

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
MARCH 30, 2026**

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

Staff: S. Ketler, Acting Municipal Manager/Director, Parks, Culture, and Community Services; J. Bailey, Acting Deputy Municipal Manager/Director, Planning, Development, and Environment Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; M. O'Connor, Manager, Bylaw and Licensing Services; D. Hawkins, Senior Manager, Community Planning and Sustainability; and T. Azuma, Committee and Policy Coordinator.

CALL TO ORDER

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

APPROVAL OF AGENDA

2. **Approval of March 30, 2026 Regular Council Meeting Agenda**

26-115 MOVED by Gambioli, seconded by Snider:

THAT the March 30, 2026 regular Council meeting agenda be amended by adding:

- Item 9 Ambleside Centre Local Area Plan;

AND THAT the agenda be approved as amended.

CARRIED

REPORTS

3. **6507 Nelson Avenue – *Community Charter* Remedial Action Requirement**

Staff spoke relative to the subject report and responded to Council's questions.

J. Schenk (legal counsel for Y. Mischke) spoke relative to the proposed Remedial Action Requirement; and responded to questions from Council. Council members commented and J. Schenk and staff responded.

26-116 MOVED by Cassidy, seconded by Watt:

WHEREAS Division 12 of Part 3 of the *Community Charter* authorizes Council to impose a remedial action requirement on the owner of a building or structure which is in an unsafe condition, including a requirement to demolish or remove the building or structure or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;

AND WHEREAS Division 12 of Part 3 of the *Community Charter* authorizes Council to declare a building or other structure, and matters or things that are in or about any such building or structure, to be a nuisance and so dilapidated or unclean as to be offensive to the community, and to impose a remedial action requirement on the owner of such a building or structure, including a requirement to demolish or remove the building or structure and matters or things in or about such building or structure, or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;

AND WHEREAS Yvonne Gabriele Mischke is the registered owner (the Owner) of land with civic address 6507 Nelson Avenue, West Vancouver, BC V7W 2J1 and legally described as PID: 011-625-988, Lot 21 Block 31 District Lot 430 Plan VAP2103, (the Property);

AND WHEREAS section 17 of the *Community Charter* provides that the authority of Council to require that something be done includes the authority to direct that, if a person subject to the requirement fails to take the required action, the District may fulfill the requirement at the expense of the person;

NOW THEREFORE, the Council of the District of West Vancouver, in open meeting assembled, resolves as follows:

1. THAT Council hereby considers that the residential single-family structure on the Property (the Building) is in and creates an unsafe condition, and therefore is in a hazardous condition within the meaning of Section 73 of the *Community Charter*;
2. THAT Council hereby considers that the condition of the Building and the surrounding materials and refuse is a nuisance and is so dilapidated and unclean as to be offensive to the community, within the meaning of Section 74 of the *Community Charter*;
3. THAT Council hereby requires the following steps, pursuant to its powers under Section 72 of the *Community Charter*.
 - 3.1 THAT the Owner, within 30 days of the date this Resolution is sent to the Owner, do all things necessary to apply for a demolition permit for the Building in accordance with the District's Building Bylaw No. 5340, 2025 (the Building Bylaw);
 - 3.2 THAT the Owner, within 30 days of receiving a demolition permit applied for under Section 3 of this Resolution, must demolish the Building, remove all resulting debris, and comply with all applicable requirements of the Building Bylaw;
 - 3.3 THAT the Owner, within 30 days of the date this Resolution is sent to the Owner, remove all material presently stored in or about the Structure, including but not limited to the wooden shed, garbage bags and cans, storage containers, tarps, boxes, yard waste, plastic, paper, wood, cloth, personal items, equipment, tires, garbage and unwholesome matter and dispose of such materials appropriately;

4. THAT the Owner may request that Council reconsider the terms of this Resolution by providing the District with written notice within 14 days of the date on which notice of this Resolution is sent to the Owner under Section 77 of the *Community Charter*; and
5. THAT if the Owner has not completed any requirement imposed by this Resolution within the time limit for so doing, District staff are authorized to fulfil the applicable requirement without further notice to and at the expense of the Owner, and may recover the cost of so doing from the Owners, together with interest, as a debt and in the same manner as municipal taxes in accordance with sections 17, 258, and 259 of the *Community Charter*.

CARRIED

(Councillor Thompson opposed)

4. Proposed District Historic Grinder Pump Service Policy and Procedure

Councillor Thompson left the meeting at 6:46 p.m. and returned at 6:47 p.m.

Council members commented.

D. Perry (address not provided) commented regarding the proposed modifications and thanked Mayor and Council for their efforts in working with the residents to reach a resolution. Council members commented and D. Perry responded.

26-117 MOVED by Snider, seconded by Cassidy:

THAT

1. proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5441, 2026" be modified by:
 - a. adding the following definition to Section 4.1 of the Bylaw "Historic Grinder Pump Service Capacity" means the current service level capacity provided for by the existing District Historic Grinder Pump System; and
 - b. deleting 7.9.4 f) and replacing with "the District determines that the demand exceeds the Historic Grinder Pump Service Capacity"; and
2. proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5441, 2026" be read a first, second, and third time as modified.

