the Council Committee Procedure Bylaw; and
- Item 10.3 regarding Delegation Request.

CARRIED

10.1. Proposed Terms of Reference for the Community Grants Committee and Public Art Advisory Committee (File: 0282-20-0217/0218)

25-325 WHEREAS staff disbanded the Art Museum Advisory Panel, Community Grants Advisory Panel, Ferry Building Gallery Advisory Panel, Gleneagles Community Centre Advisory Panel, Public Engagement Advisory Panel, and Public Art Advisory Panel as of August 31, 2025; and

WHEREAS staff recognizes the importance of community input regarding the matters of Community Grants and Public Art;

THEREFORE be it resolved that proposed "Community Grants Committee Terms of Reference Policy 0217" and proposed "Public Art Advisory Committee Terms of Reference Policy 0218" be approved.

10.2. Proposed Amendments to Committee Policies to Align with the Council Committee Procedure Bylaw

(File: 0282-20-0064/0087/0104/0144/0145/0155/0183)

25-326 THAT

1. "General Council Committees Policy 0144" as approved on September 26, 2022 be rescinded;
2. proposed replacement "General Council Committees Policy 0144", attached as Appendix B to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
3. "General Council Committees Procedure 0145" as approved on September 26, 2022 be rescinded;
4. proposed replacement "General Council Committees Procedure 0145", attached as Appendix D to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
5. "Arts & Culture Advisory Committee Terms of Reference Policy 0064" as approved on September 25, 2023 be rescinded;
6. proposed replacement "Arts and Culture Advisory Committee Terms of Reference Policy 0064", attached as Appendix F to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
7. "Awards Committee Terms of Reference Policy 0087" as approved on January 25, 2021 be rescinded;
8. proposed replacement "Awards Committee Terms of Reference Policy 0087", attached as Appendix H to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
9. "Environment Committee Terms of Reference Policy 0155" as approved on May 8, 2023 be rescinded;
10. proposed replacement "Environment Committee Terms of Reference Policy 0155", attached as Appendix J to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
11. "Finance and Revenue Advisory Committee Terms of Reference Policy 0183" as approved on November 18, 2024 be rescinded;
12. proposed replacement "Finance and Revenue Advisory Committee Terms of Reference Policy 0183", attached as Appendix L to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
13. "Planning Committee Terms of Reference Policy 0104" as approved on April 22, 2024 be rescinded; and
14. proposed replacement "Planning Committee Terms of Reference Policy 0104", attached as Appendix N to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved.

10.3. Delegation Request (File: 0120-30)

25-327 THAT the delegation request from the Canadian Mental Health Association, North and West Vancouver, regarding Updates on the Community-Led Crisis Response (CRCL) Program, previously known as Peer Assisted Care Team (PACT), be approved.

REPORTS FROM MAYOR AND COUNCILLORS

11. Reports from Mayor and Councillors

Mayor Sager reported on attendance at the Memorial Library’s summer reading program awards ceremony on Friday, September 12; and the upcoming Union of BC Municipalities Convention in Victoria, BC.

25-328 MOVED by Snider, seconded by Gambioli:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

12. Public Questions and Comments

There were no public questions or comments.

ADJOURNMENT

13. Adjournment of September 15, 2025 Regular Council Meeting

25-329 MOVED by Cassidy, seconded by Watt:

THAT the September 15, 2025 regular Council meeting be adjourned.
(8:50 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER