



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 3

REGULAR COUNCIL MEETING AGENDA

OCTOBER 6, 2025

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.

CALL TO ORDER

1. Call to Order.

APPROVAL OF AGENDA

2. **Approval of October 6, 2025 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the October 6, 2025 regular Council meeting agenda be approved as circulated.

DELEGATIONS

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

3. **Royal Canadian Legion Branch 60 West Vancouver, regarding Presentation of the Royal Canadian Legion Friendship Award to Council (File: 0120-30)**

[Citation in Support of Nomination](#) (On-Table)

RECOMMENDATION:

THAT the delegation from the Royal Canadian Legion Branch 60 West Vancouver, regarding Presentation of the Royal Canadian Legion Friendship Award to Council, be received for information with thanks.

REPORTS

4. **Geese Mitigation** (File: 2150-01)

Presentation to be provided.

RECOMMENDATION:

THAT

1. the September 16, 2025 report from the Parks Environmental Operations Manager titled Geese Mitigation be received for information;
2. a \$12,000 one-time increase to the 2026 operating budget be approved in advance of the 2026 budget process for a geese nesting and moulting survey to better understand sources of hatch, population composition, and use of parks during the non-flight period; and
3. staff submit the following requests into the 2026 budget process for geese feces mitigation measures:
 - a. capital request of \$16,000 to purchase an additional goose fecal matter collector; and
 - b. operating request of \$14,600 on an ongoing basis to increase the Parks Department operating budget for enhanced geese mitigation efforts and feces management.

5. **Proposed 2025-2029 Five-Year Financial Plan Bylaw No. 5381, 2025, Amendment Bylaw No. 5403, 2025 and Proposed 2025 Phase 2 Capital Funding Report** (File: 1610-20-5403)

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

RECOMMENDATION:

THAT proposed “Five-Year Financial Plan Bylaw No. 5381, 2025, Amendment Bylaw No. 5403, 2025” be read a first, second, and third time.

RECOMMENDATION:

THAT the following appropriation be made from the Capital Infrastructure Reserve Fund to fund 2025 Phase 2 Capital Projects:

Capital Infrastructure Reserve Fund	
Grounds and Parks	40,000
Capital Infrastructure Reserve Fund Total	40,000

and that these funds be available until December 31, 2027, and any funds unused at that time be returned to the Capital Infrastructure Reserve Fund, be approved.

RECOMMENDATION:

THAT the following appropriations be made from the Capital Equipment Reserve Fund to fund 2025 Phase 2 Capital Projects:

Capital Equipment Reserve Fund	
Equipment	109,402
IT Hardware and Software	42,000
Capital Equipment Reserve Fund Total	151,402

and that these funds be available until December 31, 2027, and any funds unused at that time be returned to the Capital Equipment Reserve Fund, be approved.

RECOMMENDATION:

THAT the following appropriations be made from the Community Amenity Reserve Funds to fund the 2025 Phase 2 Capital Projects:

Community Amenity Reserve Fund	
Community-Serving	
Facilities Projects	50,000
Neighbourhood-Serving	
Transportation Infrastructure	88,000
Community Amenity Reserve Fund Total	138,000

and any funds unused at that time of project completion be returned to the Community Amenity Reserve Fund, be approved.

RECOMMENDATION:

THAT the following appropriations be made from the Land Reserve to fund the 2025 Phase 2 Capital Project:

Land Reserve	
Facilities Projects	500,000
Land Reserve Total	500,000

and any funds unused at that time of project completion be returned to the Land Reserve, be approved.

6. [Preliminary Development Proposal for 1763 Bellevue Avenue](#)

(File: 1010-10-25)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the preliminary development proposal outlined within the report titled Preliminary Development Proposal for 1763 Bellevue Avenue dated September 15, 2025, from the Community Planner proceed to public consultation prior to adoption of the Ambleside Town Centre Local Area Plan in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

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.

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

The proposed bylaw received first, second, and third reading at the September 8, 2025 Council meeting.

RECOMMENDATION:

THAT proposed "West Vancouver Municipal Officers Bylaw No. 4267, 2002, Amendment Bylaw No. 5389, 2025" be adopted.

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.

8. 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.

9. 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 9.1 regarding Adoption of Council Meeting Minutes;
- Item 9.2 regarding Receipt of Committee Meeting Minutes;
- Item 9.3 regarding Proposed 2026 Permissive Tax Exemption Bylaw No. 5382, 2025;
- Item 9.4 regarding Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5408, 2025 (Pay Parking Exemptions); and Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5411, 2025 (Pay Parking Exemptions);
- Item 9.5 regarding Appointment of Acting Mayors for 2025-2026;
- Item 9.6 regarding Proposed Fire and Rescue Reciprocal Aid Policy 0213; and
- Item 9.7 regarding Proposed Delegation of the Administration of Covenants in Rodgers Creek and Cypress Village Areas.

9.1. [Adoption of Council Meeting Minutes](#) (File: 0120-05)**RECOMMENDATION:**

THAT

1. the minutes of the September 8, 2025 special (open session) Council meeting, public hearing, and regular Council meeting, and of the September 15, 2025 special (open session) Council meeting and regular Council meeting be adopted as circulated; and
2. the Summary of the September 8, 2025 Public Hearing regarding Proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way) be approved.

9.2. [Receipt of Committee Meeting Minutes](#) (File: 0116-20-ENVR/FAC / 2310-02)

RECOMMENDATION:

THAT the following minutes be received for information:

- June 3, 2025 Environment Committee meeting;
- July 8, 2025 Finance and Revenue Advisory Committee meeting; and
- July 16, 2025 Board of Variance hearing.

9.3. [Proposed 2026 Permissive Tax Exemption Bylaw No. 5382, 2025](#)

(File: 1610-20-5382)

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

RECOMMENDATION:

THAT

1. proposed “2026 Permissive Tax Exemption Bylaw No. 5382, 2025” be read a first, second and third time; and
2. Council refer the Permissive Tax Exemption Policy to the Community Grants Committee for review and to recommend updates, if necessary, to improve the evaluation process for future years.

9.4. [Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5408, 2025 \(Pay Parking Exemptions\); and Proposed Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5411, 2025 \(Pay Parking Exemptions\)](#) (File: 0282-20-0198/0199 / 1610-20-5408/5411)

RECOMMENDATION:

THAT “Pay Parking Exemption Policy 0198” and “Pay Parking Exemption Procedure 0199” as approved on March 31, 2025, be rescinded.

RECOMMENDATION:

THAT proposed “Pay Parking Exemptions Policy 0198” and proposed “Pay Parking Exemptions Procedure 0199” as attached to the September 16, 2025 report from the Senior Manager, Parks, be approved.

RECOMMENDATION:

THAT proposed “Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5408, 2025” be read for a first, second, and third time.

RECOMMENDATION:

THAT proposed “Fees and Charges Bylaw No. 5383, 2025, Amendment Bylaw No. 5411, 2025” be read for a first, second, and third time.

9.5. Appointment of Acting Mayors for 2025-2026 (File: 0120-01)

RECOMMENDATION:

THAT the proposed 2025-2026 Acting Mayor Schedule be approved as follows:

November 1-30, 2025:	Councillor Watt
December 1-31, 2025:	Councillor Lambur
January 1-31, 2026:	Councillor Snider
February 1-28, 2026:	Councillor Gambioli
March 1-31, 2026:	Councillor Thompson
April 1-30, 2026:	Councillor Gambioli
May 1-31, 2026:	Councillor Snider
June 1-30, 2026:	Councillor Watt
July 1-31, 2026:	Councillor Cassidy
August 1-31, 2026:	Councillor Thompson
September 1-30, 2026:	Councillor Cassidy
October 1-31, 2026:	Councillor Lambur

9.6. [Proposed Fire and Rescue Reciprocal Aid Policy 0213](#) (File: 0282-20-0213)

RECOMMENDATION:

THAT proposed "Fire and Rescue Reciprocal Aid Policy 0213" be approved.

9.7. [Proposed Delegation of the Administration of Covenants in Rodgers Creek and Cypress Village Areas](#) (File: 1610-20-5407)

RECOMMENDATION:

THAT proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5407, 2025" be read a first, second, and third time.

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.

10. [Notice of Motion regarding Ambleside Centre Local Area Plan](#)
(File: 0120-06)

Notice of Motion, as follows, is provided:

Take notice that at the October 20, 2025 regular Council meeting, Councillor Lambur, with Councillor Watt as seconder, will move:

WHEREAS Marine Drive (from 13th St. to 19th St.) and environs has served as the retail commercial heart of the community for over a century, and the revitalization of this area is the primary focus of the Ambleside Centre Local Area Plan;

AND WHEREAS the form and scale of development has evolved into a low-rise mixed-use village characterized by street front retail and commercial uses along Marine Drive, Bellevue Avenue and adjoining streets;

AND WHEREAS the village urban fabric is integral to the identity and branding of Ambleside Centre as a unique neighbourhood-scaled retail destination;

THEREFORE BE IT RESOLVED THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2025" be modified by revising lands identified as Waterfront D, Waterfront E, and Upslope H in the *Proposed Ambleside Centre Local Area Plan*, included as *Appendix B* of the April 25, 2025 report to Council titled Proposed Ambleside Centre Local Area Plan, as follows:

1. revising *Figure 3.1 Conceptual land use framework* by removing lands identified as Waterfront D, Waterfront E, and Upslope H from their respective character areas and adding them to *Low-Rise Heart*;
2. revising *Figure 3.2 Ambleside Centre Low-Rise Heart designations* by adding lands identified as Waterfront D, Waterfront E, and Upslope H to *Low-Rise A* designation;
3. revising *Figure 3.4 Ambleside Centre Activated Waterfront designations* by removing Waterfront D and Waterfront E designations and designated lands;
4. deleting 3.2(2)(a) Waterfront D and 3.2(2)(b) Waterfront E in their entirety;
5. revising *Figure 3.7 Ambleside Centre Upslope Precinct designations* by removing Upslope H designation and designated lands;
6. deleting 3.2(3)(a) Upslope H in its entirety;
7. revising *Figure 4.2 General illustration of managing maximum heights in context* by removing approximate locations and heights from lands identified as Waterfront D, Waterfront E, and Upslope H and adding these lands to *Predominant LAP low-rise heights*;
8. revising *Figure 5.1 Approach to enable predominant low-rise forms while achieving community objectives* by removing lands identified as Waterfront D, Waterfront E, and Upslope H from rezoning approach and adding them to *Update zoning to enable low-rise regeneration*;
9. sequentially renumbering Waterfront and Upslope designations, and replacing all references in text and figures;
10. renaming Figure 3.5 and Figure 3.6 to *Artist's illustration of Waterfront designations* and revising annotations;
11. renaming Figure 3.8 and Figure 3.9 to *Artist's illustration of Upslope designations* and revising annotations;
12. renaming Figure 4.4 to *Artist's illustration of low-rise Marine Drive*;

13. revising Figure 5.2 *Artist's illustration of overall plan vision* annotations; and
14. amending Figures 2.3, 2.4, 3.3, 3.5, 3.6, 3.8, 3.9, 4.4, and 5.2 to illustrate revised designations.

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.

- 11. 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.

- 12. Public Questions and Comments (3 minutes per speaker)**

ADJOURNMENT

- 13. Adjournment of October 6, 2025 Regular Council Meeting**

RECOMMENDATION:

THAT the October 6, 2025 regular Council meeting be adjourned.