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

CARRIED

26-118 MOVED by Snider, seconded by Cassidy:

THAT proposed “Historic Grinder Pumps Procedure 0226” be modified by:

- a. deleting section 3.6.1. d) and replacing with “the District determines that the demand exceeds the Historic Grinder Pump Service Capacity”; and
- b. deleting 10.1 b) and e) within Appendix A and replacing with “so long as the existing Historic Grinder Pump Service Capacity doesn’t change such that the District Historic Grinder Pump System does not have the capacity to provide the Service(s).”

CARRIED

26-119 MOVED by Snider, seconded by Cassidy:

THAT the Council report titled Proposed District Historic Grinder Pump Service Policy and Procedure dated March 16, 2026 from the Director, Engineering and Transportation Services be received for information.

CARRIED

5. Small-Scale Multi-Unit Housing Legislation (Bill 25) Compliance – Direction to Proceed

A Council member commented. Staff provided a presentation and responded to Council’s questions.

26-120 MOVED by Lambur, seconded by Watt:

THAT the report titled Small-Scale Multi-Unit Housing Legislation (Bill 25) Compliance – Direction to Proceed dated March 11, 2026, from the Senior Community Planner be received for information.

CARRIED

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

B. Chapman (West Vancouver resident) provided a written submission and commented regarding surveying properties in the District; unintended consequences of an all inclusive FAR and maximum dwelling size; impacts of the proposed changes; and a willingness to work with staff to discuss the concerns.

A Council member commented and staff responded to Council’s question.

K. LaPointe (address not provided) commented regarding the significance of the proposed changes and potential impact on the community; compressed timelines imposed by the province and lack of public consultation; and lack of clarity on process and imposed timelines. A Council member commented. K. LaPointe responded.

J. Cave (address not provided) commented regarding traffic congestion on the North Shore; and the provincial housing directives.

A. Mazaheri (address not provided) commented regarding the proposed FAR calculation; potential impacts of available floor space for residential purposes; parking; and regulatory barriers.

G. McIsaac (West Vancouver resident and Board Member, Ambleside and Dundarave Residents Association) commented regarding proposed blanket-zoning imposed by the province; long-term impacts on the community; compressed timing and lack of public consultation; parking; sufficiency of existing zoning; economic impacts; and push back on provincial directives.

S. Leidl (address not provided) commented regarding the provincial housing directives; land values and development costs; traffic and parking impacts; transportation and critical infrastructure; and opposition to blanket rezoning.

M. Tavenpour (address not provided) commented regarding the provincial housing directives; parking impacts; parking and the proposed FAR calculation; lack of existing transit infrastructure; and potential zoning solutions.

A. Krawczyk (West Vancouver resident) commented on behalf of the Community Housing Action Coalition regarding the provincial housing directives; a public meeting being held at District of North Vancouver; the District's timing and process; and public consultation.

A Council member commented and staff responded to Council's question.

G. Powroznik (address not provided) commented regarding the proposed housing directives; lack of affordable housing; development around schools; and alternatives to the provincial directives.

D. Mulhern (address not provided) commented regarding advancing additional housing in the District; housing diversity; and support for the provincial housing directives.

Council members commented.

6. Proposed: North Shore Emergency Management Establishing Bylaw No. 5416, 2026; and North Shore Emergency Management Delegation Bylaw No. 5417, 2026

26-121 MOVED by Gambioli, seconded by Lambur:

THAT

1. proposed "North Shore Emergency Management Establishing Bylaw No. 5416, 2026" be read a first, second, and third time; and
2. proposed "North Shore Emergency Management Delegation Bylaw No. 5417, 2026" be read a first, second, and third time.

CARRIED

BYLAWS

7. Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026 (To Provide Various Corrections, Clarifications, and Improvements)

A Council member commented.

26-122 MOVED by Snider, seconded by Watt:

THAT

1. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be modified in section 3.3.6 by replacing the number "130.06(3)" with "130.18(3)", as shown in Appendix A of the February 26, 2026 memorandum from the Assistant Planner;
2. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be modified to remove section 3.2.3 in its entirety;
3. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be read a second time as modified; and
4. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be read a third time.

CARRIED

8. Proposed: Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5439, 2026; and Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5440, 2026 (Lower Caulfeild)

26-123 MOVED by Thompson, seconded by Lambur:

THAT proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5439, 2026" be adopted.

CARRIED

26-124 MOVED by Thompson, seconded by Lambur:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5440, 2026" be adopted.

CARRIED

7. Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026 (To Provide Various Corrections, Clarifications, and Improvements)

26-125 MOVED by Snider, seconded by Watt:

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

CARRIED

NEW BUSINESS

9. Ambleside Centre Local Area Plan

Mayor Sager recused himself (conflict of interest as a property owner) and left the meeting at 8:27 p.m. Councillor Thompson assumed the Chair.

Council members commented.

