

COUNCIL CORRESPONDENCE UPDATE TO DECEMBER 24, 2025 (8:30 a.m.)

Correspondence

- (1) December 17, 2025, regarding “Fwd: Lessons from Vienna: Rethinking Vancouver’s Housing Affordability”**
- (2) 2 submissions, December 17-18, 2025, regarding Proposed Townhouse Development at 4310 Marine Drive**
- (3) December 18, 2025, regarding “METRO VANCOUVER "What A Mess"”**
- (4) D. Marley, December 18, 2025, regarding “West Van considers \$55-million plan to combat sea level rise - North Shore News”**
- (5) Dundarave Festival of Lights Society, December 19, 2025, regarding Forest of Miracles (Dundarave Festival of Trees)**
- (6) Gordon Smith Gallery, December 22, 2025, regarding “Thank You for a Wonderful Year”**
- (7) December 23, 2025, regarding “Thanks to Mayor Sager and Council”**
- (8) Memorial Library Board Meeting Minutes – November 19, 2025**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (9) Senior Manager of Parks, December 18, 2025, response regarding “Proposed amendment to Cemetery Regulation Bylaw”**

From: [REDACTED] s. 22(1)
Sent: Wednesday, December 17, 2025 12:09 PM
To: correspondence
Subject: Fwd: Lessons from Vienna: Rethinking Vancouver's Housing Affordability

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.



BLOCKEDin-sights[.]caBLOCKED

Lessons from Vienna: Rethinking Vancouver's Housing Affordability



By **Norm Farrell** on December 16, 2025

IN-SIGHTS presents another contribution from **UBC Professor Condon**, published here with his permission.

I have spent thirty years telling anyone who will listen that Vienna solved the housing question a hundred years ago and we still refuse to copy the homework. This week's collapse of Vancouver's half-baked 20-storey social-housing amendments is only the latest proof that we are determined to keep failing in the most expensive way rather than succeed in the proven way.

The tale of the tape shown below.

Vienna did three things that Vancouver refuses to do:

They took land speculation off the table. Between 1919 and 1934 the city taxed the daylight out of large landowners, bought huge tracts at pre-boom prices, and has never sold them back. Today, the City of Vienna owns enough land to house another 400,000 people without touching a single private parcel.

They invented the limited-profit housing association (Gemeinnützige Bauvereinigungen). These entities can borrow at municipal bond rates, pay no dividend above a capped 3–4 %, and are required to recycle every euro of profit into new units. Most developers build non market housing, not market housing.

They kept the heights humane.

Walk through Leopoldstadt or Favoriten today: the famous Gemeindebauten (municipal blocks) from the 1920s are five to seven storeys, built around generous courtyards with kindergartens, libraries, and laundries. Even brand-new social projects along the Gürtel rarely exceed ten storeys. Nobody is slamming 20-storey towers into 1910 heritage streets and pretending it is “progressive.”

Vancouver’s defeated amendments this week were the photographic negative of the Vienna model: their broader proposals to upzone most of the city without taxing the land lift proposed to hand speculative windfalls to private owners while hoping non-profits could somehow outbid them for the same city inflated sites, and they did it by threatening 20-storey buildings in quiet, leafy streets. No wonder residents revolted.

If Councillor Boyle’s original 2021 motion (the one I praised) had been paired with Vienna-style tools — a city land bank, exclusive density rights for non-profits, and a hard cap on private profit — we could have built thousands of non-market homes by now without a single 20-storey tower.

Instead we keep proving that the definition of insanity is doing the same market-led, speculation-fueled experiment and expecting a different result.

Vienna has shown for a century that you can densify gently, capture uplift for the commons, and still have a city of courtyards, streetcars, and rents that haven’t gone up in real terms since the 1970s.

We could copy that model tomorrow. All that's missing is the political will to tell the landowners and luxury developers that their century-long jackpot is over.

Until we do, every new upzoning plan — no matter how boldly it is marketed — will end up exactly like this week's: defeated, deservedly, by furious residents who know they are being asked to surrender their neighbourhoods so that someone else can get rich.

ISSUE	VIENNA (RED VIENNA → TODAY	VANCOUVER 2025
Share of housing that is non-market.	60% (43% Municipal + 17% Limited-Profit-Co-ops)	3% (Co-ops + City-owned)
Who captures the land-value uplift from upzoning?	100% captured by the city or limited-profit associations; private speculators locked out.	90-100% captured by private landowners and developers.
Typical new rental tenure in upzoned areas.	100% social or cost-rental (rents €500-€800/month for a 2-bedroom in 2025.	90+% market rental or strata condo (average new 2-bedroom rent \$3,900/month.
Height in traditional low-rise neighbourhoods.	Almost never above 7-8 storeys, new social projects are mid-rise courtyard blocks.	Council just tried (and failed) to impose 20-storey towers on tree-lined streets.
Funding mechanisms.	City owns the land bank, leases it at nominal rates to non-profits. Land-value tax funds construction.	City sells or rezones land to the highest bidder. Non-profits can't compete.
Affordability rule.	By law, rent may not exceed operating + debt costs. No profit dividend above 3-4%.	No legal cap. "Affordable" units often priced at 90-100% of market.

Wait list for social housing.	~12,000 households (for a city of 2 million) ~ manageable.	~18,000 households in Metro Vancouver and growing by ~2,000 per year.
Political continuity.	Social Democrats governed 1919-1934, then again 1945-today; policy survives elections.	Every new council reinvents the wheel; 4-year election cycle kills long-term plans.
		~ end of Prof. Condon's article ~

A 2022 Politico article stated that living in Vienna's social housing is an indicator of high-quality urban life, rather than a misfortune. Author Aitor Hernández-Morale tells the story of a young man who rents a one-bedroom apartment for around €330 (C\$530) monthly.

His rental agreement has no expiration date, meaning a landlord can't kick him out or hike up his rent...

"Social housing policies in Vienna have been shaped by the political commitment that housing is a basic right," Deputy Mayor Kathrin Gaal told POLITICO...

The success of Vienna's system isn't only based on the size of the building stock and the reduced rents, but the beauty of the buildings. The homes are attractive enough to make them a draw for the middle class, a factor that has helped prevent the estates from becoming social ghettos.

City residents' access to quality, affordable housing has helped vault Vienna to the top of the world's most liveable cities, and made it a model to be emulated...



Elsewhere, worries about public housing arise from several fears and concerns:

- Developers who enjoy influence at City Hall prefer profit-driven projects and would rather build housing units that sell for prices with seven, not six, figures.¹
 - Reservations arise from historical issues with large, poorly managed projects that led to concentrated poverty and social disorder.
 - People fear that large public housing projects are linked to social isolation and high crime rates.
 - Neighbouring homeowners worry that introducing public housing will lower their own property values.
 - Concerns arise that residents of public housing won't "fit in," changing the neighbourhood's established "character."
 - Negative portrayals in media can amplify these fears, making them seem more widespread and realistic than they often are.
-

Shared by:

s. 22(1)

s. 22(1), West Vancouver

West Vancouver needs to take advice from the Vienna example!

Please share with the Mayor and Councillors!

From: [REDACTED] s. 22(1)
Sent: Wednesday, December 17, 2025 1:36 PM
To: correspondence
Subject: 4310 Marine Drive Rezoning

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) and I'm the owner of [REDACTED] s. 22(1) West Vancouver . I am writing as a West Vancouver resident who attended the public information meeting for the 4310 Marine Drive rezoning proposal.

After reviewing the materials and speaking with the applicant team, I feel compelled to express my strong support for this project and to encourage Council to approve it when it comes forward.

This proposal reflects exactly the kind of carefully planned, modest-scale housing that the District's policies and reports have been calling for. It seems the design has been revised multiple times, density has been reduced, and the final outcome is a low-rise townhouse development that fits within the Marine Drive Transit Corridor identified in the OCP.

What concerns me is not the project itself, but the broader context. West Vancouver is facing well-documented housing challenges and has been identified by the Province as falling behind its housing targets. In that context, rejecting or delaying a project that clearly aligns with adopted policy, and provincial direction would be deeply disappointing.

I listened carefully to concerns raised at the meeting, and many were subjective or based on fears of change rather than evidence. The technical information presented addressed many issues responsibly. At some point, Council must be willing to lead, rather than allow resistance to change to override sound planning.

This project represents a reasonable, responsible response to the housing challenges we face. Approving it would demonstrate that West Vancouver is serious about implementing its own policies and contributing to solutions, rather than remaining stalled by opposition to any form of density.

I respectfully urge Council to support this application when it comes forward.

Thank you for your consideration.

Best Regards,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, December 18, 2025 3:22 PM
To: correspondence
Subject: Letter of Support for proposal at 4310 Marine Drive (Public Information Meeting)

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 / Dear Planning Department,

I am writing to express my support for the proposal at 4310 Marine Drive, West Vancouver.

I attended the Public Information Meeting for this project and found the proposal to be a thoughtful response to current housing needs. I believe it contributes positively to housing supply while respecting the surrounding neighborhood.

Thank you for considering my comments.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Thursday, December 18, 2025 8:00 AM
To: premier@gov.bc.ca; ken.sim@vancouver.ca; Mayor; Mayor Linda Buchanan; Mayor and Council - DNV; mayor@surrey.ca; correspondence; mayorea
Cc: Lynne Block; newtips@globalnews.ca; Lisa Muri; Mike Little; David Stuart; DNV Input; [REDACTED] s. 22(1)
nlaba@nsnews.com; jseyd@nsnews.com; News NS; Bowinn.Ma.MLA@leg.bc.ca; [REDACTED] s. 22(1)
Subject: [BULK] METRO VANCOUVER "What A Mess"

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.

Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, you can unsubscribe.

[Click here to unsubscribe](#)

Good morning, Mr. Premier,

I have stopped writing as there has been little to no listening from anyone I have previously addressed. However, I have heard encouragement to do more mouthing off from folks I have run into over the past weeks including lunching with an old friend yesterday.

As we are closing out 2025 and welcoming 2026, there seems to have little to no leadership all the way up to the Office of the Premier of BC. All involved seem to be hiding their heads in the sand and hoping that all the issues will disappear as time passes. Regardless of what Metro Vancouver had done, it has become bureaucratic and ineffective at best (I will add "it is borderline corrupted")!! It is not a simple fix. Throughout my life, nothing will get solved without a proper accountable structure. Today, there are just people (too many people) populating the bureaucracy but there is fairly little identifiable and accountable structure that we can hold their feet to the fire. It needs to be completely torn down and rebuilt. Yes, a complete independent review of Metro will be at least a good step forward!!

It is not my intention to mix additional issues. However, the above is also true to all our local governments (under Metro Vancouver) as well. When questions asked, all we will get from the bureaucracy is deflection. Simple questions are often sidestepped with zero clarity. Further queries will be treated with silence. No one in the system will ever admit wrongs or faults as they are always right.

How much more money and time are we going to waste until we would wake up?

Mr. Premier and all, here is a simple question for you all. Can you identify an accountable structure in Metro Vancouver? If yes, why is it that the organization is so disorganized? If no, why aren't you taking

actions? Either way, why are you taking no actions? In fact, ask all local governments if they all have an accountable structure consistent with the Local Governments Act....I already know the answer.

I do not expect a response or any responses from you folks although all my questions are very simple to answer. I will use this time to wish you all the best and Merry Christmas.

s. 22(1)

North Vancouver, BC

s. 22(1)

On Aug 9, 2025, at 10:15 AM, s. 22(1) wrote:

Good morning Hon Block, s. 22(1)

Before I give you my take on NSWWTP, here is the thing.

If you go onto [Amazon.ca](https://www.amazon.ca) and look for a basketball, you will find them for less than \$20.

On GlobalNews last night, you now can get them free from vending machine in Surrey.

DO we have a basketball problem?

We don't.

If anyone wants to play basketball or soccer, they will find a way to play!!

This vending machine idea could only be another short lived fad pushed by some imbecilic "so called" professional.

Watching the news, it is just a way for a photo opportunity for Surrey local politician!!

You think about this for a moment.

For some \$20 basketballs, taxpayers have to either spend money on the vending machine or pay for all the periphery costs for installing and running them.

In no time, they would be all vandalized and replaced etc.

Even if they are all free, it will still be a way to syphon personal data which would be sold by the people running the apps and so on.

What is the real benefit for the aforementioned?

People today do not really want to think things through and get to the roots of problems.

The first thing is throwing money at it especially for public officials.

Now back to NSWWTP, allow me to just say anyone who has some background in costing would be amazed by the professionalism exhibited by all involved in the project.

I have stated previously that only incompetency would explain the whole fiasco.

In Construction Cost Estimate (especially needed for project of this magnitude), a Class A Estimate would place the cost to be within 5-15% of actual cost.

One "reason" they did not use was fast tracking as this work has gone on for too long.

This simply implies no planning, no well thought out plans, were done.

Spending even \$700M haphazardly is bonkers (over \$3.86B would make anyone's blood boil).

If we really wanted to demand transparency or accountability, we should absolutely demand a complete peer review of their competency.

That's my take on NSWWTP and there is no other way about it.

With the way that our local governments not able to answer the simplest questions, we can only continue to do our best to make noises.

Transparency and accountability are just overuse adjectives that they do not fathom!!

Enjoy the sunny weekend.

**TO GLOBALNEWS, we ran into Chris Gailus at Princeton and Osoyoos yesterday,
...please pass this onto him as our public officials lack accountability and competency as discussed.**

s. 22(1)

North Vancouver, BC

s. 22(1)

On Aug 7, 2025, at 2:46 PM, Lynne Block <lynne.block.mla@leg.bc.ca> wrote:





Contact our Office



[View email in browser](#)

MLA Lynne Block - 2235 Marine Dr, West Vancouver BC - West Vancouver, BC V7V1K5 - Canada

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

From: David Marley <domarley52@gmail.com>
Sent: Thursday, December 18, 2025 10:50 PM
To: correspondence
Subject: West Van considers \$55-million plan to combat sea level rise - North Shore News

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.

Really? What facts underpin the province's 2018 pronouncement? Or are we talking about suppositions based on assumptions extrapolated by computer modeling? So much climate change hysteria has been debunked in recent times. Before spending more of DWV tax-payers' money on pursuing this project, how about seeking an update from the province?

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)

<https://www.nsnews.com/local-news/west-vancouver-considering-557-million-plan-to-combat-sea-level-rise-11640694>

From: Mary Markwick <mary@dundaravefestival.com>
Sent: Friday, December 19, 2025 7:25 PM
To: correspondence
Subject: Loving Tenderness 

CAUTION: This email originated from outside the organization from email address bounce-mc.us2_5900042.9302520-53951cee26@mail123.sea21.rsgsv.net. 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.

Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, you can unsubscribe.

[Click here to unsubscribe](#)

[View this email in your browser](#)





loving tenderness

This season, I'm challenged to figure out what it actually means to be *joyful*.

I feel this especially when thinking about the holy souls who lost their lives last week at Bondi Beach, when they gathered to celebrate the first night of Hanukah.

Then I realize that the joy of Christmas actually requires us to be real about, and present to, each other's suffering. This is what makes it human, and miraculous.

We find joy when we love tenderness.

This is my wish for you, and for everyone you love. Let us be for each other, in whatever way we can, a proof that the light endures and that no darkness can overpower it.

We're on the eve now of the Dunderave Festival's legendary Christmas Wassail & Bonfire Night. Fun fact: from the very start, this night has been presented by Maclean Homes.

The pace you've set (looking at you Burstin with Broadway) for the Forest of Miracles Fund is breathtaking. We've never seen this before. The bonfire has not yet been lit, and we're already closing in on \$28,000.

Know that with the West Vancouver Community Foundation we will work to make sure your donation helps end homelessness in our community.

This means making sure Hollyburn Community Services can continue their life-changing work with kids, youth, families and seniors to prevent homelessness.

It means helping Lookout's North Shore Emergency Shelter can continue to save lives, especially in the worst winter weather.

Give beautifully. Don't stop.

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 still 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.

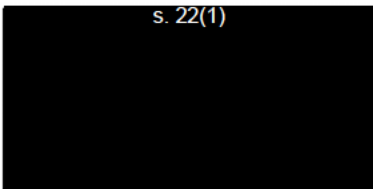
O. And now's the time to vote for your favourite tree, sponsored by Grosvenor Ambleside. Have at it. 🌲

One final note. We're honoured to dedicate this season's bonfire to Squamish Elder Wendy Charbonneau, for her intentions, for her family and for her nation.

Wendy has helped with loving tenderness to shape everything we've created in the Dundarave Festival.

Know that when you join us in the Festival Longhouse, walk through the Forest of Miracles, or take a moment before the Dundarave Nativity, Wendy's teachings and blessings are all around you. Bring everyone you love.

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 Dunderave 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:

Dunderave 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 <info@smithfoundation.ca>
Sent: Monday, December 22, 2025 6:45 AM
To: correspondence
Subject: Thank You for a Wonderful Year

CAUTION: This email originated from outside the organization from email address bounce-mc.us5_12301075.10142252-aa983d4ccc@mail175.suw16.rsgsv.net. 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.

Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, you can unsubscribe.

[Click here to unsubscribe](#)



Winter Birds, elementary student artwork from an Artists for Kids after-school art program.

THANK YOU FOR A WONDERFUL YEAR

As the year comes to a close, thank you for being part of the Gordon Smith Gallery of Canadian Art.

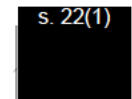
On behalf of Artists for Kids and the Gordon and Marion Smith Foundation for Young Artists, we are deeply grateful to our community. Your support, creativity, and care bring our exhibitions, programs, and workshops to life and help us share the power of art with children and youth across North Vancouver and the Lower Mainland.

Thank you for every visit, every class, every conversation, and every moment spent with us. You help make this gallery a place that feels welcoming, curious, and alive.

Wishing you a restful holiday season filled with time with friends and family. We look forward to welcoming you back in the new year.

