

COUNCIL CORRESPONDENCE UPDATE TO DECEMBER 17, 2025 (8:30 a.m.)

Correspondence

- (1) G. Powroznik (2 submissions), November 17 and December 15, 2025, regarding Missing Middle Initiatives**
- (2) December 10, 2025, regarding Traffic Control Request**
- (3) 4 submissions, December 11 and 16, 2025, regarding Proposed Townhouse Development at 4310 Marine Drive**
- (4) December 12, 2025, regarding Pay Parking**
- (5) Dundarave Festival of Lights Society, December 12, 2025, regarding Forest of Miracles (Dundarave Festival of Trees)**
- (6) Gordon Smith Gallery (2 submissions), December 13 and 14, 2025, regarding Upcoming Events and Programs**
- (7) December 15, 2025, regarding “Urgent: Today’s Blackout Underscores Need for Reliable Cell Coverage in West Vancouver”**
- (8) Youth Advocates for Global Health Association, December 15, 2025, regarding “Re: Formal Delegation Request: YAGHA – Seniors’ Health Accessibility Policy for West Vancouver”**
- (9) Ambleside & Dundarave Residents Association, December 16, 2025, regarding “Invitation to BC Municipal Councils - Judicial Review of Provincial Housing Laws - Bills 44, 47, 13, 15 and M216”**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (10) Engineering and Transportation Services, December 16, 2025, response regarding Traffic Control Request**
- (11) Manager, Legislative Operations / Deputy Corporate Officer, December 16, 2025, response to Youth Advocates for Global Health Association regarding “Re: Formal Delegation Request: YAGHA – Seniors’ Health Accessibility Policy for West Vancouver”**
- (12) Senior Manager of Parks, December 16, 2025, response regarding “Request to have my email read at the Regular Council Meeting on December 15th, 2025” (Covered Pickleball Courts)**

From: Gary Powroznik [REDACTED] s. 22(1)
Sent: Monday, November 17, 2025 9:32 PM
To: correspondence
Subject: Support Missing Middle Initiatives By West Vancouver Council

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.

Please publish the message below to Council members on November 17, 2025 and do not redact my name but you can redact my address. Thank you.

From: Gary Powroznik
Sent: November 17, 2025 3:54 PM
To: 'Mark Sager' <mark@westvancouver.ca>; 'Christine Cassidy' <ccassidy@westvancouver.ca>; 'Nora Gambioli' <ngambioli@westvancouver.ca>; 'Peter Lambur' <plambur@westvancouver.ca>; 'Scott Snider' <ssnider@westvancouver.ca>; 'Sharon Thompson' <sthompson@westvancouver.ca>; 'Linda Watt' <lwatt@westvancouver.ca>
Subject: Support Missing Middle Initiatives By West Vancouver Council

I support the proposed amendment Bylaw No. 5406 as part of the West Vancouver approach to address the missing middle in western Ambleside/eastern Dunderave and thereby reduce some of the focus of the expansion of the high-rise apartment area for three reasons:

1. The Advisor Report by Ron Mattiussi dated March 21, 2025, confirmed that for a long time, there has been strong resistance from a relatively small group to any form of densification that is necessary to produce affordable market housing and that West Van needs to focus on developing many of these units;
2. The strong focus of the Provincial Government in its Homes for People is not necessarily conducive to building affordable missing middle housing for families or downsizers since:
 - a. There appears to be undue focus on larger transportation hubs that is more focused on building high rise apartments and condos that are not suitable for families or many downsizers,
 - b. It promotes an ad hoc 4 unit development on single family lots which will likely be difficult to service economically, will create an unattractive hodgepodge of residential development and may not achieve the desired affordable price point needed for missing middle buyers,
3. The Advisor Report specifically advocated (page 19) "expand housing areas beyond existing plan, particularly near schools and transit routes where multi-family developments serve young families best".

Since the public input in West Van clearly shows that the large majority of stakeholders want to see much more affordable housing options that can only be achieved through increased density and sound neighbourhood planning, I believe West Van's push back on the Provinces directives outlined in 2(a) and (b) above should emphasize its focus on these current OCP amendments to provide more affordable missing middle housing options, which is supported by the large majority of WVan stakeholder. Further, it is in fact a recommendation in the Advisor Report.

However, a few changes to the wording of the OCP is only a small start to help attract developers to build affordable missing middle housing units. The problem is the decades of experience that developers have had with West Van's lack of interest in building affordable housing and the many procedures that have been put in place to increase cost, time and uncertainty for any proposed project. These points are made several times in the Advisor Report where it provides numerous examples, of development challenges in WVan including the following quotes on page 18:

- “Regulatory Uncertainty: changing requirement and unclear definition for multi-unit housing;
- High Costs & Delays – exceptional CACs, landscape bonding delays, and approval process inefficiencies increase financial risks;
- Public Opposition & Council Shifts: neighbourhood resistance and shifting political support can lead to cancellations;
- Environmental Constraints: wildfire risk mitigation and environmental regulations sometimes conflict, slowing approvals;
- Process Reform Needed: There is a need for streamlined approvals, consistent regulations and greater council transparency.”

The Advisor Report added the following key housing challenges on page 19:

- “1. NIMBY influence Preventing Growth
2. Misguided Assumptions About Housing Availability
3. Ineffectiveness of Recent Housing Initiatives
4. Dated Official Community Plan and Insufficient Density Targets”

The Advisor Report outlined many recommendations and resources available to WVan to proactively deal with these development impediments including (page 20):

1. “Adopting Best Practices from Other Municipalities: reduce uncertainty and unnecessary steps in rezoning and development approvals; study and implement proven pro-housing policies from more successful municipalities...”
2. Streamline the Development Approval Process:
 - a. Reduce delays and “moving goalposts in development approvals,
 - b. Implement a fast-track system for housing projects that meet affordability and density criteria,
 - c. Eliminate unnecessary barriers such as excessive landscape bonding, extended public hearings, and prolonged rezoning negotiations,
 - d. Integrate all policies into one easy-to-understand development/building guide, assisting developers and builders with expediting projects”
3. “ Consider applicable grants to supplement planning processes” (page 3).

The Advisor Report states on page 2: “ the issue is more of the tone set by this and previous Councils” . Please advise what “tone” we can expect from this Council moving forward, and how each of the challenges and recommendations cited above is being dealt with now. How are we going to reattract developers to build affordable missing middle housing products (e.g. townhouses at \$1.3 million) when there has not been one project approved and implemented in West Van in many years.

Gary Powroznik

s. 22(1)

West Vancouver, BC s. 22(1)

From: Gary Powroznik [REDACTED] s. 22(1)
Sent: Monday, December 15, 2025 5:32 PM
To: correspondence
Subject: FW: Council Response to Submission of November 17, 2025 Re: Missing Middle Initiatives By West Vancouver Council

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Please publish the message below to Council members on Dec. 15, 2025 and do not redact my name but you can redact my address. Thank you.

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

From: Gary Powroznik
Sent: December 15, 2025 4:33 PM
To: 'Mark Sager' <mark@westvancouver.ca>; 'Christine Cassidy' <ccassidy@westvancouver.ca>; 'Nora Gambioli' <ngambioli@westvancouver.ca>; 'Peter Lambur' <plambur@westvancouver.ca>; 'Scott Snider' <ssnider@westvancouver.ca>; 'Sharon Thompson' <sthompson@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>
Subject: Council Response to Submission of November 17, 2025 Re: Missing Middle Initiatives By West Vancouver Council

This is a matter for Item 12 on Council's Agenda for its December 15, 2025, Meeting.

I have provided a copy below) of my submission to Council on November 17, 2025, which addressed two issues. First, it provided support for the recommended changes to the OCP to provide for more flexibility in developing affordable housing for the "missing middle" in Ambleside/Dundarave and reducing some of the focus of the expansion of the high-rise apartment area. Second, it addressed the problem raised several times in the Advisor Report of the decades of experience that developers have had with West Van's lack of interest in building affordable housing and the many procedures that have been put in place to increase cost, time and uncertainty for any proposed project. I specifically asked in the letter: "Please advise what "tone" we can expect from this Council moving forward, and how each of the challenges and recommendations cited above is being dealt with now. How are we going to reattract developers to build affordable missing middle housing products (e.g. townhouses at \$1.3 million) when there has not been one project (at this price point or lower) approved and implemented in West Van in many years." There are many examples of other municipalities addressing similar issues. What is being done in West Van? Has there been a response to the Minister of Housing on the Advisor's recommendations on these issues? As we face a difficult development market with an historical no growth attitude, addressing these issues is key to motivating development of affordable housing for the missing middle. Can I have a written reply please.

Gary Powroznik
West Vancouver

From: Gary Powroznik

Sent: November 17, 2025 3:54 PM

To: 'Mark Sager' <mark@westvancouver.ca>; 'Christine Cassidy' <ccassidy@westvancouver.ca>; 'Nora Gambioli' <ngambioli@westvancouver.ca>; 'Peter Lambur' <plambur@westvancouver.ca>; 'Scott Snider' <ssnider@westvancouver.ca>; 'Sharon Thompson' <sthompson@westvancouver.ca>; 'Linda Watt' <lwatt@westvancouver.ca>

Subject: Support Missing Middle Initiatives By West Vancouver Council

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3. The Advisor Report specifically advocated (page 19) “expand housing areas beyond existing plan, particularly near schools and transit routes where multi-family developments serve young families best”.

Since the public input in West Van clearly shows that the large majority of stakeholders want to see much more affordable housing options that can only be achieved through increased density and sound neighbourhood planning, I believe West Van’s push back on the Provinces directives outlined in 2(a) and (b) above should emphasize its focus on these current OCP amendments to provide more affordable missing middle housing options, which is supported by the large majority of WVan stakeholder. Further, it is in fact a recommendation in the Advisor Report.

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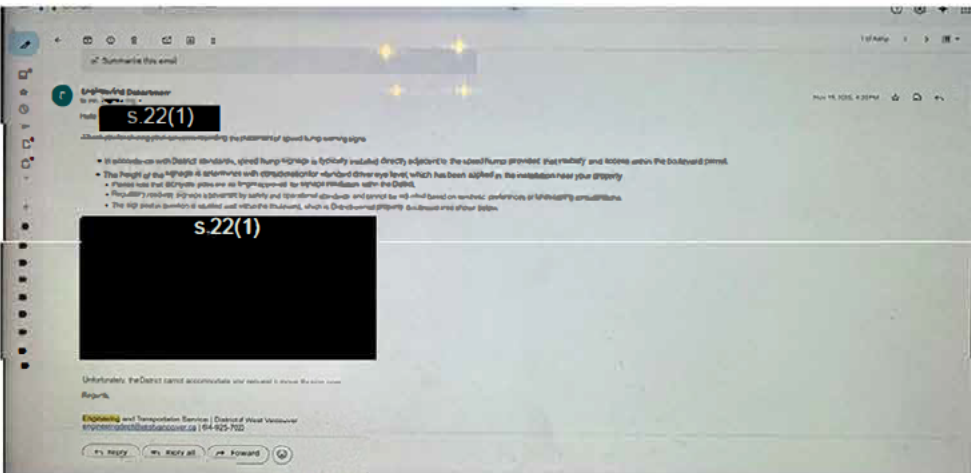
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Gary Powroznik
West Vancouver

From: s. 22(1)
Sent: Wednesday, December 10, 2025 8:40 AM
To: correspondence
Cc: Christine Cassidy, s. 22(1); Engineering Department
Subject: Fwd: Request for Mayor and Council's Assistance regarding Driveway Sightline Safety Hazard and Speed Hump Sign Relocation at s. 22(1)

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Engineering Department's Response Letter Regarding the Request to Relocate the Speed Hump Warning Sign



Full legal name: s. 22(1)

Civic address: s. 22(1) West Vancouver, BC s. 22(1)

----- Forwarded message -----

From: s. 22(1)
Date: Wed, Dec 10, 2025 at 8:24 AM
Subject: Request for Mayor and Council's Assistance regarding Driveway Sightline Safety Hazard and Speed Hump Sign Relocation at s. 22(1)
To: <correspo...@westvancouver.ca>
Cc: <ccassidy@westvancouver.ca>, s. 22(1) Engineering Department <engineeringdept@westvancouver.ca>

Dear Mayor and Council,

I am writing to request Council's assistance with a **safety issue at my home at** s. 22(1) and to clarify several points in the Engineering Department's recent response regarding the speed hump warning sign located beside my driveway.

I support the overall goal of improving traffic safety on s. 22(1). However, the current placement of this particular warning sign has created a real and ongoing driveway sightline hazard that has not been properly addressed.

1.Geometry of the obstruction

Based on on-site measurements:

- . Distance from my driveway edge to the signpost base: 1.78 m
- . Approximate sign height: 2.66 m
- . Yellow diamond plate size: 60 × 60 cm

My house sits lower than the road, which means I must reverse uphill from my garage onto s. 22(1)
s. 22(1) At this height and distance, the sign acts as a solid obstruction within my driveway sightline, blocking my view of vehicles from both directions. **In addition**, at certain sun angles, the reflective yellow plate creates direct glare into my eyes while reversing, further reducing visibility and creating distraction and discomfort.

2. In its reply, Engineering referred to “District standards” and “standard driver eye level,” but did not provide specific references, nor did it address the driveway sightline and glare impacts at this location. I previously submitted photos from **1685 Mathers Ave, 987 Cross Creek Rd, and 2214 Haywood Ave**, showing that speed hump signs in West Vancouver are often placed 10–15 metres in advance of the hump to avoid interfering with the visibility of vehicles entering or exiting private driveways. **(Please refer to the image attached to Item 1 at the end of this letter.)**

The so-called “standard driver eye level” only shows that drivers travelling along the roadway can see the sign. It does not demonstrate that a sign placed only 1.78 metres from a residential driveway does not block driveway exit visibility. In fact, its height and proximity make it even more prominent in my reversing field of view, creating distraction and interfering with my ability to judge traffic conditions on s. 22(1) This sign should not be placed within the sightline triangle of my driveway.

3. Relocation proposal

In my original letter, I clearly proposed relocating the speed hump warning sign to the District-owned boulevard area beside the existing utility pole, in the same manner commonly seen throughout West Vancouver where traffic signs are grouped alongside utility poles. **(Please refer to the image attached to Item 2 at the end of this letter.)**

However, the Engineering response focused only on the restriction regarding BC Hydro poles and did not address the actual relocation location I proposed.

4. I suggested a simple, low-impact solution:

relocating the sign approximately 11 metres south to the boulevard area between s. 22(1)
s. 22(1), near the existing utility pole.

- . At this location, the sign would continue to provide clear and effective warning to approaching drivers,
- . while being visually grouped with existing vertical elements (the pole and hedge), minimizing visual impact,
- . staying outside any driveway sightline triangles.

(Please refer to the image attached to Item 3 at the end of this letter.)

Request for Council's assistance Given the above, I respectfully request that Council direct Engineering to: Re-examine the driveway sightline and glare impacts at [redacted] s. 22(1) and Relocate the sign to the boulevard area beside the utility pole between [redacted] s. 22(1) [redacted] s. 22(1) At the proposed location, the sign would continue to serve its intended warning function without obstructing any residential driveway sightlines.

For your reference, I have attached photo examples illustrating:

1. examples of speed hump warning signs positioned 10–15 metres in advance of the hump :



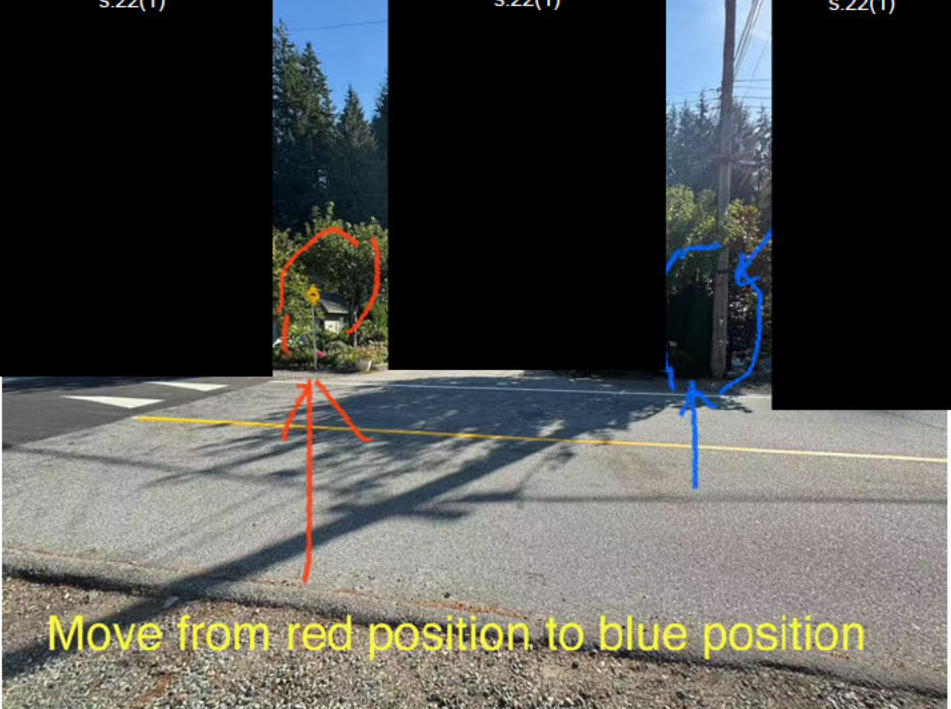


2. examples of signs placed adjacent to utility poles in West Vancouver:





3. the current sign location (red) and the proposed relocation location(blue):



s.22(1)

I recommend moving the sign from the current red-marked location within the driveway sight-triangle to the blue-marked location outside the overlapping sight-triangles at both ends.

Speed hump

SIGHT TRIANGLES

Thank you very much for your time and consideration.

Sincerely,

Full legal name: s. 22(1)

Civic address: s. 22(1) **West Vancouver, BC** s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, December 11, 2025 10:55 AM
To: correspondence
Subject: 4310 Marine Drive, West Vancouver

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Re: Support for the of the above address project proposal

Dear Councillors and the Mayer,

My name is [REDACTED] s. 22(1), and together with my husband [REDACTED] s. 22(1), have recently received a flyer regarding the new townhouse development proposed for the above-noted property by Planz Design Build(HUSS).

We are very pleased to hear about this project moving forward. We have lived at [REDACTED] s. 22(1), and at this stage in our lives, we are in need of a new home within the same neighbourhood. Our children grew up and completed their schooling in this area, and it has been a true pleasure to live in a community where all our daily needs—shopping, medical services, and familiar routines—are close by.

The proposed townhomes, particularly with their efficient floor plans and the inclusion of an in-unit elevator, are very suitable for our needs as we plan for the future.

We would like to thank the District of West Vancouver for allowing this project to proceed to the hearing stage. We sincerely hope it will be approved so that we may have the opportunity to move into this new, small townhouse community and continue living in the neighbourhood we have called home for so many years.

Thank you for your time and consideration.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

BC [REDACTED] s. 22(1)

Tel: [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, December 16, 2025 2:34 PM
To: correspondence
Subject: Support for 4310 Marine Drive Rezoning

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Dear Mayor and Council,

I am a West Vancouver resident living at [REDACTED] s. 22(1), and I am writing to express my support for the proposed Ferndale Townhomes development at 4310 Marine Drive.

I believe the project represents a thoughtful and much-needed increase in housing density in an established area, while remaining compatible with the surrounding community. Developments like this help provide more diverse housing options within West Vancouver.

Although I am unable to attend the public information meeting, I wanted my comments to be included in the official record.

Thank you for your time and consideration.

Sincerely,
[REDACTED] s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Tuesday, December 16, 2025 5:03 PM
To: correspondence
Subject: Rezoning application at 4310 Marine Drive west vancouver

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.

Resident of: [REDACTED] s. 22(1) west Vancouver BC [REDACTED] s. 22(1)
Subject: Letter of Support – Ferndale Townhomes

Dear Council Members,

I am writing to register my support for the rezoning application at 4310 Marine Drive. Opportunities for smaller homes in this area are extremely limited, and this proposal addresses a genuine local housing need while remaining appropriately scaled for the neighbourhood.

Although I am unable to attend the public hearing on December 16, 2025, I respectfully request that my written support be included in the official record.

Sincerely,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, December 16, 2025 10:35 PM
To: correspondence
Subject: Letter of Support – 4310 Marine Drive Rezoning

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Dear Council Members,

My name is [REDACTED] s. 22(1), and I live at [REDACTED] s. 22(1) in West Vancouver. I am writing to express my support for the proposed townhouse development at 4310 Marine Drive. Projects like this help families stay close together as children grow up and later move out. Having smaller, well-designed homes in the area makes these transitions easier while allowing residents to remain in their community. Although I couldn't attend the meeting today (December 16, 2025), I would like my support for this application to be formally recorded.

Kind regards,
[REDACTED] s. 22(1)

s.22(1)
Wet Vancouver, BC s.22(1)

December 12, 2025

✓ District of West Vancouver
750 – 17th Street
West Vancouver, BC V7V 3T3

Dear Sirs:

Re: Pay Parking – Ambleside Park, Lighthouse Park, etc.

I am totally against the pay parking in Ambleside Park and other parks. In fact, I am totally against pay parking in any of the Parks in and around the Lower Mainland including Stanley Park. I recognize that you did reduce the parking amount of Ambleside which is a step in the right direction.

I am a senior citizen who was born and raised in the City of Vancouver. We were a lower income family of 8. One of our family's most treasured times was when we would go to one of the parks for a picnic. If we would have had to pay for parking, instead of food to eat, believe me no picnics would have taken place.

When I walk on the seawall, especially on the weekends, it gives me great joy and pleasure to see families of all ethnic groups having family picnics to celebrate various special occasions such as birthdays, weddings, anniversaries, new babies, graduations etc. At least large families could come together and enjoy each other without a huge additional expense. However, now they have to PAY for Parking instead of paying for food!! How ridiculous is this.

Also, what about the people playing sports on the nearby sports fields. Many families find it difficult enough to finance the cost of their children playing sports and now it has gotten even more expensive to have to pay parking.

I thought there was a push for more community on the North Shore. Well, this is one way to quell any opportunity for community.

The District of West Vancouver should be ashamed of themselves. They collect enough taxes without collecting parking fees from the users of the parks. Isn't that what the parks are for???

Yours truly, s. 22(1)
s. 22(1)
A Concerned Citizen
s. 22(1)

From: Mary Markwick <mary@dundaravefestival.com>
Sent: Friday, December 12, 2025 5:36 PM
To: correspondence
Subject: Love & Live Gratefully 🌿

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love & live gratefully

One of my favourite things, ever, is running into you in the Forest of Miracles.

As we head into this Saturday's World Christmas, I cherish how the trees you've brought to life – taken all together, or experienced one by one – show what it means to love and live gratefully.

The light of the Forest of Miracles dances in the eyes of toddlers and kids, families and our elders. It's almost as though a snowman might actually come to life, take them by the hand and fly far into the winter sky.

Starting with the Dundarave Ceilidh at noon, we're delighted to present this Saturday the Dundarave Festival's 17th World Christmas. Lovingly presented by Westerleigh Parc, this is your chance to dance with a total stranger. Our dear friends Burstin With Broadway will sing the roof off the Festival Longhouse – because the ultimate Canadian Christmas must have show tunes.

Here's the thing about Burstin: their generosity is as big, exuberant and life-giving as their music. Every year, they give gloriously to end homelessness on the North Shore. This year, Burstin's Forest of Miracles pledge page is on fire — 110% of the goal they've set for this season even before they've sung a note.

Follow their lead. Give beautifully and help make sure no one is left out in the cold.

Held and administered by the West Vancouver Community Foundation, the Forest of Miracles Fund turns generosity into real, lasting shelter and support.

I think of the young mother of two beautiful babies who we met this summer. She'd just moved into their new home at Hollybrook, the Hollyburn Society's new affordable housing community in North Vancouver. Her eyes had that Forest of Miracles light in them.

Especially as the winter storms close in, I think of the life-saving shelter our friends at Lookout give to members of our community.

Give confidently to the Forest of Miracles Fund. Your donation will be put to work ending homelessness on the North Shore. Support the diligent and caring work of the Hollyburn Society, or the Lookout Society. Or both.

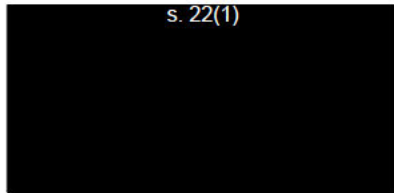
Everyone who gives to the Forest of Miracles Fund will be in the running to win one of our fabulous incentive prizes, including the coveted Chef's Table Dinner for Six lovingly served up by our friends at the Beach House.

And, YES! If you haven't yet claimed a tree of your own, it's not too late. **There's one left. And it's a beauty.** After all, the ultimate Canadian Christmas leaves no one out in the cold. Move quickly. Claim your tree. Make your pledge.

For a full list of this year's concerts, [click here](#). Don't miss a moment of it. Live your joy out loud.

O. And now's the time to vote for your favourite tree, sponsored by Grosvenor Ambleside. Have at it. 🌲

Love and joy come to you,



Mary Markwick
Executive Director
Dundarave Festival of Lights

[778.847-1426](tel:778.847-1426)

p.s. Keep an eye out for the fun and hijinks the team at Hollyburn Community Services will be bringing over the remaining Saturdays to the Forest of Miracles. It might even place you in the running to win a \$100 VISA gift card. 🎅



CLAIM YOUR TREE. MAKE YOUR PLEDGE



Copyright (C) 2025 Dundarave Festival of Lights Society. All rights reserved.

You are receiving this email because we want to celebrate the ways you've been part our Festival community in previous seasons, and we want to make sure you have the chance to shine with us.

Our mailing address is:

Dundarave Festival of Lights Society P.O. Box 91766 West Vancouver, BC V7V 4S1 Canada

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe](#)

From: Gordon Smith Gallery of Canadian Art <programs@smithfoundation.ca>
Sent: Saturday, December 13, 2025 1:59 PM
To: correspondence
Subject: Gordon Smith Gallery December Newsletter

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Gordon Smith Gallery

of Canadian Art

Artists
For
Kids

The Gordon
and Marion **Smith**
Foundation



DECEMBER
NEWSLETTER

Image: Opening of *From the Ground*, Sep 19, 2025, Gordon Smith Gallery, photo: Khim Hipol

ART PROGRAMS



Photo: Khim Hipol

ARTISTS FOR KIDS

After School Art Program - Winter

Led by BC certified art specialist teachers and assisted by secondary art students, our classes provide the opportunity to build skills and foster creative growth within the visual arts. Spaces are limited.

Visit the Artists for Kids website for more information and to register.

[BROWSE](#)

ARTISTS FOR KIDS



Photos: Khim Hipol

Spring Break Day Camps

Artists for Kids is pleased to offer both full-day and half-day Spring Break Camps. Taught by art specialist teachers, day campers will have the opportunity to experiment with drawing, painting, collage, printmaking and more.

Visit the Artists for Kids website for more information.

Registration is now open!

[REGISTER](#)



Paradise Valley Summer School of Visual Art 2026

Young artists ages 9-15 will explore their surroundings with artist Geoffrey Farmer in the beautiful setting of Paradise Valley. From July 6 to 10 (5 days and 4 nights), campers will receive in-depth instruction in collage, sculpture, drawing, painting and printmaking, and explore concepts of form and colour. This week-long studio program is well-balanced with outdoor recreation and studio time. Visit the Artists for Kids website for more information.

Registration will open on February 4, 2026.



Image: Explore + Create participants, Nov 2025,
photo: Yvette Salazar

EXPLORE + CREAT SATURDAYS

Family Program

Families with children aged 5-12 years old are welcome to drop in from 1-3 PM for the next set of Explore + Create activities inspired by the works in the exhibition *From the Ground*.

December 13 - *Clay and Organic Patterns*

December 20 - *Weaving*

Participation is free; donations are welcome. Parent or guardian supervision is required.

Please note—the Gordon Smith Gallery will be **closed from December 25 to January 3**. Explore + Create will return on January 10 with more activities and a special artist workshop. Stay tuned!

NOVEMBER HIGHLIGHTS



Image: *New Models on Commercial Galleries* talk, Nov 19, 2025, photo: Yvette Salazar



Image: *Looking Again: Michael Audain in Conversation*, Nov 27, 2025, photo: Khim Hipol

SPEAKER SERIES

In late November, a momentous announcement was made of two transformative gifts—\$500,000 from the Ann Kipling Estate and a matching \$500,000 donation from the Audain Foundation. This incredible gift moves us meaningfully toward our endowment goal and helps support the art education programs at the Gallery.

This announcement was made at the start of the talk titled *Looking Again - Michael Audain in Conversation*. This was the third and final talk of the Speaker Series on Collecting and Collections, where we heard stories about the personal collection of the philanthropist. This talk followed *New Models on Commercial Galleries*, an intriguing panel talk about the realities of running a commercial gallery and adapting to the changing tastes of art buyers.

Recordings of both talks are available on our web site [here](#).

Support Our Programs



photo by Rachel Topham Photography

2025 Fall Portfolio

This portfolio release features limited-edition prints by renowned Canadian artists, including Lauren Brevner, James Harry, Jack Shadbolt and Ann Kipling.

PURCHASE

By purchasing a print from the **Artists for Kids Limited Edition Portfolio program**, you are helping to fund education programs, artists' residencies, art camps, scholarships, bursaries, and future acquisitions for the Gordon Smith Gallery and Artists for Kids Permanent Collection, while acquiring a beautiful artwork for your own collection.

Interested in a previous year's edition? Don't hesitate to contact the Artists for Kids office by phone at 604.903.3798 or email at afkinfo@sd44.ca.

[View this email in your browser](#)

Copyright (C) 2025 Gordon Smith Gallery. All rights reserved.

You are receiving this email because you opted in at our website or you contacted our office directly.

Our mailing address is:

Gordon Smith Gallery 2121 Lonsdale Avenue North Vancouver, BC V7M 2K6 Canada

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe](#)

From: Gordon Smith Gallery of Canadian Art <info@smithfoundation.ca>
Sent: Sunday, December 14, 2025 11:44 AM
To: correspondence
Subject: Double your impact with your gift today, until December 17

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Gordon Smith Gallery

of Canadian Art

Artists
For
Kids



The Gordon
and Marion

Smith
Foundation



WINTER APPEAL

Explore & Create Saturday Family Program with *The Art of Conversation* exhibiting artist Parvin Peivandi, January 27, 2024. Photo by Khim Hipol.

[DONATE TODAY](#)

Right now is the perfect time to give! **Your impact will be doubled**—thanks to a generous **Anonymous Donor**, all gifts (up to \$20,000 in total) will be matched.

These donations directly help young people experience art, many for the very first time.

On a recent Saturday at the Gordon Smith Gallery, three generations gathered around one table—grandparents, parents, and kids—some working on their own artwork, while others were making art together, all inspired by the current exhibition.

During our free Explore + Create sessions, families are invited to slow down, look closely at original Canadian art, and then make something together. There is no "right" way to create art—you only need curiosity, conversation, and the joy of trying something new.

Programs like these are possible because of supporters like you. This winter, your donation to the Gordon and Marion Smith Foundation for Young Artists helps to:

- Keep every Explore + Create free and accessible for families
- Welcome school groups for guided gallery visits and art making
- Support camps, bursaries, and scholarships for young artists across our region

If you've already given this year, thank you. If you're still considering your year-end giving, **your gift today has double the impact**, helping even more young people and families experience the power of art together.

MAKE A WINTER GIFT

With gratitude,

Meredith Preuss

Executive Director, The Gordon and Marion Smith Foundation for Young Artists
and

Allison Kerr,

Director, Artists for Kids and the Gordon Smith Gallery of Canadian Art



Explore & Create Saturday Family Program with *The Playhouse* exhibiting artist Cindy Mochizuki, December 2, 2024. Photo by Khim Hipol.



Grade 3 Student art work from Artist-in-Residence session with artist Cindy Mochizuki, January 2025. Photo by Khim Hipol.

[View this email in your browser](#)

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Our mailing address is:

Gordon Smith Gallery 2121 Lonsdale Avenue North Vancouver, BC V7M 2K6 Canada

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From: [REDACTED] s. 22(1)
Sent: Monday, December 15, 2025 9:51 AM
To: Mark Sager, Mayor; correspondence;
Cc: editor@nsnews.com; Jim Bailey
Subject: Urgent: Today's Blackout Underscores Need for Reliable Cell Coverage in West Vancouver

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Subject: Urgent: Today's Blackout Underscores Need for Reliable Cell Coverage in West Vancouver

Dear Mayor and Council,

Today's blackout was a wake-up call. It exposed a vulnerability West Vancouver families have been raising for years: our cell phone coverage is simply not reliable, and in certain neighbourhoods it collapses entirely. During an emergency, that is unacceptable.

On behalf of many local families who deal with poor or nonexistent mobile coverage on a daily basis, I am requesting a clear update on the City's work to improve cellular service in West Vancouver. Specifically:

- What steps are currently being taken to strengthen coverage across the community?
- What barriers—technical, regulatory, or otherwise—are preventing progress?
- What concrete solutions are being considered or implemented, and on what timeline?

We should not have entire pockets of West Vancouver—including areas around schools—left without the ability to communicate during a power outage or other emergency. In one of the wealthiest and most technologically capable cities in Canada, this gap is hard to justify.

Families need assurance that our communication infrastructure is resilient when it matters most. I urge Council to provide a transparent update and an action plan to ensure strong, reliable cell phone coverage throughout West Vancouver.

Thank you, and I look forward to your response.

Sincerely,
[REDACTED] s. 22(1)

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

From: Jonathan Weng [REDACTED] s. 22(1)
Sent: Monday, December 15, 2025 6:29 PM
To: correspondence
Subject: Re: Formal Delegation Request: YAGHA – Seniors' Health Accessibility Policy for West Vancouver

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 Corporate Officer / Legislative Services,

On behalf of the Youth Advocates for Global Health Association (YAGHA, BLOCKEDyagha[.]orgBLOCKED), I am writing to formally request to appear as a delegation before a Regular Meeting of the District of West Vancouver Council.

Topic of Presentation: Policy Recommendations for Improving Healthcare Accessibility for West Vancouver's Senior Population

YAGHA is a federally registered organization recognized for youth-led health advocacy. We have recently been **approved to present to the North Vancouver City Council** on this identical policy area, underscoring the regional urgency of this topic.

Purpose of Presentation (Brief Summary): As advocates based on the North Shore, we recognize that West Vancouver faces unique geographical isolation that contributes to systemic health disparities across all age groups, especially seniors. We aim to present concise, actionable policy recommendations for municipal support and infrastructure amendments that directly address these access challenges. Our insights are derived from a professional interview series with health experts (UBC, UQ, etc.) and will articulate how the District can better advocate for and support its residents regarding regional healthcare facilities.

Presenters: Jonathan Weng, Founder and President, YAGHA (Saint Thomas Aquinas High School) Matthew Yu, Vice President, YAGHA (Collingwood student, national debater and interviewed Dr. Bonnie Henry.)

We are urgently seeking a speaking slot on the Council agenda before January 20, 2026, to align with our provincial advocacy timeline. Please advise on the earliest available meeting date for a 10-minute presentation.

Thank you for your assistance with this urgent request.

Civic Address: [REDACTED] s. 22(1) North Vancouver, [REDACTED] s. 22(1)

Sincerely,

Jonathan Weng

Founder and President, Youth Advocates for Global Health Association

BLOCKEDyagha[.]orgBLOCKED

s. 22(1)

Instagram: yagha_global_health

From: Heather Mersey <adrawestvan@gmail.com>
Sent: Tuesday, December 16, 2025 9:56 AM
To: Mark Sager, Mayor; Scott Snider; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Sharon Thompson; Scott Findlay; correspondence
Cc: Graham McIsaac; M Slater; David Marley; Nigel Malkin; Barbara Shard; sandi leidl; Trudy Adair
Subject: Invitation to BC Municipal Councils - Judicial Review of Provincial Housing Laws - Bills 44, 47, 13, 15 and M216

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Dear Mayor and Council,

At the December 10, 2025 ADRA Directors meeting, unanimous agreement was given to support DWV elected officials in their consideration to accept the invitation from View Royal's Mayor to request a Judicial Review of Provincial Housing Laws - Bills 44, 47, 13, 15 and M216.

As stated in the View Royal press release,

"The purpose of such a review is not to oppose housing, but to obtain clarity on whether the Province acted within lawful limits and whether proper democratic and procedural safeguards were respected.

A Judicial Review would seek answers to key questions:

- Whether these Bills, individually or combined, have eroded councils' capacity to govern and consult their residents.
- Whether eliminating public hearings is consistent with procedural fairness.
- Whether the Province exceeded its authority in reshaping core municipal land use powers.
- Whether the speed, secrecy, and timing of the legislative process met principles of responsible governance.
- What limits exist on unilateral changes to local democratic authority.