26-126 MOVED by Gambioli, seconded by Snider:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report from the Senior Manager of Community Planning and Sustainability dated April 25, 2025, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

CARRIED
(Councillor Cassidy opposed)

26-127 MOVED by Gambioli, seconded by Snider:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2026" be modified by replacing Schedule A Guidelines BF-C 3 Policies 3.2.2.a and 3.2.3.a (regarding 1600 block south Marine Drive and 1400 block north Marine Drive, respectively) with Official Community Plan Policy BF-C 4, and by revising associated amendment bylaw text and figures as required for alignment.

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

CARRIED
(Councillor Cassidy opposed)

26-128 MOVED by Gambioli, seconded by Snider:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2026", be read a first time as modified.

CARRIED
(Councillor Cassidy opposed)

26-129 MOVED by Gambioli, seconded by Snider:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2026" be presented at a public hearing scheduled for April 27, 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.

CARRIED

Mayor Sager returned at 8:32 p.m. and assumed the Chair.

CONSENT AGENDA ITEMS

10. Consent Agenda Items

26-130 MOVED by Cassidy, 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 2025 Asset Management Update;
- Item 10.4 regarding Banking Resolution; and
- Item 10.5 regarding Delegation Request.

CARRIED

10.1. Adoption of Council Meeting Minutes

26-131 THAT the following minutes be adopted as circulated:

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

10.2. Receipt of Committee Meeting Minutes

26-132 THAT the following minutes be received for information:

- June 4, 2025 and February 4, 2026 Awards Committee meetings;
- January 13, 2026 Environment Committee meeting;
- January 20, 2026 Public Art Advisory Committee meeting;
- January 20 and February 10, 2026 Finance and Revenue Advisory Committee meetings; and
- January 28 and February 25, 2026 Planning Committee meetings.

10.3. 2025 Asset Management Update

26-133 THAT

1. the report dated March 6, 2026, titled 2025 Asset Management Update be received for information;
2. "Capital Asset Management Policy 0054" be rescinded; and
3. proposed "Asset Management Policy 0238" be approved.

10.4. Banking Resolution

26-134 THAT

1. The following positions be authorized as signatories on behalf of the District of West Vancouver ("District") for all banking and investment accounts with financial institutions:
 - (a) the Mayor,
 - (b) the Municipal Manager,
 - (c) the Director, Finance and Corporate Services,
 - (d) the Deputy Director, Financial Services,
 - (e) the Manager, Accounting and Financial Reporting,
 - (f) the Manager, Financial Planning, or
 - (g) the Payroll Manager (for payroll account only)
2. all requests and transactions must be authorized by two signatories, or their designate; and
3. this resolution supersedes and replaces all prior banking and signing authority resolutions of the District of West Vancouver.

10.5. Delegation Request

26-135 THAT the delegation request from Cairnstone Planning on behalf of Northern Development Initiative Trust, regarding Prince George to North Vancouver Railway Transition, be approved.

OTHER ITEMS / NOTICES OF MOTION

11. Recommendation from the January 28, 2026 Planning Committee Meeting

26-136 MOVED by Thompson, seconded by Snider:

THAT staff be directed to consider improvements with the intent to provide more clarity for developers in the application review and approval process, including:

1. simplify regulations for building development;
2. eliminate regulations where appropriate to streamline building and development processes; and
3. increase reliance on qualified professional submissions to reduce staff review times;

AND THAT staff be directed to consider referring the discussion back to the Planning Committee at a future date.

CARRIED

12. Recommendation from the February 10, 2026 Finance and Revenue Advisory Committee Meeting

26-137 MOVED by Watt, seconded by Gambioli:

THAT

1. the following recommendation from the Finance and Revenue Advisory Committee's February 10, 2026 meeting be received for information:

“THAT staff be directed to explore the Municipal and Regional District Tax Program for short-term rentals in West Vancouver”; and

2. staff be directed to not explore the Municipal and Regional District Tax Program for short-term rentals in West Vancouver at this time.

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

CARRIED

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.

13. Reports from Mayor and Councillors

Councillor Cassidy reported on the Police Board's recruitment of a new Police Chief and the upcoming retirement of Chief Lo; and an update on the Metro Vancouver Wastewater Committee.

Councillor Watt reported on attending the Invest Vancouver Innovation Summit; and the benefits of vertical farming.

Mayor Sager reported on attending the 80th Anniversary of Theater West Van; and the International Piano Day appreciation concert held on March 29, 2026 at Municipal Hall.

26-138 MOVED by Snider, seconded by Cassidy:

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

CARRIED

PUBLIC QUESTIONS AND COMMENTS

14. Public Questions and Comments

J. Cave (Address not provided) commented regarding: DRIPA; and affordability of living in British Columbia. A Council member responded to a question. A Council member commented.

ADJOURNMENT

15. Adjournment of March 30, 2026 Regular Council Meeting

26-139 MOVED by Cassidy, seconded by Watt:

THAT the March 30, 2026 regular Council meeting be adjourned.
 (8:44 p.m.)

CARRIED

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER