



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

**REGULAR COUNCIL MEETING AGENDA
FEBRUARY 23, 2026**

***6 PM IN THE MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES**

(Members of the public may hear, or watch and hear, the meeting by attending the Municipal Hall Council Chamber, or via electronic communication facilities through the link provided on the District's Council Meeting webpage)

We acknowledge that we are holding this meeting on the traditional and ancestral territory of the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation. We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

****Note: At 5 p.m. in the Council Chamber and via electronic communication facilities a public hearing will be held, and a public meeting will be held concurrently. The regular Council meeting will commence in the Council Chamber and via electronic communication facilities at 6 p.m. or immediately following the public hearing and concurrent public meeting, whichever is later.***

CALL TO ORDER

1. Call to Order.

APPROVAL OF AGENDA

2. **Approval of February 23, 2026 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the February 23, 2026 regular Council meeting agenda be amended by:

- considering Item 11 regarding Proposed Youth Activity Fund Bylaw No. 3962, 1995, Amendment Bylaw No. 5437, 2026 (Permanent Youth Hub on Pound Road) prior to Item 6 regarding Proposed 2026-2030 Five-Year Financial Plan Bylaw No. 5429, 2026 and Proposed 2026 Phase 1 Capital Funding Report;

AND THAT the agenda be approved as amended.

DELEGATIONS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

3. Youth Advocates for Global Health Association, regarding Seniors' Health Accessibility Policy for West Vancouver

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the delegation from the Youth Advocates for Global Health Association, regarding Seniors' Health Accessibility Policy for West Vancouver, be received for information with thanks.

PRESENTATIONS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

4. West Vancouver Memorial Library Annual Presentation

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the West Vancouver Memorial Library Annual Presentation be received for information with thanks.

REPORTS**5. [On-street Parking Policy for Areas Adjacent to Pay Parking Zones](#)**

[Presentation to be provided.](#)

RECOMMENDATION:

THAT

1. the report from the Senior Manager, Engineering Services dated January 26, 2026, titled On-street Parking Policy for Areas Adjacent to Pay Parking Zones, be received for information; and
2. proposed "On-Street Parking Policy 0222" be approved.

BYLAWS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

Bylaws are passed by a simple majority affirmative vote unless otherwise noted.

11. Proposed Youth Activity Fund Bylaw No. 3962, 1995, Amendment Bylaw No. 5437, 2026 (Permanent Youth Hub on Pound Road)

The proposed bylaw received first, second, and third reading at the February 9, 2026 Council meeting.

RECOMMENDATION:

THAT proposed “Youth Activity Fund Bylaw No. 3962, 1995, Amendment Bylaw No. 5437, 2026” be adopted.

REPORTS

6. Proposed 2026-2030 Five-Year Financial Plan Bylaw No. 5429, 2026 and Proposed 2026 Phase 1 Capital Funding Report

Bylaws are passed by a simple majority affirmative vote unless otherwise noted.

RECOMMENDATION:

THAT proposed “Five-Year Financial Plan Bylaw No. 5429, 2026” be read a first, second, and third time.

RECOMMENDATION:

THAT proposed “Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026” be read a first, second, and third time.

RECOMMENDATION:

THAT proposed “Youth Activity Fund Expenditure Bylaw No. 5438, 2026” be read a first, second, and third time.

RECOMMENDATION:

THAT the following appropriation be made from the Capital Equipment Reserve Fund to fund 2026 Phase 1 Capital Projects:

Capital Equipment Reserve Fund	
Equipment	907,250
Fleet - Vehicle and Heavy-Duty Equipment	2,318,500
IT Hardware and Software	808,400
Subtotal	4,034,150
Previously Approved Projects	2,878,140
Capital Equipment Reserve Fund Total	6,912,290

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Capital Equipment Reserve Fund, be approved.

RECOMMENDATION:

THAT the following appropriation be made from the Capital Facilities Fund to fund 2026 Phase 1 Capital Projects:

Capital Facilities Fund	
Facilities Projects	5,774,447
Previously Approved Projects	3,125,825
Capital Facilities Fund Total	8,900,272

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Capital Facilities Fund, be approved.

RECOMMENDATION:

THAT the following appropriation be made from the Capital Infrastructure Reserve Fund to fund 2026 Phase 1 Capital Projects:

Capital Infrastructure Reserve Fund	
Grounds and Parks	1,092,000
Transportation Infrastructure	6,190,000
Subtotal	7,282,000
Previously Approved Projects	1,462,984
Capital Infrastructure Reserve Fund Total	8,744,984

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Capital Infrastructure Reserve Fund, be approved.

RECOMMENDATION:

THAT the following appropriation be made from the Community Amenity Contributions (CACs) – Community Serving Reserve to fund 2026 Phase 1 Capital Projects:

CACs – Community Serving Reserve	
Facilities Projects	3,189,558
Grounds and Parks	438,000
CACs – Community Serving Reserve Total	3,627,558

and any funds unused be returned to the CACs – Community Serving Reserve, be approved.

RECOMMENDATION:

THAT the following appropriation be made from the Environmental Reserve to fund 2026 Phase 1 Capital Projects:

Environmental Reserve	
Equipment	45,000
Fleet - Vehicle and Heavy-Duty Equipment	16,000
Grounds and Parks	312,000
Subtotal	373,000
Previously Approved Projects	44,000
Environmental Reserve Total	417,000

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Environmental Reserve Fund, be approved.

RECOMMENDATION:

THAT the following appropriation be made from the Land Reserve-Water Access Fund to fund 2026 Phase 1 Capital Projects:

Land Reserve - Water Access Fund	
Grounds and Parks	45,000
Land Reserve - Water Access Fund Total	45,000

and any funds unused be returned to the Land Reserve-Water Access Fund, be approved.

RECOMMENDATION:

THAT the following appropriation be made from the Cypress Village Reserve to fund 2026 Phase 1 Capital Projects:

Cypress Village Reserve	
Facilities Projects	1,200,000
Cypress Village Reserve Total	1,200,000

and any funds unused be returned to the Cypress Village Reserve, be approved.

RECOMMENDATION:

THAT the following appropriation be made from the Brissenden Park Trust Fund to fund 2026 Phase 1 Capital Projects:

Brissenden Park Trust Fund	
Grounds and Parks	758,000
Brissenden Park Trust Fund Total	758,000

and any funds unused be returned to the Brissenden Park Trust Fund, be approved.

RECOMMENDATION:

THAT the following appropriation be made from the Youth Activity Reserve Fund to fund 2026 Phase 1 Capital Projects:

Youth Activity Reserve	
Facilities Projects	685,442
Youth Activity Reserve Total	685,442

and any funds unused be returned to the Youth Activity Reserve Fund, be approved.

RECOMMENDATION:

THAT the following appropriation be made from the Water Reserve Fund to fund 2026 Capital Projects:

Water Reserve Fund	
Current Year Water Capital Program	9,600,000
Previously Approved Projects	1,442,715
Water Reserve Fund Total	11,042,715

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Water Reserve Fund, be approved.

RECOMMENDATION:

THAT the following appropriations be made from the Sewer and Drainage Reserve Fund to fund 2026 Capital Projects:

Sewer and Drainage Reserve Fund	
Sanitary Capital Program	6,176,600
Storm Capital Program	5,896,800
	Subtotal
	12,073,400
Previously Approved Projects	4,356,940
Sewer and Drainage Reserve Fund Total	16,430,340

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Sewer and Drainage Reserve Fund, be approved.

7. [Proposed Uncurated Street Animation Busking Pilot Program](#)

RECOMMENDATION:

THAT

1. an uncurated street animation busking pilot program for the summer of 2026, as recommended by the Arts and Culture Advisory Committee, be approved; and

2. the Arts and Culture Advisory Committee report to Council on the outcome of the pilot program in fall 2026.

8. Proposed Short-Term Rental Accommodation Enforcement Policy and Procedure

RECOMMENDATION:

THAT

1. proposed “Short-Term Rental Accommodation Enforcement Policy 0224” be approved; and
2. proposed “Short-Term Rental Accommodation Enforcement Procedure 0231” be approved.

RECOMMENDATION:

THAT proposed “Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5419, 2026” be read a first, second, and third time.

RECOMMENDATION:

THAT proposed “Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5420, 2026” be read a first, second, and third time.

RECOMMENDATION:

THAT proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5421, 2026” be read a first, second, and third time.

9. Proposed Lower Caulfeild Development Procedures Bylaw Amendment

RECOMMENDATION:

THAT proposed “Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5439, 2026” be read a first, second, and third time.

RECOMMENDATION:

THAT proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5440, 2026” be read a first, second, and third time.

10. Proposed Miscellaneous Bylaw Amendments

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for this item is not permitted.

[Presentation to be provided.](#)

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026” be read a first time.

RECOMMENDATION:

THAT proposed "Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 2026" be read a first, second, and third time.

RECOMMENDATION:

THAT proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5427, 2026" be read a first, second, and third time.

NOTE: Each reading of an Official Community Plan bylaw must receive an affirmative vote of a majority of all Council members (4 members) in order to proceed (Local Government Act, s. 477).

RECOMMENDATION:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026" be read a first time.

RECOMMENDATION:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated January 19, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

RECOMMENDATION:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" and proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026" be presented at a public hearing scheduled for March 30, 2026 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

NEW BUSINESS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

If new business items are added to the agenda at the time of agenda approval, the new items will be added to this section.

12. No items.

CONSENT AGENDA ITEMS

Items listed in the Consent Agenda are considered for approval in one motion, unless a member of Council wishes to debate an item and requests that it be excluded. If an item is excluded from the Consent Agenda it will be considered as an agenda item. The rule of order establishing a Consent Agenda provides that consent agenda items may be considered in total and without debate or amendment.

13. Consent Agenda Items

The following Consent Agenda items may be considered for approval in one motion, or considered separately, or items may be excluded for debate.

RECOMMENDATION:

THAT the Consent Agenda items as follows be approved:

- Item 13.1 regarding Adoption of Council Meeting Minutes;
- Item 13.2 regarding Receipt of Committee Meeting Minutes;
- Item 13.3 regarding Awards Committee Annual Work Plan;
- Item 13.4 regarding Proposed Permissive Tax Exemptions Policy and Procedure; and
- Item 13.5 regarding Delegation Requests.

13.1. Adoption of Council Meeting Minutes**RECOMMENDATION:**

THAT the following minutes be adopted as circulated:

- February 9, 2026 special (open session) Council meeting and regular Council meeting.

13.2. Receipt of Committee Meeting Minutes**RECOMMENDATION:**

THAT the following minutes be received for information:

- November 18, 2025 Finance and Revenue Advisory Committee meeting;
- December 1, 2025 Finance and Audit Committee meeting; and
- January 7, 2026 Awards Committee meeting.

13.3. Awards Committee Annual Work Plan**RECOMMENDATION:**

THAT the Awards Committee Annual Work Plan, attached as Appendix B to the report dated January 19, 2026 from the Cultural Services Manager, be approved.

13.4. Proposed Permissive Tax Exemptions Policy and Procedure

RECOMMENDATION:

THAT

1. “Permissive Tax Exemptions Policy 02-80-387” as approved on June 11, 2018, be rescinded;
2. proposed “Permissive Tax Exemptions Policy 0115” be approved; and
3. proposed “Permissive Tax Exemptions Procedure 0227” be approved.

13.5. Delegation Requests

Any person, persons, or organization wishing to appear as a delegation before Council shall submit a written delegation request to the Mayor and Council for consideration. The Mayor and Council may refuse to schedule a delegation on an agenda if the issue is not considered to fall within the jurisdiction of Council.

Council must not permit a delegation at a Council meeting to address: a bylaw in respect of which a public hearing has been held where the public hearing is required under an enactment as a pre-requisite to the adoption of the bylaw; an issue which is before the courts or on which Council has authorized legal action; a request for funding; a purpose or subject that has no relation to an agenda item or is beyond the jurisdiction of Council; except as otherwise permitted by Council.

RECOMMENDATION:

THAT the following requests for delegation to Council be approved:

- Hollyburn Sailing Club, regarding Community Activities, Youth Engagement, and Co-op Program; and
- Hollyburn Community Services Society, regarding Year in Review.

OTHER ITEMS / NOTICES OF MOTION

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

14. Recommendations from the November 18, 2025 Finance and Revenue Advisory Committee Meeting

RECOMMENDATION:

THAT the Municipal Manager appoint a staff member to be responsible on an annual basis for interacting with BC Assessment, with particular attention to the District’s largest assessments.

RECOMMENDATION:

THAT the Finance and Revenue Advisory Committee be consulted as early as practical for input and advice on major financial decisions that impact taxes, utilities, and fees.

15. Judicial Review of Provincial Housing Legislation, including Bills 44, 47, 13, 15, and M216

RECOMMENDATION

THAT

1. Council express its interest in joining a coalition of British Columbia municipalities and regional districts to evaluate and potentially pursue a coordinated Judicial Review of provincial housing legislation, including Bills 44, 47, 13, 15, and M216;
2. Council note concerns regarding the lack of consultation, the use of non-disclosure agreements, the timing of legislative release after the UBCM resolution deadline, the removal of public hearings, and the cumulative erosion of local democratic authority;
3. Council support the creation of a joint municipal working group to identify shared legal issues, coordinate information, and explore cost-sharing; and
4. Council authorize the Mayor or designate to engage with participating municipalities and report back on legal options, partnership structures, and financial implications.

REPORTS FROM MAYOR AND COUNCILLORS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

16. Reports from Mayor and Councillors (to include reports on District board, committee, and working group meetings, and Metro Vancouver board and committee meetings)

RECOMMENDATION:

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

PUBLIC QUESTIONS AND COMMENTS

Questions may be referred by Council to staff for subsequent response. Questions and comments relating to the following are not permitted: a Notice of Motion; a bylaw in respect of which a public hearing has been or will be held; an issue which is before the courts or on which Council has authorized legal action; a matter in respect of which a District-led public consultation process is planned or is in progress; the promotion of commercial projects/services or of a political party/candidate for elected office; publicly tendered contracts or proposal calls; funding requests; or a purpose or subject that is beyond the jurisdiction of Council.

17. Public Questions and Comments (3 minutes per speaker)

ADJOURNMENT

18. Adjournment of February 23, 2026 Regular Council Meeting

RECOMMENDATION:

THAT the February 23, 2026 regular Council meeting be adjourned.