

## **COUNCIL CORRESPONDENCE UPDATE TO APRIL 16, 2025 (8:30 a.m.)**

### **Correspondence**

- (1) 16 submissions, April 9-15, 2025, regarding Proposed Gleneagles Pickleball Courts**
- (2) April 9, 2025, regarding “Zoning Bylaw Amendment No. 5380 (District lands, 1500 Block Fulton South) -Proposed Rezoning Option”**
- (3) April 11, 2025, regarding “Don’t remove the skatepark!”**
- (4) D. Marley, April 11, 2025, regarding “DWV Council Meeting - April 14th - 2025 Tax Rate By-law - NSWWTP project”**
- (5) April 15, 2025, regarding Sewerage and Drainage Regulation Bylaw No. 5263, 2023 (Grinder Pumps)**
- (6) April 15, 2025, regarding “Airbnb Party house”**

### **Correspondence from Other Governments and Government Agencies**

No items.

### **Responses to Correspondence**

- (7) Parks Maintenance Manager, April 10, 2025, response regarding “Marine Drive Underpass Beside Capilano River”**
- (8) Finance & Corporate Services, April 15, 2025, response to D. Marley regarding “DWV Council Meeting - April 14th - 2025 Tax Rate By-law - NSWWTP project”**

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 9, 2025 8:30 AM  
**To:** correspondence  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Proposed Gleneagles pickleball courts

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Dear Mayor and Counsel

My husband [REDACTED] s. 22(1) I are longstanding residents of West Vancouver and members of the West Van pickleball players. We both fully support the building new outdoor courts near the Gleneagles community centre to fill a gap in providing courts West of central West Vancouver. There are many West Van residents who live in the communities around Caufield, Horseshoe bay and Lion's bay whose tax dollars are not servicing their needs. When the district closed the courts at 29th players from all over West Van where left with NO courts. After many negotiations with the district Normanby tennis courts where set up as a temporary location.

Last year permanent courts were built by you at Ambleside. While they are great they are being monopolized by non West Van residents and taxpayers. We need more courts to service us, your tax base. Gleneagles seems like the ideal location.

My husband and I regularly play indoors at WVCC and Gleneagles but it is almost impossible to get into these sessions. More outdoor courts will help grow the sport. We regularly play at Normanby and regularly witness many families coming out with their young and older children to play together. We have introduced our [REDACTED] s. 22(1) to the sport. They in turn have started playing [REDACTED] s. 22(1) friends. Pickleball is not just an old people sport, all ages can play.

Thankyou

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 9, 2025 11:53 AM  
**To:** correspondence  
**Subject:** New pickleball courts at Gleneagles

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Dear mayor and council:

As a long time resident of west Vancouver I support building new pickleball courts at Gleneagles. Looking at our aging demographic pickleball keeps them active and a place to socialise. The hill up to Normanby courts is difficult for some to access and Ambleside is not welcoming

Gleneagles is a perfect place to build courts as noise problems restrict building in other areas. The community center offers all amenities - washrooms, food etc

With regard to current backlash from BMX riders the original plan did not demolish the skateboard bowl. When speaking to the man representing skateboards he said it was not safe to ride in current condition. If you are considering this it should be a separate issue

I go past several times a week - have never seen anyone using the bowl even during school holidays

My daughter [REDACTED] s. 22(1) informs me the people are mad about the closure of the bike park at Capilano blaming pickleball they are happy when informed about the pump track

The issues from non residents should not be holding up construction of new pickleball courts paid for by our taxpayers

Thanks for your ongoing support

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 9, 2025 3:59 PM  
**To:** correspondence  
**Subject:** Gleneagles proposed pickleball courts

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Dear Mayor and Council

I have been playing pickleball in West Vancouver for several years, firstly indoors at WVCC followed by the outside courts at 29th and Marine Drive.

It has been a challenging experience, losing 29th and then having to fight for a replacement at Normanby and then a failed proposal at Hugo Ray.

Today having four courts at Ambleside and a proposal put forward last year for courts at Gleneagles, is a great and welcome step forward.

Courts at Gleneagles would provide additionally:

- A facility for the western half of West Vancouver
- Would use facilities from the Gleneagles Community Centre and expand its use and revenue
- Expanded facilities for the adjacent school
- Fulfilling further the growing need for more pickleball courts

Last year Parks made a proposal which included a number of options. From there, a working group of local residents together with West Van Players selected option 3, which included four community sized courts. This was subsequently changed to a three-court option (to include standard sized courts) and it was then unanimously approved by the Pickleball Advisory Round Table. None of the proposed options affected the existing skate bowl.

Our concern now with the current proposal by Parks, ie removing the skate bowl, building four pickleball courts and constructing a pump track, has complicated the project and has brought forward numerous adventure bowl protests. The scope of the project has now been expanded with a completely new addition, potentially leading to undue delays of court construction.

Two suggestions for this project would be:

- leave the skate board bowl in place and proceed with the three or preferably four court option approved last year and with funds in place

- proceed with the latest proposal ie four pickleball courts, a pump track (skate board bowl removal) and override the skate board protestors as their facility has been underused for years and the protestors appear, on the whole, to be non residents of West Vancouver.

In summary I support the construction of pickleball courts at Gleneagles and request an early decision be made to avoid delays in their construction.

Sincerely

s. 22(1)

s. 22(1)

West Vancouver, BC

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 9, 2025 4:54 PM  
**To:** correspondence  
**Subject:** Gleneagles proposed pickleball courts

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- leave the skate board bowl in place and proceed with the three or preferably four court option approved last year and with funds in place

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In summary I support the construction of pickleball courts at Gleneagles and request an early decision be made to avoid delays in their construction.

Sincerely

s. 22(1)

s. 22(1)

West Vancouver, BC

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 9, 2025 5:57 PM  
**To:** correspondence  
**Subject:** RE: Gleneagles pickleball courts would benefit the community

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Dear Mayor and Council,

As a relative newcomer to pickleball ([REDACTED] s. 22(1)), I have seen how the sport has grown in West Vancouver during my time as a participant. Although there is a sizable core of West Van players, new people are always joining in. Whether players are new or already known to others, they are often greeted with a smile and hello at the courts and then left with a "good-bye and thank you." I play at Normanby when the weather allows, and then I play at Gleneagles Community Centre when the weather is wet and cold. I live [REDACTED] s. 22(1), and a significant number of my neighbors are also players. We would appreciate dedicated outdoor pickleball courts on the western side of the community. Normanby, in particular, is a challenge to get to, but the setting is lovely. The group of people who gather to play community pickleball there is great, and despite the distance, it's always worth the drive.

I've seen the plans for the proposed Gleneagles courts, and I believe they would be extremely well received and well used. Although the Ambleside courts have been in use for a while, I have yet to use them because of the distance but also because I've heard that they are often busy. Many users are from other communities, and while sharing the courts is not generally an issue, I've heard that some of the players who use the Ambleside courts don't follow the rule of playing one game and then rotating out. It's nice to have the new courts at Ambleside, and I am certain that I'll use them at some point over the summer. Hopefully by then the kinks of user protocols will be ironed out. All things said, though, it does take me nearly 20 minutes to get to both Ambleside and Normanby by car.

With the revitalization of Horseshoe Bay and the potential for more growth in this part of the community, building courts at Gleneagles makes sense. I've lived in West Vancouver [REDACTED] s. 22(1). My children grew up here, and I work in the community. Nothing has made me feel as quickly connected to more people than my experience in playing pickleball. There are a lot of younger and older people who are coming together to enjoy this sport. Thank you for considering the addition of the Gleneagles pickleball courts.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, BC [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

s. 22(1)

s. 22(1)

*We would like to thank the Coast Salish people on whose unceded traditional territory West Vancouver FC resides. We are grateful to the Skwxwu7mesh and Tsleil-Waututh Nations for the opportunity to play soccer on this traditional territory.*

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 9, 2025 7:55 PM  
**To:** correspondence  
**Subject:** Proposed Outdoor Courts at Gleneagles

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To whom it may concern;

My name is [REDACTED] s. 22(1) and I am [REDACTED] s. 22(1) old.  
My address is [REDACTED] s. 22(1) West Vancouver BC [REDACTED] s. 22(1) I have been a Resident of West Vancouver and West Vancouver Tax Payer [REDACTED] s. 22(1)

I am an avid long time West Vancouver Pickleball Player and have been spending many of my days enjoying the sport that I Love.

I first learned to play "Drop-In" indoors at the West Vancouver Rec Centre several years ago.  
I went on to enjoy many of days playing "Drop-in" outdoors at 29th Street Courts until the courts were abruptly closed!

I currently play indoors "Drop-in" at Gleneagles Community Centre and outdoors "Drop-in" at Normanby.

Unfortunately the opening of Ambleside Pickleball Courts, which happens to be blocks away from my home has proven to be of no use to me for the following reasons... -West Vancouver Ambleside Pickleball was immediately taken over by Northshore Pickleball Club or you could call them North Vancouver Pickleball Club!  
-It is Not "Drop-In", Not Friendly and Not Inclusive!

Therefore, "Drop-in" Outdoor Pickleball at Gleneagles Community Center would be a Perfect Location available for West Vancouver Residents/Taxpayers and would benefit the whole community.

Personally Pickleball playing has become a internal part of my life now as a senior citizen it is something I can do completely on my own, it is great physical activity, very social and I have made many wonderful new friends.

Please consider the well being of us West Vancouver Residents and Tax Payers.

Thank you  
Sincerely  
Regards

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 10, 2025 8:50 AM  
**To:** correspondence  
**Subject:** Proposed pickleball courts at Gleneagles

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To Mayor and Council,

I am a [REDACTED] s. 22(1) resident of West Vancouver living near Lighthouse park. In the winter months I'm one of the many residents that try to book a coveted spot for a pickleball court at Gleneagles Rec. Center. The plan to develop outdoor courts next to the Gleneagles is very exciting and would be well used. Pickleball has expanded from a "Senior's" game to a game for all ages and the proximity to an elementary school is beneficial to the whole community.

All pickleball players appreciate the additional courts at Ambleside but the western side is lacking in pickleball courts.

I understand there is some opposition from the skateboard and bike groups but the removal of the cement park was not included in the original request from pickleball players. I also question how many of the protesters that turned up on Saturday were local residents?

I'm not against the skateboard/ bike park but I think the hump track would suit a wider age group of children and young adults.

Sincerely

[REDACTED] s. 22(1)

West Vancouver BC [REDACTED] s. 22(1)

Sent from my iPhone

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 10, 2025 2:24 PM  
**To:** correspondence  
**Subject:** pickleball courts

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Hi there,

With the development of pickleball in West Vancouver, We strongly recommend that four more new pickleball courts should be built in Amberside because more and more people have been evolved in this event.

Thank you for your concern.

[REDACTED] s. 22(1)  
[REDACTED] est Vancouver, BC [REDACTED] s. 22(1)  
Sent from my iPhone

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 10, 2025 4:47 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor  
**Subject:** Fwd: Opposition to Proposed Pickleball courts at Gleneagles.

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Dear Mayor Sager and Council,

First, I would like to congratulate you on the opening of Eagleridge Lands Park and the purchase of the remaining waterfront home at Ambleside. My family regularly hikes the Whyte Lake Trail and, of course, we all love our waterfront.

I am forwarding, giving my full support to the petition composed below and to add my thoughts as a [REDACTED] s. 22(1) Gleneagles and also a senior pickleball player. It is time for us to support our youth and give more outdoor facilities in local areas for their health and well-being. With Gleneagles Elementary School so close by it would be prudent to put our youth first. Recently the seniors have been well taken care of. Please use some of the remaining budgeted money to make the Pickleball courts at Ambleside a first rate facility with noise barriers and [REDACTED] s. 22(1) ved surroundings.

Thank you,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

, West Vancouver, BC,

[REDACTED] s. 22(1)

**Subject: Opposition to Proposed Pickleball courts at**

Dear Mayor and Council,

Please halt the Parks Department's recent proposal to build four pickleball courts and a pump track in the Gleneagles area for the following reasons:

### **1. Incomplete Ambleside Project:**

The pickleball courts at Ambleside must be completed before initiating any new projects. An asphalt apron is urgently needed to prevent surrounding pea gravel from being tracked onto the courts — a safety hazard that also reduces the courts' lifespan. Additionally, essential amenities such as seating, a bike rack, paddle holders, and a drinking fountain have yet to be installed. These

improvements should take precedence over new expenditures.

## **2. Excessive Costs at Gleneagles:**

The Gleneagles proposal is not a financially responsible use of taxpayer funds. The industry standard cost for new courts is approximately \$50,000 to \$80,000 USD per court. Due to the challenging terrain of the proposed site, costs are likely to exceed this range substantially.

## **3. Lack of Community Support:**

The proposed location does not reflect the needs of most pickleball players in West Vancouver. A recent survey conducted by the NSPC among its West Vancouver members showed that over 60% are opposed to the Gleneagles location.

## **4. Unclear Demand and Overlap:**

The need for four additional courts in Gleneagles has not been justified. Ambleside's new courts have not yet reached full usage, and their impact on play at Normanby has not been assessed. More data is needed before expanding further.

## **5. Negative Impact on Existing Activities:**

This proposal would disrupt existing recreational use in the area, potentially displacing another established sport or community activity.

We urge the Parks Department to prioritize the completion and optimization of current projects before allocating additional funds to new and potentially unnecessary developments.

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, April 11, 2025 12:10 PM  
**To:** correspondence  
**Subject:** Gleneagles Pickleball Courts - Proposal

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Dear Mayor and Council:

I am writing in support of the construction of pickleball courts at Gleneagles Community Center in the area currently occupied by the skate bowl and bike park, both of which the Parks department has confirmed, remain underutilized.

After the two Open Houses held in West Vancouver this past week, I wish to add the following comments:

- West Van Players have been advocating for, and working within, the Parks planning framework for new courts, since 2023. A working group of community residents who are also pickleball players reviewed three options presented to us by Parks, to construct courts in an area away from residences and co-located with GE community Centre so that amenities can be shared and efficiencies realized. Through a consultative process, we prioritized our preference for four courts, which were reviewed by the round table and scaled down to three courts and unanimously supported.

The more recent Parks staff proposed design includes four courts and a pump track - the design presented for consultation. West Van Players prefers the four-court option be incorporated as part of any final recommendation and kindly request that Council consider the same.

- The West Van Players-supported original did not propose displacing the skateboard bowl, recognizing that removal of existing viable capitalized facilities may not find favour.

That said, the demonstration of support for keeping and maintaining the bowl from many skateboarders, including those who do NOT reside in West Vancouver, presents a question deserving response. If West Vancouver sport and other amenity and facility priorities should be driven by Community and the District overall planning, given limited spaces and resources, then what obligation does DWV owe the broader regional community to provide and maintain facilities? Should this be a consideration, and given the procedural requirements of project approval, then it is requested this be treated separately, without interrupting any approved pickleball court construction.

I am confident that accommodation for all user groups is achievable. In light of extensive consultations to date and previous DWV commitments and the dedication of funds to the expanded proposal, it is both my and

West Van Players wish that a design solution may be found that meets Council approval, thus enabling court construction to proceed at GECC according to the timelines recently suggested by staff, for completion in the Spring of 2026.

Thank you for your continued support of this popular and growing sport.

Respectfully with kind regards,

s. 22(1)

s. 22(1)

, WV,

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, April 11, 2025 12:36 PM  
**To:** correspondence  
**Subject:** Re: Proposed Outdoor Pickleball Courts at Gleneagles

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Attention: West Vancouver Mayor and Council

I have been playing pickleball in West Vancouver for several years; indoors at GECC and outdoors at Normanby. It was very disappointing to lose the courts at 29th and Marine, but I was encouraged that West Vancouver Council followed up by keeping the Normanby courts open permanently.

However, the sport is growing fast and court availability has become big a problem. The new courts at Ambleside and the proposal put forward last year for courts at Gleneagles, is a great and welcome step forward.

The proposed courts at Gleneagles would:

- Provide a facility for the western half of West Vancouver
- Use facilities from the Gleneagles Community Centre and expand its use
- Expand the facilities for the adjacent school
- Help to accommodate the growing need for more pickleball courts

Last year WV Parks prepared a proposal which included a number of options. A working group of local residents together with West Van Players selected option 3, which included four community sized courts. This was subsequently changed to a three court option (to include standard sized courts) which was unanimously approved by the Pickleball Advisory Round Table. NOTE: None of the proposed options affected the existing Skateboard park.

WV Parks has now developed a new proposal to remove the skateboard bowl and build a pump track, along with the 4 new pickleball courts. Our concern is that the new plan will complicate the project. In addition, it has pitted Pickleball players against Skate Boarders in the community, which is not desirable or necessary. There is room for all. The expanded scope and controversy will undoubtedly lead to delays in court construction.

My suggestion for this project would be:

- Leave the skate board bowl in place and proceed with the three or preferably four court option approved last year which had funds in place
- Review other options or locations to install a pump track, which certainly has a lot of appeal, especially for families with children in the 5-12 age.

In summary I fully support the construction of pickleball courts at Gleneagles (rather than additional courts at Ambleside) and request an early decision be made to avoid delays in their construction.

Sincerely

s. 22(1)

s. 22(1)

, West Vancouver, BC

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, April 11, 2025 2:31 PM  
**To:** correspondence  
**Subject:** Proposed Pickle Ball Courts at Gleneagles Rec Centre

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Attention: West Vancouver Mayor and Council

I have been playing pickleball in West Vancouver for several years; indoors at GECC and outdoors at Normanby. It was very disappointing to lose the courts at 29th and Marine, but I respect the noise concern. I was encouraged that West Vancouver Council followed up by keeping the Normanby courts open permanently.

However, the sport is growing fast and court availability has become big a problem. The new courts at Ambleside and the proposal put forward last year for courts at Gleneagles, is a great and welcome step forward. Finding location (s) for new courts is a challenge because of the noise issue, and I think that the Gleneagles location is good choice because there are no residences nearby.

The proposed courts at Gleneagles would:

- Provide a facility for the western half of West Vancouver
- Use facilities from the Gleneagles Community Centre and expand its use
- Expand the facilities for the adjacent school
- Help to accommodate the growing need for more pickleball courts

Last year WV Parks prepared a proposal which included a number of options. A working group of local residents together with West Van Players selected option 3, which included four community sized courts. This was subsequently changed to a three court option (to include standard sized courts) which was unanimously approved by the Pickleball Advisory Round Table. NOTE: None of the proposed options affected the existing Skateboard park. As with pickleball, skateboarding also has a noise issue, and allowing skateboarding to continue at the existing location (where noise isn't an issue) seems worthwhile.

WV Parks has now developed a new proposal to remove the skateboard bowl and build a pump track, along with the 4 new pickleball courts. Our concern is that the new plan will complicate the project. In addition, it has pitted Pickleball players against Skate Boarders in the community, which is not desirable or necessary. There is room for all. The expanded scope and controversy will undoubtedly lead to delays in court construction.

My suggestion for this project would be:

- Leave the skate board bowl in place and proceed with the three or preferably four court option approved last year which had funds in place
- Review other options or locations to install a pump track, which certainly has a lot of appeal, especially for families with children in the 5-12 age. In my opinion, pump track does not have a noise issue like pickleball and skateboarding, so there should be more places in West Vancouver which are options.

In summary I fully support the construction of pickleball courts at Gleneagles (rather than additional courts at Ambleside) and request an early decision be made to avoid delays in their construction.

Sincerely

[REDACTED] s. 22(1)

West Vancouver, BC [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, April 11, 2025 3:54 PM  
**To:** correspondence  
**Subject:** Letter for GE Pickleball Courts  
**Attachments:** GlenEagles Pickleball\_Adventure Park.docx

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Please keep my name and address confidential.

I am writing to you to propose that the Project Proposal for the pickleball courts and pumptrack for the GlenEagles location be divided into two projects, each with it's own scope, working committee, timeline and budget.

Having attended both open houses to ask my questions, and to simply listen (for hours) to the perspectives of the pickleballers, skateboarders, bikers, families with young children, it is clear to me that:

1. There is a need for pickleball facilities in the western part of the district as it is currently underserved. To quote one GlenEagles resident "Why does Ambleside have to get everything!"
2. There is a need for a facility for the youth for skateboarding/biking. As to whether this translates into a pumptrack, existing skateboarding bowl or a complete redo .. there appears to be conflicting opinions within this community – even amongst those with working experience of these facilities.

From what I observed as an attendee of both open houses, due to the conflicting opinions, the skateboarding/biking facility warrants significantly, deeper consultation. This will take time to be done properly. The open houses have just 'scratched' the surface.

On the other hand, the location for pickleball courts has been thoroughly researched by the WestVan Players Executive group spanning over two years. A significant amount of work has gone into their proposal ensuring district staff have been consulted, guidelines are adhered to and even volunteer engineers recruited to provide input. To pull the plug on this now, is simply unfair to this working group and the community they represent who have been so looking forward to finally having an outdoor facility closer to home which fosters a closer connection to their community. For once, Ambleside doesn't get 'everything'. This is possibly the only viable accessible location in the western section of the district where the noise generated by the paddles won't disturb neighbors, located on a bus route and parking / washroom amenities are available.

To this end, may I propose the following TWO SEPARATE projects:

1. **Project "A"**: The pickleball court feasibility study continue with the view of constructing the courts on the proposed GlenEagles grounds without infringing on the skateboard bowl. Perhaps the study could include whether a small section of the neighboring large parking could be utilized – whether this be for courts or other. This would enable the pickleball court study and construction to proceed and complete without being held up by the following project:
2. **Project "B"**: The skateboard bowl is observed over the coming year for use and accessibility for all skill levels and age groups. Given this is resource intensive,

perhaps this is an opportunity to trial an AI enabled camera mounted on the FireStation's wall to monitor and record activity. During this time period, a working committee can be created and the district can continue to consult with members of the public. Pumptracks can be visited and rough budgets drawn up for council consideration and prioritization within the local area planning process.

As a separate note, I have since learned that the initial proposal submitted by the West Van Players group didn't infringe on the skateboard bowl. It has been quite frustrating to watch how some stakeholder groups have publicly verbally attacked this peaceful, welcoming lovely group of residents by assuming the latest proposal was an intentional displacement of another sport. Someone (council?) needs to address this and come to their defense!

Thank you to the Mayor and Council and Parks team for the engagement process.

Kind regards

s. 22(1)

West Vancouver

s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, April 11, 2025 4:02 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Nora Gambioli; Christine Cassidy; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** proposal for GECC

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Council,

My correspondence is in regard to the proposal for outdoor Pickleball Courts along side the "Pump" park for GECC. For the last [REDACTED] s. 22(1) I have lived [REDACTED] s. 22(1) and have the pleasure of using Gleneagles Community Center.

There seems to be quite the discussion about the prospect of pickleball courts replacing a section of the bike park. Being an active person, as is my family, we have biked by, ran by, walked by or driven by the outdoor area of what is now a bike park daily. What a surprise to hear the comments "taking away our kids park" when in reality my time residing here there has seldom, and "seldom" is too complementary of a word, been a child - "kid" participating in the GECC's designated bike spot. Occasionally there is a 20's someone sitting on a bike at the top of a ramp by themselves. Using the actual bike's facilities has not been a priority for anyone at any age.

Gleneagles/Horseshoe Bay has an older demographic. This is noticeable in the decline of the area's school's attendance and the lack of homes being sold to younger families. In respect to these points the council's proposal of recreating a park for future skaters and bikers as well as building outdoor pickleball courts covers all age groups and possibilities for the years to come. This is what a Community Center represents - the desires and needs of a growing and changing community.

There is a movement to have Ambleside's courts increased in place of the GECC proposal. The majority of players at GECC are locals from this region of West Vancouver. We have become a community which is inclusive, open and friendly. I know since I am a newer member to the group and have experienced the easy camaraderie. There are so many pickleball players with new ones joining monthly. Having courts representing the opposite side of West Vancouver meaning Caulfeild, Eagle harbour, Gleneagles, Horseshoe Bay helps free the Ambleside courts as well as strengthening the ties to our local area.

The Council's proposal for a new exciting, rebuilding of GECC outdoor space is a positive step forward for. One which I hope to have the pleasure to be part of and enjoy seeing the active use as I bike, run, walk or drive by daily.

Thank you for your time and consideration.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, April 14, 2025 12:07 PM  
**To:** correspondence  
**Subject:** Please NO to Pickleball at Glen Eagles

**CAUTION:** This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear West Vancouver Council Members including Mayor Mark Sager

I was a West Vancouver resident for [REDACTED] s. 22(1) and moved to quieter, calmer greener North Vancouver [REDACTED] s. 22(1) [REDACTED] s. 22(1)

I believe that young men need an outlet for sports, including skateboard parks, and I agree with Matt Henderson (per NS News letter) regarding this need.

A friend of mine in USA has built such parks for marginalized at risk youth.

Many young men today are subject to ill of internet chat rooms, video games pop ups, drug use etc. (the likes of ills from Andrew and Tristan Tate, etc.).

I as a pickleball player now in North Vancouver, believe that pickleball players need to be caring and conscious of the fact that young men need a place to meet up, socialize and do skateboarding if they so wish. Many kids at skateboard parks come from marginalized backgrounds, single parent families, low income families, etc.

Many of these young men, everywhere, are at risk youth, and we need to be supportive of them.

Please reconsider in maintaining and upgrading Gleneagles skateboard park as it is, thank you.

Please consider doing upgrades instead to Ambleside Park, as per suggestions by North Shore Pickleball Club.

Kind regards

[REDACTED] s. 22(1)

North Vancouver, B.C.

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, April 15, 2025 1:54 PM  
**To:** correspondence  
**Subject:** Pickle Ball Courts - Glenealges Community Centre

**CAUTION:** This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mr. Mayor and Council Members,

It is my understanding that The District of West Vancouver intends to replace the underused Bike Terrain Park and Skateboard Bowl at Glenealges Community Centre with four pickleball courts and a paved pump track.

I find and favour the above intentions with the proposed aim to optimize public space, and I fully support multi-generational, inclusive recreation opportunities, the availability of which, among others, can be facilitated by increasing the availability of additional pickle ball courts on the North Shore.

I used to play tennis extensively, however, I am now getting to be too old to play that game, instead playing pickle ball on a reduced court size is much more easy as far as my limited mobility issues are concerned, and I thank you for your kind consideration to consider increasing pickle ball court availabilities and, being a resident of West Vancouver, specifically favour and support the idea of creating courts at the Glenealges Community Centre.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, B.C. [REDACTED] s. 22(1)

**From:** s. 22(1)  
**Sent:** Wednesday, April 9, 2025 1:08 PM  
**To:** correspondence  
**Cc:** David Hawkins; s. 22(1)  
s. 22(1)  
**Subject:** Zoning Bylaw Amendment No. 5380 (District lands, 1500 Block Fulton South) -Proposed Rezoning Option

**CAUTION:** This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

To Mayor & Council,

We are a group of property owners on s. 22(1) s. 22(1) the lands proposed for rezoning through the subject Bylaw Amendment.

s. 22(1)

We wish to express that all of us are open-minded to our properties being considered for multi-residential rezoning and believe that it is a unique opportunity for working toward fulfilling the “Missing Middle”. We would appreciate your consideration of our properties when looking at possibly extending the Map Area in the Ambleside OCP.

An initial email was sent to David Hawkins on November 5, 2023 regarding this matter (on which most of you were cc’d for reference) and have corresponded with Mr. Hawkins on a number of occasions since. We wanted to put this forward again on the radar while considering the subject Bylaw Amendment at the Council meeting on April 14.

Please contact us on behalf of the property owners with any questions or comments.

Kind regards,

s. 22(1)

**From:** s. 22(1)  
**Sent:** Friday, April 11, 2025 8:59 AM  
**To:** mark@marksager.com; Jill Lawlor; Ian Haras; Shannon Penway; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** Don't remove the skatepark!  
**Attachments:** Screenshot\_20250315\_103130\_Gmail.jpg; Screenshot\_20250317\_041337\_Chrome.jpg; Screenshot\_20250316\_161627\_Instagram.jpg; Screenshot\_20250411\_085623\_Instagram.jpg; Screenshot\_20250411\_085712\_Instagram.jpg; Screenshot\_20250411\_085610\_Instagram.jpg; Screenshot\_20250411\_085801\_Instagram.jpg; Screenshot\_20250411\_085722\_Instagram.jpg

**CAUTION:** This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello my name is s. 22(1) and I am s. 22(1) save Horseshoe Bay Skatepark ( Gleneagles Adventure Park). I am s. 22(1). I think it would be a terrible decision to remove this much beloved youth space. s. 22(1) started a petition on [change.org](https://www.change.org), which I added the district to as a decision maker, that is at 5,454 Signatures as of April 11th. Please check out the link to it below, and read the comments to see what the people of West Van, Metro Van and the world at large who use this world class facility think about this proposal.

s. 22(1) "Active West Van Rec" about the bike jam s. 22(1) there in August, on January 13th. It was received by a customer service representative named marianne, who is from the recreation facility team, who added gleneagles supervisor Shannon Penway to the conversation with a request for her advice. s. 22(1) hear back from her. What happened there?

I found on the NSPC website a site survey of the adventure park total area dated January 30th with a quote " The survey was able to make explicit that the location of the proposed Gleneagles courts was on the dirt bike jumps and would not replace the skateboard bowls."

also included was a poll with the question:"in your opinion, the first priority for new courts should be..." 103 people responded. 66% voted in favor of 4 more courts at Ambleside, with the second place vote coming in at 28% for 3 courts at Gleneagles again excluding the skate bowl." Why was bowl exclusionary language included in the first place?

DNV councilor Lisa Muri s. 22(1) said she had called Mark Sager after seeing a friend post the petition online, and that Mark said to her "We're not removing the bowl." This sentiment was echoed to me by Jon Lundgren, head of Skaters of the North Shore, who said that the mayor looked him right in the eye and said the same thing. This is now public knowledge following several social media posts.

s. 22(1) Brian Bull, a former Gleneagles Supervisor and current west vancouver pickleball player. He said s. 22(1) "Here's a statistic for you 80 percent of West van pickleball roundtable voted for for 3 courts only in the bike skills area we both agree is under utilized"

Estha Parg Murenbeeld, head of the North Shore Pickleball Club, has stated numerous times on both the NSPC website and through their Instagram account that they greatly prefer more courts and investment at Ambleside.

Brian and Estha' comments make me wonder, is there any actual documentation, prior to this consultation phase, of a community of people that want pickleball courts?

Pickleball Canada, the top not-for-profit society in Canada that acts as the national organization, mentions on their website that they have started a "Facility Task Team", and also have section 1.3 of their strategic plan 2024-2028 that says they are influencing investment in Pickleball facilities at a grassroot level.

Are you familiar with these things, and if so what are they? Did they come into play during this proposal?

Estha also said on 3 separate occasions since the story broke that "Pickleball does not want to displace other users" Would you agree that putting courts at Gleneagles would do that?

Local pickleball groups approached the landlords of the North Shore Bike Park, where [REDACTED] s. 22(1). They offered a higher monthly rent, and the bike park was evicted. Send Air Media, an indoor airbag jump park in Nanoose Bay outside Nanaimo, also had their landlords approached by Pickleball groups who did the same thing, offering a higher monthly rent to also evict those park users. They too have been evicted. These two evictions and the Gleneagles proposal all happened since February. This is a horrible look for the sport of Pickleball! They are known now as evictors of youth spaces and tens of thousands of park users in this area are quite upset.

I contacted the office of Premier David Eby with this information, who responded to let me know that the matter has now been turned over to the Ministry of Tourism, Arts, Culture and Sports. I believe that local pickleball groups which are not-for-profit societies and therefore registered Canadian charities, are acting in extreme bad faith and are totally unbecoming of registered charities. I am trying to get their not for profit status revoked.

[REDACTED] s. 22(1) several days of community outreach in the Bay proper, where [REDACTED] s. 22(1) SAVE HORSESHOE BAY SKATEPARK signs in many storefronts and businesses, as well as all over the parks and BC Ferries. Aside from a single person who let me hang a sign in their window, not one person down there had any clue that this proposal exists. [REDACTED] s. 22(1) revised the sign and will returning to post them all over West Vancouver starting tomorrow as part of an increased effort in community outreach. [REDACTED] s. 22(1) [REDACTED] s. 22(1) written confirmation that the park has been spared.

PETITION:

<https://www.change.org/p/save-gleneagles-adventure-park-horseshoe-bay-skatepark>

NORTH SHORE NEWS INTERVIEW:

<https://www.nsnews.com/local-sports/veteran-bmx-rider-launches-petition-to-save-west-vancouver-skatepark-10411794>

News 1130 radio interview:

BLOCKEDvancouver[.]citynews[.]ca/2025/03/21/west-vancouver-skate-park-petition/BLOCKED

[REDACTED] s. 22(1)

10:31

5G 94%



GLE SKATE PARK BIVIX EVENT inbox



CS Active West Va... Jan 13



to me, CS, Shannon ^

From CS Active West Van Rec •  
activewestvanrec@westvancouver.ca

To Ryan Taylor • riffsbmx@gmail.com

Cc CS Active West Van Rec •  
activewestvanrec@westvancouver.ca  
Shannon Penway • spenway@westvancouver.ca

Date Jan 13, 2025, 3:32 p.m.

Standard encryption (TLS).  
[View security details](#)

Hello Ryan,

Thank you for your email request for the **Gleneagles** Skate Park.

I am copying the Supervisor for the **Gleneagles** facility - Shannon Penway.

Shannon - Would you please take a read through Ryan's request below and advise him as to next steps, if possible.

Thank you very much Shannon.



Reply all

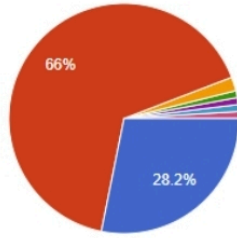


**We Want to Know What WV Pickleball Players Prefer:**

In your opinion, the first priority for new courts should be for:

 Copy chart

103 responses

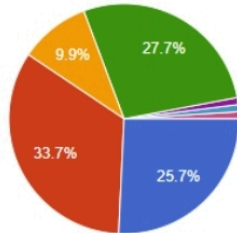


- 3 new outdoor courts at Gleneagles, replacing the dirt Bike/BMX Park.
- 4 more courts at Ambleside.
- 4 more courts at Ambleside. Estimated cost is \$569,000
- Normanby because tennis court there not used and is in disrepair
- And no online registration required!
- wait one year ( Oct. 2025 ) to see the...
- Normanby

Your location matters to WV Council. Please choose your postal code below.

 Copy chart

101 responses



- V7W
- V7V
- V7S
- V7T
- V7x
- V7V or V7T
- V7P

 213  63  141



Liked by **theplateaujumphouse** and others

**sendairmedia** Send Air will be closing for the foreseeable future on May 1st, A pickle ball company approached the owners of our facility and far outbid any rent price we could afford, so business is business and Send Air has to go.

Our sport has very specific needs for our building, about a 40 ft roof is required and 15,000 sqft, so getting a replacement building isn't as easy as signing a new lease down the road and setting up the ramps, this type building is actually quite rare and expensive to build and therefore rare and expensive to rent.

For now the send air dream will be on pause, I have to decide what comes next and figure out the best way forward without having our facility.

Cheers to all you legends who have come here to shred and support my vision, its been a wild ride 🍷



Horseshoe Bay to win prizes from the event's sponsors. It is an extreme sports demonstration which is fun for the whole family. It would feature amplified music and announcing.

2/4

Based on my experience having done likewise events for the past 20 years, I believe this event may see between 50 to 100 riders, and between 100 to 250 spectators. All riders will have to wear full safety gear like helmets and pads. I have contaced potential sponsors within the bike industry, but would like to supplement each event with as much local support from businesses and organizations in Horseshoe Bay possible.

Freestyle BMX became an Olympic sport in 2020 and has since seen it's popularity skyrocket. I am planning this jam series as the starting point towards having a country wide grass-roots Olympic qualifying league.

This event promotes healthy, active lifestyles and proper bike safety. I think it will be a very big draw and a lot of fun for the families of the area!

Please let me know what would be required from me to make this a reality. I have dealt with many representatives from different city agencies all over BC in the past, when planning these events, and would like the opportunity to meet with someone to discuss logistics if it is possible. Thank you very

### The Proposed GLENEAGLES Location

1/3



Hello, my name is Ryan Taylor and I would like to stage an event at a City of West Vancouver park this summer. This is a repeat event of one held many years ago. Please give me an opportunity to explain...

I am a former employee of **Gleneagles** Community Center. In the year 2006 I was a Park Host, an attendant at the outdoor skatepark, working under Derek Lowe. I upkept general maintenance around the bowl area and helped park users with their concerns and to get around Horseshoe Bay. I attained this job in part by being a high level freestyle bmx rider.

Near the end of my season at the park, August of that year, we held a bmx contest or "jam" as they are typically called, that was very successful and fun for spectators and participants alike. I would like to again have a bmx event happen at the **Gleneagles** Skatepark in August of this year.

This event would be the ultimate bmx jam in a series of 3 to happen this summer, with the others being in Ladner and North Vancouver in June and July respectively.

It would be a free, outdoor, all day event, beginning with set-up at 9am, running until 6pm. BMX riders will be using the park to demonstrate their stunt riding abilities for the people of



barspinsatgriffin

🎵 Prestigigator • Nuclear Siren



Dear Ryan:

Thank you for your email regarding Pickleball Canada. We appreciate your taking the time to share your feedback and concerns with us.

We have been in contact with the Ministry of Tourism, Arts, Culture and Sport and have confirmed that they will follow up with you directly regarding this matter. Please be assured that the appropriate ministry official will respond at their earliest opportunity.

Thank you, again, for writing. We appreciate hearing from you.

Sincerely,

*Office of the Premier*



The survey was sent out the Thursday January 30, successfully delivered to 255 email addresses and opened by 202 individuals. By closing the night of Sunday Feb 3, the survey received 103 responses, i.e. 50%. We did not collect email addresses of respondents to make access easier for people who do not have Google accounts.

This survey was able to make explicit that the location of the proposed Gleneagles courts was on the dirt bike park and would not replace the skateboard bowls. See diagram below.

**From:** David Marley <domarley52@gmail.com>  
**Sent:** Friday, April 11, 2025 9:39 PM  
**To:** Mark Sager, Mayor; correspondence; Scott Findlay  
**Cc:** Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** DWV Council Meeting - April 14th - 2025 Tax Rate By-law - NSWWTP project

**CAUTION:** This email originated from outside the organization from email address domarley52@gmail.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Perhaps you can help me understand. On Monday, DWV Council is being asked to approve the District’s 2025 Tax Rate By-law (see item 12.4 on the Consent Agenda).

According to a District finance staff report, dated April 3rd last, “Beginning in 2025, the amount collected for the Metro Vancouver Regional District will include the required levy for the North Shore Waste-Water Treatment Plant project.” This is all the report has to say about the matter. Why?

One year ago, Metro admitted the project’s capital cost had ballooned to \$3.8 billion and climbing. My understanding is that our District’s share of roughly \$1.0 billion of this cost is being applied to the annual utility fees being charged to account-holders in West Vancouver, with our share of the remaining \$2.8 billion being allocated to property taxes, phased in over ensuing years. Is this correct?

As far as the annual utility fees being charged to West Vancouver account-holders, what amount this year is directly related to the capital cost of the project in question? What amount is being projected for ensuing years?

As for the property tax impact, what exactly is the amount being levied in West Vancouver this year with respect to the capital cost of Metro’s project and what is the projected amount for ensuing years?

Also, how are our Squamish neighbours being charged, if at all, for the capital cost of the project in question?

I hereby request that neither my name nor contact information be redacted from this communication.

David Marley  
[Redacted] s. 22(1)  
West Vancouver, BC  
[Redacted] s. 22(1)  
[Redacted] s. 22(1)

**From:** District of West Vancouver <communications@westvancouver.ca>  
**Date:** April 11, 2025 at 1:01:17 PM PDT  
**To:** David Marley <domarley52@gmail.com>  
**Subject: Upcoming Council meeting: Monday, April 14**

## Upcoming regular Council meeting

Details for the upcoming regular Council meeting are as follows:

**Date:** Monday, April 14, 2025

**Time:** 6 p.m.

**Location:** Municipal Hall Council Chamber and via electronic communication facilities

[View regular Council meeting agenda](#)

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### Ways to participate

Council meetings and public hearings are live-streamed on the [District's YouTube Channel](#).

Participate online (via Zoom) or in person. [Learn more](#).

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### Submit your comments

If you wish to present to Council, please consider submitting your comments to [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca).

**Note:** Please check back closer to the meeting date to ensure you have the most up-to-date information.



This message was sent to you by [District of West Vancouver](#)

750 17th Street  
West Vancouver BC V7V 3T3

You can [change your communication preferences or unsubscribe](#) from future mailings.

Sent by



**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, April 15, 2025 12:26 PM  
**To:** correspondence  
**Subject:** District of West Vancouver Engineering Public Enquiry - [REDACTED] s. 22(1) - Grinder Pump Inquiry, sewage bylaw regulation 5263  
**Attachments:** City of West Vancouver.pdf; letter to city of west vancouver.docx

**CAUTION:** This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Further to the emails to council and correspondence@westvancouver.ca, sent on September 16th, November 14th, December 18th 2024, January 28 and March 14 2025, as well as physically visiting the district offices on November 13, 2024, we have still not had any further information about the bylaw regulation 5263 that was passed October of 2023 without resident consult (please refer to attached letters).

Mayor Mark Sagar informed us on December 18, 2024, that council would have a second look at this matter. January 29, 2025, councillor Linda Watt informed us that: *Mayor Sager and a few representatives of the grinder pump community are working toward an amenable solution for all parties, and I suspect we will hear more in the coming weeks.*

Since then, I have also emailed councillor Linda Watt and Mayor Sagar (April 10, 2025) with no response.

When we will see a response from council in regards to the bylaw that was passed (attached) 10 months prior to notifying residents involved?

Our concerns are as follows:

- This bylaw was adopted in October 2023, unbeknownst to the affected homeowners. No consultation occurred at any point with any of the affected homeowners prior to this decision being made.
- Our primary concern is that the Engineering Department notified homeowners ten months *after* this decision was made by council.
- No other options were presented to the affected homeowners
- The inequity of this decision bears an unexpected financial burden, as servicing a pump grinder that is more than 60 years old is very costly.
- Since there are appx. 150 homeowners affected, why could the maintenance not be grandfathered in for the current homeowners?

It has been over a year and a half since this by-law was passed and over a year of trying to get council to review this matter. We are disappointed by the lack of attention and action on this matter. We are hopeful that something will be done for the homeowners involved. A specific detailed timeline would be appreciated to indicate that this issue will be addressed. Due to the issue of the pump grinder maintenance, we could face significant material consequences and as such, the timeline on our end as homeowners is of the utmost importance.

Regards,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, B.C. [REDACTED] s. 22(1)

September 16, 2024

To the mayor and council of West Vancouver,

With great disappointment and surprise, we are writing to you in regards to the registered letter dated July 15, 2024 concerning the City Of West Vancouver's abandonment of responsibilities to our private sewer grinder pump maintenance. This unacceptable change of maintenance to the sewer grinder now becoming the responsibility of the property owner is not only unexpected, it also places a huge burden on the property owner.

I am unsure why this letter was sent to us by registered mail, and yet the decision was made by council last October (2023) unbeknownst to the property owners involved. This lack of full disclosure, as well as involvement by those affected is lacking in transparency and the procedure of sharing information with the affected homeowners was non-existent. Not only was there a lack of prior consultation, the registered letter was couriered to us 10 MONTHS after this decision was made!

The added cost of maintenance and onus on the property owner is quite significant and will directly affect us financially. Additionally, it will have a negative effect should we decide to sell the property. I have done some research and found out that the difference between the new double pump and the old one (which we have) is the way it is fabricated and installed. According to Upstream Pump Services, the old pump requires more work as it is secured with a metal rod that is exposed to the elements, not buried in the ground like the new pumps. If a pump needs repair, quite often this rod needs to be sawed off as it is rusted, and then replaced once the repair is done. This results in a more costly repair (anywhere from \$1000.00 upwards). If we were to fully upgrade to the new pump system, I have been advised that the cost would be close to \$20,000.00.

How will the district therefore compensate those homeowners now affected?

Our home was purchased on the reliability of the city maintaining the sewer grinder system, we strongly believe this, and those similar to this situation should be grandfathered.

We are extremely frustrated and upset by this unannounced ruling and would like it to be reviewed and reversed for the affected property owners.

Sincerely,

s. 22(1)

Owners

s. 22(1)

West Vancouver, BC

s. 22(1)

ENGINEERING & TRANSPORTATION  
750 17th Street West Vancouver BC V7V 3T3  
t: 604-925-7020 | e: [engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca)



This is an important notice. Please have someone translate.

这是一份重要的市政通知，请找人帮您翻译。 | 이것은 시청에서 보내는 중요한 통지입니다. 다른 사람에게 번역을 부탁하여 읽으십시오.  
این یک اطلاعیه مهم شهری است. لطفاً از کسی بخواهید که آنرا ترجمه کند.

July 15, 2024

Dear Owner / Account Holder,

**RE: Change to your private sewer grinder pump maintenance**

You are receiving this notice because, according to District records, your property relies on a sewer grinder pump to discharge sewage waste to the nearest District sewer main.

Moving forward, the sewer grinder pump located on your property is considered part of your private sewer grinder pump system. Please be aware that the District will also no longer maintain grinder pumps on private property.

**What is happening?**

In October 2023, Council adopted the new Sewerage and Drainage Regulation Bylaw No. 5263, 2023. The bylaw formalizes a framework for ownership and maintenance obligations of private sewer pump systems.

Under the new framework, ownership of any District-maintained grinder pump located on private property is transferred to the owner of that property. Property owners are responsible for maintenance or replacement of private sewer systems including grinder pumps. For service, please contact a qualified plumber or tradesperson as needed.★

**Why is it happening?**

Typically, grinder pumps on private property are the sole property and responsibility of the property owner. There have been some exceptions historically where the District has provided on-going maintenance for private grinder pumps with no legal obligation to do so. This created an equity imbalance, with some property owners owning and maintaining their sewer grinder pumps while others receive assistance from the District.

A consistent ownership model where property owners are fully responsible for sewer systems on their private property is more equitable. The change also reduces the District's operating costs associated with maintaining private systems and allows staff to focus on other critical sewer maintenance tasks that benefit the broader community.

**Get more information.**

For more information about water and sewer utilities, visit [westvancouver.ca/sewer](http://westvancouver.ca/sewer)

For any questions or concerns regarding this change please contact the Engineering Department at 604-925-7020 or [engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca).

**Engineering and Transportation Department**

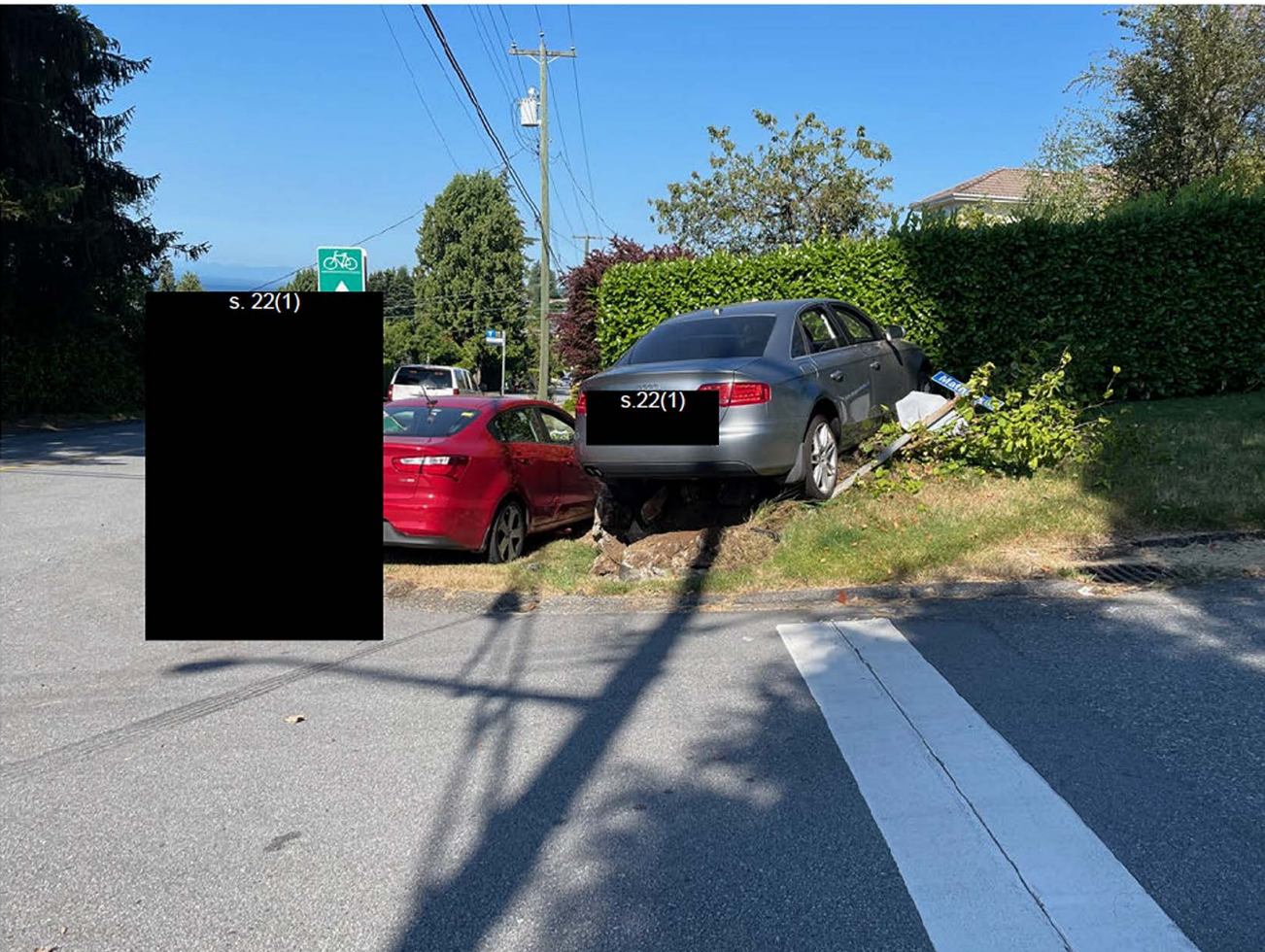
**From:** [Redacted] s. 22(1)  
**Sent:** Tuesday, April 15, 2025 4:37 PM  
**To:** correspondence  
**Subject:** Airbnb Party house

CAUTION: This email originated from outside the organization from email address [Redacted] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Neighbours are being woken up on mostly weekends in the early morning by partying and loud cars racing away from a home in the 2300 block Mathers. I've called the Police non Emerg. line but have been told they might attend if available should we call them. This has been going on for weeks, maybe they could be proactive ? Are they too busy? Unfortunately bylaw won't get involved because they have office hours. Bylaws did suggest I make recordings and video of the partying, essentially do their job, but there's likely a risk of reprisals. Would council members have to do the same if [Redacted] s.22(1) turned into a party house ? I've been [Redacted] s. 22(1) took 4 days for the police to respond. [Redacted] s. 22(1) constant vehicle accidents [Redacted] s. 22(1) with no resolution of a hazardous intersection. The considerable local traffic is now effectively funnelled down Mathers by the strategic placement of street calming on almost all the other major direct north south roads. The fire hydrant at the corner has its own crash barrier and yet nothing gets done, it's not a problem. And now this AirBnB nonsense.

Sorry but this municipality and its governance is not professional in any manner.

Regards [Redacted] s. 22(1) West Vancouver





Note hydrant crash barrier, missed by loaded 5 ton truck but fortunately stopped by large fir tree from crashing into home.

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**From:** Kevin Woodhouse  
**Sent:** Thursday, April 10, 2025 4:52 PM  
**To:** [REDACTED] s. 22(1)  
**Cc:** correspondence  
**Subject:** RE: Marine Drive Underpass Beside Capilano River

Hello [REDACTED] s. 22(1),

Thank you for contacting us regarding the Marine Drive underpass on the west bank of the Capilano River.

We understand how difficult it can be to witness situations like this, and we want to assure you that District staff are actively working to connect individuals in need with the proper support services and housing. Please know that we are doing everything we can to provide assistance and address the situation with care and sensitivity.

I can confirm that District Bylaw officers and West Vancouver Police have been working for some time with this individual you have noted in the underpass area. There are several factors that must be considered, including the safety of the general public, and appropriate support and compassion for those that are unhoused. Many homeless circumstances are complex and we have learned that our response needs to factor in short and long term supports to all individuals in the hopes they will accept them because it cannot be forced by either the District or the West Vancouver Police.

When a person experiencing homelessness is identified in the District, staff will assess the situation, engage with the individual, clean the space, and partner with West Vancouver Police, the North Shore Lookout Housing and Health Society, and other agencies in an effort to continue to connect the individual with resources and assistance in finding appropriate long term accommodations. Staff work very hard to achieve a balance in what is a challenging situation.

Regarding clean up of the area, Parks staff will continue attend in an effort to keep the area clean, including prompt removal of the leaves and debris piles. We are limited by staff resources, and as such are unable to attend the area daily but will do so with regularity. In several instances staff attending to the site have encountered the individual and left while alerting Bylaw or WVPD. For staff safety, will not perform clean up work when the individual is in the area.

The District will continue to work to maintain this space and connect the individual involved with appropriate assistance to mitigate the ongoing conditions.

In the meantime, if you notice any safety or fire-related concerns in the underpass area, we encourage you to report them directly to the police non-emergency line at [604-925-7300](tel:604-925-7300) or the fire non-emergency line at [604-925-7370](tel:604-925-7370).

Thank you again,

**Kevin Woodhouse**  
Parks Maintenance Manager | District of West Vancouver  
t: 604-925-7137 | c: 604-314-9719 | [westvancouver.ca](http://westvancouver.ca)



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**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 6, 2025 1:57 PM  
**To:** correspondence  
**Cc:** Jill Lawlor  
**Subject:** Marine Drive Underpass Beside Capilano River  
**Attachments:** IMG\_0765.jpg; IMG\_0763.jpg; IMG\_0767.jpg; IMG\_0772.jpg; IMG\_0773.jpg

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Dear Mayor Sager and Council Members:

We wish to draw your attention to the most deplorable conditions imaginable along the extremely well-used trail beneath the Marine Drive underpass along the Capilano river bank. We have been using this trail forever but of late, it is more akin to a ghetto than the civilized walkway of just a few years past.

[REDACTED] s.22(1) cleaning up and disposing of trash, stolen goods and other detritus left in this area. [REDACTED] s.22(1), the garbage accumulates to the point that it resembles a dumping ground.

[REDACTED] s.22(1) pick up garbage in order to keep our neighbourhood looking good. In fact, we are quite fed up and look to the District to ensure this area is kept in good order. Further, the individual who creates most of this mess, uses the area as a place to do drugs and when he is not playing with his trash, can often be found lying on the ground in a drug-induced state. Typically, this includes the lighting of fires which could easily get out of control during periods of dry weather. Attached are photos from the other day of the typical garbage left almost daily as well as of the individual high on drugs.