Without clarity, municipalities are left uncertain about their future role and accountability to their communities.

We invite your council to consider joining a coalition of municipalities to examine these issues together and to share the associated work and costs."

Given the DWV has taken its own stance on the Province's Housing dictates, it seems a timely and good opportunity to join forces with other Municipalities in British Columbia towards a better democratic process.

Respectfully submitted,

ADRA Directors
Heather Mersey Graham McIsaac Barbara Shard
David Marley Sandi Leidl Elaine Fonseca
Trudy Adair Nigel Malkin Melinda Slater

c/o [REDACTED] s.22(1)
West Vancouver, [REDACTED] s.22(1)

Please do not redact names

--

Visit our website: ADRAwestvan.ca

From: Engineering Department
Sent: Tuesday, December 16, 2025 10:51 AM
To: s. 22(1)
Cc: correspondence
Subject: District of West Vancouver Engineering Public Enquiry - s. 22(1) - Marine Drive Traffic Calming Request

Hello,

Thank you for reaching out with your concern. Marine Drive is a designated arterial roadway, facilitating efficient travel for emergency and essential services throughout the District. Therefore, installing traffic calming devices such as speed humps is not feasible. The District's Traffic Calming Policy states that traffic calming is not eligible on arterial roads. For more information on the Traffic Calming Policy, please visit: www.westvancouver.ca/traffic-calming.

We have added your location to our portable speed reader board program for deployment in 2026, this will assist in speed monitoring and increasing driver awareness. Additionally, we recommend conducting trimming on the boulevard adjacent to your home to improve traffic sightlines.

You may also contact the WVPD for speed enforcement at 604-925-7300.

Regards,

Engineering and Transportation Services | District of West Vancouver
engineeringdept@westvancouver.ca | 604-925-7020

From: [REDACTED] s. 22(1)
Sent: Friday, December 5, 2025 9:17 AM
To: correspondence
Subject: Fw: [REDACTED] s. 22(1) West Vancouver
Attachments: Speed Breakers - [REDACTED] s. 22(1) West Vancouver

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[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: December 5, 2025 9:14 AM
To: correspondance@westvancouver.ca <correspondance@westvancouver.ca>
Subject: [REDACTED] s. 22(1) West Vancouver

Dear Mayor Sager,

We refer to our letter dated November 19th, 2025 (copy enclosed for your reference), to which we have not yet received a response.

We kindly request that the matter of speed bumps be addressed at the earliest, as just yesterday, (Dec 3rd - Collection day) our compost bin was hit by a passing vehicle and left broken by the side of the road (confirming our fears about vehicles speeding around the corner of our driveway).

We look forward to hearing back.

Sincerely,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, November 19, 2025 11:32 AM
To: correspondance@westvancouver.ca
Subject: Speed Breakers - [REDACTED] s. 22(1) West Vancouver

Good Day Mayor Sager,

We sincerely appreciate that the City of West Vancouver installed a pedestrian crossing light at Marine Drive and Sharon as a road crossing safety measure for pedestrians.

However, that pedestrian crossing has not addressed the speeding of vehicles and our safety [REDACTED] s.22(1)

Speeding cars, motorcyclists, trucks, and yes, even transit buses, as they round the corner on Marine Drive [REDACTED] s. 22(1) (commonly referred to as suicide bend), still pose a safety threat to that of our children, family, friends and ourselves. Vehicles continue to come speeding around that corner [REDACTED] s.22(1)

We have blared our car horns at numerous vehicle drivers but to no avail. Furthermore, garbage collection days pose a more hazardous obstacle course for us to manoeuvre around while trying to avoid these speeding vehicles, as there are no sidewalks for the numerous disposal bins lining the road. To address this ongoing speeding issue, and to address our continuous anxiety around the safety of our family, friends and ourselves, we kindly request the installation of speed breakers on Marine Drive [REDACTED] s.22(1)

We look forward to the City of West Vancouver understanding our concerns and expeditiously addressing them.

With our sincere thanks.

[REDACTED] s. 22(1)

From: Pascal Cuk
Sent: Tuesday, December 16, 2025 1:44 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: Formal Delegation Request: YAGHA – Seniors’ Health Accessibility Policy for West Vancouver

Good afternoon and thank you for your email (attached for reference).

Please find and fill in the attached Delegation Request Form. You may use either version (Word or PDF). Once filled in, please return the form to me. I can then place it on an upcoming Council agenda for consideration. Should Council approve the request, I’d get back in touch with you in order to determine the most suitable date for your delegation to Council.

Please note that the next meeting of Council (the earliest date on which Council could consider the request) is January 12, 2026. The next meeting after that is January 26, 2026, which is after your requested delegation date.

Thanks again, and feel free to reach out to me directly should you have any questions regarding this process.

-Pascal

Pascal Cuk he / him / his
Manager, Legislative Operations / Deputy Corporate Officer | District of West Vancouver
t: 604-925-7049 | westvancouver.ca

We acknowledge that we are on the traditional, ancestral, and unceded territory of the [Skwxwú7mesh Úxwumixw](#) (Squamish Nation), [səlílwətał](#) (Tseil-Waututh Nation) & [xʷməθkʷəy̓əm](#) (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. *Learn more about each of these Nations; click each name to visit their official website.*



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

Delegation Request Form

Delegation Topic or Title: _____

Name of Organization (if applicable): _____

Lead Presenter Name/Title: _____

Phone #: _____ Email Address: _____

Mailing Address: _____

Co-Presenter Name/Title (if applicable): _____

Phone #: _____ Email Address: _____

Mailing Address: _____

Co-Presenter Name/Title (if applicable): _____

Phone #: _____ Email Address: _____

Mailing Address: _____

Have you worked with District staff regarding this topic? Yes No

If 'Yes', please provide the name and division of the staff member(s):

Name: _____ Division: _____

Particulars of the presentation: _____

Will you be providing any of the following? (Check all that apply):

- PowerPoint presentation (if so, the digital file must be received by Legislative Services no later than noon on the Monday 14 days prior to the delegation date)
- Information for publication in the Council meeting agenda (if so, the digital file or one original copy must be received by Legislative Services no later than noon on the Monday 14 days prior to the delegation date)

Freedom of Information and Protection of Privacy Act Notice: personal information contained on this form is collected under the Freedom of Information and Protection of Privacy Act section 26(c) and will be used only for the purpose of processing your delegation request. If you have any questions about the collection and use of this information please contact the Records and Information Coordinator at 604-921-3497, Legislative Services, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3.

