

## **COUNCIL CORRESPONDENCE UPDATE TO AUGUST 13, 2025 (8:30 a.m.)**

### **Correspondence**

- (1) Western Residents Association, August 8, 2025, regarding “Request for Enhanced Community Engagement on Horseshoe Bay Terminal Project”**

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

No items.

### **Responses to Correspondence**

- (2) Senior Manager of Current Planning and Urban Design, August 11, 2025, response regarding Preliminary Development Proposal for 1552 Esquimalt Avenue**

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**From:** Constance Shaw [REDACTED] s. 22(1)  
**Sent:** Friday, August 8, 2025 12:00 PM  
**To:** Mark Sager, Mayor; Linda Watt; Sharon Thompson; Peter Lambur; Nora Gambioli; Scott Snider; Christine Cassidy; correspondence  
**Cc:** Western Residents Association; Horseshoe Bay Business Association; Natalie Roizman  
**Subject:** Request for Enhanced Community Engagement on Horseshoe Bay Terminal Project

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Mayor and Council,

We represent the leadership of the Western Residents Association and write to you following our participation in two recent BC Ferries Project Feedback meetings. While we appreciate the importance of the upcoming terminal upgrades, we left those meetings concerned about the lack of resident-focused engagement.

During these sessions, we observed the following:

- Representation from key stakeholders, including Mayors, Council Members, and Staff, was inconsistent. (Only one DWV Council member attended the first meeting. )
- Presentations emphasized vague construction timelines and focus on passenger experience, with minimal attention to the impact on Horseshoe Bay residents and businesses.
- While in the initial stages of stakeholder engagement, there was no information in the presentation to reference discussion of mitigation strategies or communication plans to support the resident and business community in Horseshoe Bay over the next five years of construction.
- We were informed that a Senior Engagement Advisor (hired to support the Horseshoe Bay upgrade program) arriving after our second meeting, had just started this week, and is still acclimating to the role.
- When we inquired about evening construction schedules and BC Ferries' criteria for successful stakeholder engagement, responses lacked clarity and substance.

Without a clear, ongoing dialogue that addresses the real concerns of our community, residents and businesses will bear the brunt of construction impacts, noise, traffic changes, dust, and unintended consequences, without knowing what to expect or how their needs will be addressed.

We respectfully request:

1. That Council and Staff designate a consistent representative to attend all future Project Feedback meetings.
2. That the Mayor initiate a more robust and inclusive community engagement process regarding the terminal project.

With approximately 2,000 residents and numerous local businesses near the Horseshoe Bay site, it is both reasonable and necessary to ensure stakeholders have a clear understanding of the plans and a meaningful opportunity to provide timely input. We recognize the need for infrastructure upgrades and the importance of prioritizing public safety. Still, even modest adjustments, such as noise-reduction measures or improved traffic flow, can make a significant difference when shaped through collaboration. As long-time neighbours of the ferry terminal, we're committed to maintaining a positive and respectful relationship as these changes unfold.

We also urge the District of West Vancouver to advocate for the following actions from BC Ferries:

1. Share a detailed communication plan outlining impact mitigation measures and timelines for residents and businesses.
2. Establish measurable criteria for stakeholder engagement success and provide regular progress updates.
3. Host a dedicated session with Horseshoe Bay residents to gather direct input on the terminal upgrade, construction schedules, especially evening work, and periods where noise level increases may be anticipated and provide reasonable mitigation strategies.

We believe your advocacy is essential and would reassure our community that local voices are being heard and that potential disruptions will be managed proactively.

Thank you for your time and continued commitment to the well-being of Horseshoe Bay. Please feel free to reach out to Andre or myself directly and we look forward to your response and continued dialogue on these concerns.

Thank you,

Constance Shaw and Andre Berard

Co-Chairs

Western Residents Association

s. 22(1)

West Vancouver

**From:** Michelle McGuire  
**Sent:** Monday, August 11, 2025 11:46 AM  
**To:** s. 22(1)  
**Cc:** Lisa Berg; correspondence  
**Subject:** 1552 Esquimalt

Dear s. 22(1),

Thank you for sending an email to Mayor and Council outlining your concerns with the proposed building for 1552 Esquimalt Avenue.

On [July 22, 2024 Council adopted Official Community Plan \(OCP\) amendments](#) for the Ambleside Apartment Areas (Policy BF-B4). Policy BF-B4.4.5(d) introduced the following that is applicable for this site (*shown on Map 6 D*):

Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total site density based on the tenure of the infill:

- i. Strata up to 2.5 FAR
- ii. Mixed strata and rental, or rent-to-own, up to 2.75 FAR
- iii. Rental or co-op housing up to 3.0 FAR

with appropriate heights to be determined through contextual review of the proposal.

The site owner submitted a preliminary development proposal to the District and hosted a public information meeting on its plans on July 3, 2025. A copy of the [Engagement Summary Report](#) is posted to the District website.

The District has not received a formal rezoning application at this time. The formal application process will involve continued and further review of the development proposal, including detailed design development to confirm appropriate building height. There will be additional opportunity for public input as part of the formal application process and I welcome you to keep informed of the project and any notifications you will receive regarding the application in the future.

Please let me know if you had any further questions.

**Michelle McGuire, MCIP**  
Senior Manager of Current Planning and Urban Design | District of West Vancouver  
t: 604-925-7059 | [westvancouver.ca](http://westvancouver.ca)



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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, July 25, 2025 5:58 PM  
**To:** correspondence; info@1552esquimalt.com; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Sharon Thompson  
**Subject:** 1552 ahem "Infill" vs Ambleside LAP - Was a new skyline the goal?

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

Upon closer observation, visually and monumentally this is not a 19 story tower at all....likely tallest in all of Ambleside at minimum 23 stories...visual below.....

A) "Infill" - every floor has 9 foot ceilings, no neighbouring building does. This adds 2 floors visually. How does 19 stories tower over 20 stories by 3 floors.....visual below.....

B) "infill" - is on a podium.....more height....

So we are now into new Ambleside skyline territory, right? 1st description of the LAP was few towers as possible.....

Can anyone explain how we got here, discussing a new skyline?

Thank you