This portion of the Pac-Cap Trail is used by hundreds of people every day, including families with young children, teenagers, hikers, workers on their way to Amica, bicyclists trying to enjoy their day off and many seniors like ourselves. It is totally unfair that people walking along the trail beside the banks of the Capilano River have to walk through the garbage and someone high on drugs. Certainly, not something that anyone wants to be exposed to, especially young individuals.

To address this situation and discourage such behavior, large rocks or similar material should be placed on the flat bare areas at the top of the river bank as well as the area on the west side of the underpass road. Large shrubbery planted in these spots would also work to prevent access. Also, daily sweeps to remove garbage would maintain the cleanliness, and arranging for the Police to patrol the area 2-3 times a day would most likely eliminate the drug use and make the trail a pleasant experience for all. Garbage cans in this area would be appreciated, as would cleaning the street of piles of leaves and dirt from last year. The new Executive Inn strata is being advertised as sited adjacent to the tranquility and beauty of the Capilano River. I can only imagine what purchasers think when they set out to explore their new environs.

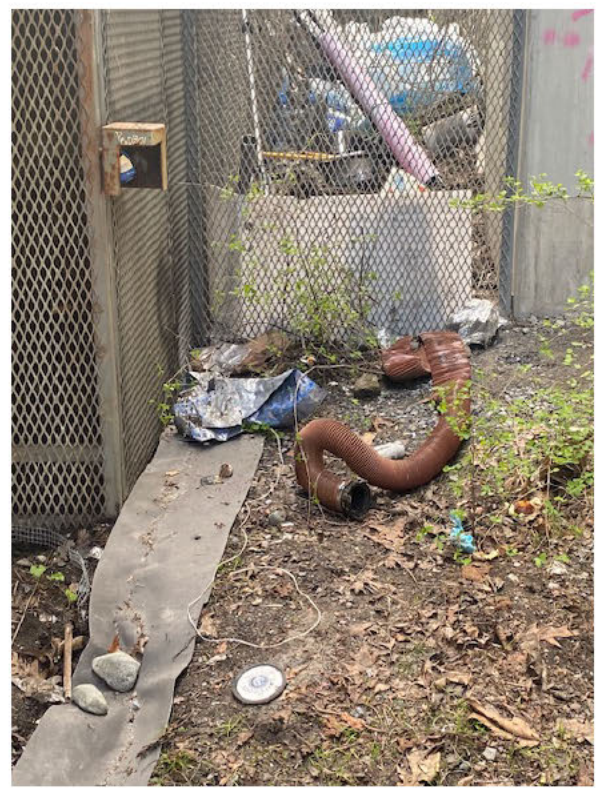
We trust that the Mayor and Council Members will prioritize addressing this matter and keep all of West Vancouver a desirable place to reside.

Thank you for your anticipated assistance,

[REDACTED] s. 22(1)  
West Vancouver, B.C. [REDACTED] s. 22(1)



s.22(1)



**From:** Finance  
**Sent:** Tuesday, April 15, 2025 3:45 PM  
**To:** domarley52@gmail.com  
**Cc:** correspondence  
**Subject:** RE: Council correspondence - week ending April 16, 2025 (email from David Marley re DWV Council Meeting - April 14th - 2025 Tax Rate By-law - NSWWTP project)  
**Attachments:** Proposed 2025 Annual Tax Rates Bylaw No. 5385, 2025 to FCS 2025 04 11 2139-David Marley (do not redact).pdf

Hello David Marley,

Thank you for your inquiry regarding the North Shore Wastewater Treatment Plant (NSWWTP) project and its impact on West Vancouver's finances. We appreciate your interest in understanding the project's cost implications.

Regarding the breakdown of costs, the previously anticipated regional costs for the project is approximately \$1.06 billion, which will be funded through utility fees, and the incremental costs of the new budget projections is \$2.86 billion, which will be funded from property taxes. The amount levied in West Vancouver this year for the project's additional capital cost is \$2.755 million. The table below is from the Sewer and Drainage Utility's Five-Year Financial Plan and details the NSWWTP additional costs and NSWWTP Levy revenue projections for 2026-2029.

Here is the link to the council report: <https://westvancouver.ca/media/5147>.

REGIONAL Revenue Requirements	2024 FORECASTED	2025 Projection	2026 Projection
Regional Levy Revenue	\$ 13,365,318	\$ 15,370,115	\$ 17,521,931
NSWWTP Levy Revenue		\$ 2,755,000	\$ 6,960,000
Current Metro Vancouver Levy	\$ (11,100,000)	\$ (16,020,000)	\$ (19,940,000)
NSWWTP Additional Costs	\$ -	\$ (2,755,000)	\$ (6,960,000)
Transfer to/(from) Reserves	\$ 2,265,318	\$ (649,885)	\$ (2,418,068)
<b>Annual Regional Rate Adjustment Requirement</b>		<b>15.0%</b>	<b>14.0%</b>
<b>Cumulative Regional Rate Adjustment</b>	<b>0.0%</b>	<b>15.0%</b>	<b>29.0%</b>
<b>Metro Vancouver Rate Increase</b>		<b>44.3%</b>	<b>24.5%</b>
<b>Cumulative Metro Rate Increase</b>		<b>44.3%</b>	<b>68.8%</b>

Regarding the Squamish Nation, we do not have information on their relationship with Metro Vancouver regarding this project and therefore cannot comment on how they are being charged.

Sincerely,

Finance & Corporate Services  
District of West Vancouver



We acknowledge that we are on the traditional, ancestral and unceded 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.

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**From:** David Marley <domarley52@gmail.com>  
**Sent:** Friday, April 11, 2025 9:39 PM  
**To:** Mark Sager, Mayor; correspondence; Scott Findlay  
**Cc:** Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** DWV Council Meeting - April 14th - 2025 Tax Rate By-law - NSWWTP project

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Perhaps you can help me understand. On Monday, DWV Council is being asked to approve the District's 2025 Tax Rate By-law (see item 12.4 on the Consent Agenda).

According to a District finance staff report, dated April 3rd last, "Beginning in 2025, the amount collected for the Metro Vancouver Regional District will include the required levy for the North Shore Waste-Water Treatment Plant project." This is all the report has to say about the matter. Why?

One year ago, Metro admitted the project's capital cost had ballooned to \$3.8 billion and climbing. My understanding is that our District's share of roughly \$1.0 billion of this cost is being applied to the annual utility fees being charged to account-holders in West Vancouver, with our share of the remaining \$2.8 billion being allocated to property taxes, phased in over ensuing years. Is this correct?

As far as the annual utility fees being charged to West Vancouver account-holders, what amount this year is directly related to the capital cost of the project in question? What amount is being projected for ensuing years?

As for the property tax impact, what exactly is the amount being levied in West Vancouver this year with respect to the capital cost of Metro's project and what is the projected amount for ensuing years?

Also, how are our Squamish neighbours being charged, if at all, for the capital cost of the project in question?

I hereby request that neither my name nor contact information be redacted from this communication.

David Marley

s. 22(1)

West Vancouver, BC

s. 22(1)

s. 22(1)

**From:** District of West Vancouver <communications@westvancouver.ca>

**Date:** April 11, 2025 at 1:01:17 PM PDT

**To:** David Marley <domarley52@gmail.com>

**Subject: Upcoming Council meeting: Monday, April 14**

## Upcoming regular Council meeting

Details for the upcoming regular Council meeting are as follows:

**Date:** Monday, April 14, 2025

**Time:** 6 p.m.

**Location:** Municipal Hall Council Chamber and via electronic communication facilities

[View regular Council meeting agenda](#)

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### Ways to participate

Council meetings and public hearings are live-streamed on the [District's YouTube Channel](#).

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### Submit your comments

If you wish to present to Council, please consider submitting your comments to [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca).

**Note:** Please check back closer to the meeting date to ensure you have the most up-to-date information.



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