Rules for Delegations:

1. Any person or organization wishing to appear as a delegation before Council must submit a completed Delegation Request Form for Council’s consideration.
2. If Council approves a delegation request, Legislative Services will notify the applicant and schedule a date for the delegation.
3. Only one delegation is permitted per Council meeting (pursuant to Council’s procedure bylaw).
4. The maximum time for a delegation is ten minutes.
5. **Delegations regarding the following matters are not permitted:**
 - a bylaw in respect of which a public hearing has been or will be held where the public hearing is required under an enactment as a pre-requisite to the adoption of the bylaw;
 - an issue which is before the courts or on which Council has authorized legal action;
 - a matter in respect of which a District-led public consultation process is planned or is in progress;
 - the promotion of commercial projects and services;
 - the promotion of a political party or of a candidate for elected office;
 - publicly tendered contracts or proposal calls for the provision of goods and services for the District, between the time that such contract or proposal call has been authorized and the time that such a contract or proposal call has been awarded, either by Council or District staff;
 - a request for funding; or
 - a purpose or subject that is beyond the jurisdiction of Council.
6. Persons invited to speak at a Council meeting may not speak disrespectfully of any other person or use any rude or offensive language or make a statement or allegation which impugns the character of any person.

I understand and agree to these rules for delegations:

Name of Delegate or Representative of Group

Signature

Date

From: Jonathan Weng [REDACTED] s. 22(1)
Sent: Monday, December 15, 2025 6:29 PM
To: correspondence
Subject: Re: Formal Delegation Request: YAGHA – Seniors' Health Accessibility Policy for West Vancouver

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Dear Corporate Officer / Legislative Services,

On behalf of the Youth Advocates for Global Health Association (YAGHA, BLOCKEDyagha[.]orgBLOCKED), I am writing to formally request to appear as a delegation before a Regular Meeting of the District of West Vancouver Council.

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Presenters: Jonathan Weng, Founder and President, YAGHA (Saint Thomas Aquinas High School) Matthew Yu, Vice President, YAGHA (Collingwood student, national debater and interviewed Dr. Bonnie Henry.)

We are urgently seeking a speaking slot on the Council agenda before January 20, 2026, to align with our provincial advocacy timeline. Please advise on the earliest available meeting date for a 10-minute presentation.

Thank you for your assistance with this urgent request.

Civic Address: [REDACTED] s. 22(1) North Vancouver, [REDACTED] s. 22(1)

Sincerely,

Jonathan Weng

Founder and President, Youth Advocates for Global Health Association

BLOCKEDyagha[.]orgBLOCKED

s. 22(1)

Instagram: yagha_global_health

From: Jill Lawlor
Sent: Tuesday, December 16, 2025 3:02 PM
To: s. 22(1)
Cc: correspondence
Subject: Request to have my email read at the Regular Council Meeting on December 15th, 2025

Hi s. 22(1)

Thank you for your email. It has been forwarded onto me in my capacity as the Senior Manager of Parks.

We appreciate your sharing of information. Staff are working on getting a response back to the community as soon as possible as it relates to Pickleball Courts.

Please subscribe to updates posted on the below District webpages:

[Sports Courts | District of West Vancouver](#)

[Gleneagles proposed pickleball courts and pump track | westvancouverite](#)

Best regards,

Jill

Jill Lawlor (she, her)
Senior Manager of Parks
Parks Culture, and Community Services | District of West Vancouver
t: 604-921-3467 | c: 604-418-3657 | westvancouver.ca



We acknowledge that we are on the traditional, ancestral, and unceded territory of the [Sḵwx̱wú7mesh Úxwumixw](#) (Squamish Nation), [səl̓íl̓wətaʔ](#) (Tsleil-Waututh Nation) & [xʷməθkʷəy̓əm](#) (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. *Learn more about each of these Nations; click each name to visit their official website.*

From: [Redacted] s. 22(1)
Sent: Tuesday, December 9, 2025 11:37 PM
To: correspondence
Subject: Request to have my email read at the Regular Council Meeting on December 15th, 2025

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 Mayor and Council. My name is [Redacted] s. 22(1), West Vancouver and I would like to submit a question regarding the proposed pickleball courts at Gleneagles Community Center. I appreciate your attention to this matter and look forward to your response. Thank you, [Redacted] s. 22(1)

Dear Mr. Mayor and Council Members,

My name is [Redacted] s. 22(1), and I have proudly called West Vancouver my home for over twenty years.

I genuinely believe that everything happens for a reason. Thus, I view the delay of the pickleball courts at Gleneagles not as an inconvenience, but as a fantastic opportunity to find the best solution for the increasing demand for this beloved sport within our community. The proposed four courts, as outlined in the draft concept, do seem suitable for that location, but I feel that having them covered and illuminated would be an even better option. During the fall and winter months, the indoor pickleball spaces at the Gleneagles Community Center fill up in less than a minute. Unfortunately, many local residents miss out on their weekly physical activities and social opportunities due to the limited availability. Our pickleball WhatsApp group is expanding, and we currently have 221 members! Having covered courts would allow for year-round playing, and they could also be utilized for lessons, clinics, leagues, and tournaments. Moreover, covered courts are much easier to keep clean and free from debris.

We've discussed the benefits of having courts at the Gleneagles location many times, so I'll spare you the repetition. I kindly ask that you make a decision regarding the courts separately from the skate park bowl repair and the construction of a pump track, as they are distinct issues with different funding and should not influence one another.

To summarize my perspective:

The advantages of covered pickleball courts include:

- Protection from the weather
- Year-round usability

- Optional lighting
- Enhanced focus during play
- Attracting more players
- Hosting events
- Providing opportunities for lessons and clinics

In Conclusion:

Investing in covered pickleball courts would be a wise decision that significantly enhances player experience throughout the year, fosters community engagement, meets the demand for recreational spaces during the winter months, and allows for hosting various community events. It's essential to plan and construct these courts with a clear vision, creating a lasting project that both the council and the residents of West Vancouver can take pride in.

My question to you Mr. Mayor and Council is when can the West Vancouver residents expect a decision on where and when the pickleball courts will be built?

Thank you for your time!

Best regards,

s. 22(1)

Sent from my iPhone