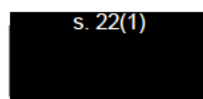
With gratitude,

s. 22(1)



Meredith Preuss
Executive Director
The Gordon and Marion Smith Foundation

s. 22(1)



Allison Kerr
Director
Artists for Kids and
The Gordon Smith Gallery of Canadian Art

[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: [REDACTED] s. 22(1)
Sent: Tuesday, December 23, 2025 3:13 PM
To: correspondence
Subject: Thanks to Mayor Sager and 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.

Dear Mayor and Council,

I want to thank Council for the recent appointment to the [REDACTED] s. 22(1). I am looking forward to working with [REDACTED] s. 22(1) West Vancouver in due course.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)



WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES

November 19, 2025, 7:00 p.m.

Welsh Hall

Present: A. Krawczyk [Chair], A. Donovan, B. Hafizi, E. He, H. Kaart, A. Nimmons, S. Sanajou, S. Thompson, H. Vanee, T. Wachmann

Absent: W. Marais, P. Morris, L. Yu

Staff: S. Hall, S. Barton-Bridges, S. Felkar, S. Gill, S. Dale

1. Call to Order

The meeting was called to order at 7:18 p.m.

2. Land Acknowledgement

3. Approval of Agenda

Moved by: H. Vanee

Seconded by: A. Nimmons

THAT the Agenda be approved.

CARRIED

4. Approval of Consent Agenda

S. Hall provided an update to the Board on user statistics highlighting that the physical circulations stats have stabilized after the re-opening of the Mezzanine.

S. Hall mentioned that staff are assessing the quality of the Welsh Hall sound system and will update the Board. She also noted that while hybrid programs can be challenging, the library has received very positive feedback, particularly from those who rely on the format for accessibility.

Moved by: H. Kaart

Seconded by: H. Vanee

THAT the Consent Agenda be approved.

CARRIED

5. Business Arising from Minutes

None.

6. Chair Update

The Board HR Committee met with the qualified applicants and recommended three candidates to Council. Council approved the appointments of Andrea Brasco, Dana Taylor, and Sarah Dennis at their meeting on Monday, November 3, 2024. S. Hall, T. Wachmann, and A. Krawczyk will meet with the new Trustees and provide an orientation prior to the January Board meeting. A. Krawczyk thanked all trustees that were involved in this process.

The Friends of the Library general meeting is being held on November 26 from 12-2:30pm in the Welsh Hall. A. Krawczyk, T. Wachmann, H. Vanee and S. Felkar will attend on behalf of S. Hall and P. Morris.

Feedback from the Foundation fundraiser, *Remembering the Early Years: A 75th Anniversary*, held on November 7th, was fantastic. A. Krawczyk thanked S. Hall, S. Barton-Bridges, and the Foundation members, all of whom worked very hard under the event leadership of P. Bowles. He also expressed his gratitude to the trustees who attended the event and provided their support.

7. Director

a) Update

Please see report attached report from the Director.

8. Governance

a) 2026 Library Board Meeting Schedule

A. Krawczyk noted that the 2026 Library Board meeting schedule is consistent with the previous year, with meetings being held the third Wednesday of the month, with no meetings scheduled in March or August.

A. Krawczyk asked that the January meeting be held on the second Wednesday of the month (January 14th) due to scheduling conflicts.

Moved by: E. He

[3]

Seconded by: H. Kaart

The Board approved the proposed West Vancouver Memorial Library Board 2026 Meeting Schedule.

CARRIED

9. Strategy

a) Strategic Framework Review

S. Hall advised that 2026 is the five-year milestone of the current framework. The Strategic Framework will be reviewed at the December Board meeting.

b) Q3 Business Plan Progress Report

S. Hall provided an overview on the Q3 Business Plan. In general, significant progress was made in the quarter, including, notably, the completion of the Vertical Lift and Mezzanine projects.

10. Finance

a) 2025 Q3 Report

A. Nimmons advised that most of the ongoing operating expenditures are trending as expected and revenues are ahead of budget primarily due to greater than anticipated copy fees, lost book and other revenue.

He further advised that the Mezzanine renovations and vertical lift projects have been completed. The overage on the vertical lift project will be offset by savings in the infrastructure budgets. Any remaining funds from the heating upgrade project will be requested for carryover into 2026, as the project is scheduled to continue through that year.

Moved by: A. Nimmons

Seconded by: S. Sanajou

To accept the 2025 Q3 operating and capital results as presented.

CARRIED

b) 2026 Revised Operating and Capital Budget Submission

A. Nimmons noted that after the September 2025 Board meeting and meeting with the District Finance Team in November, the following adjustments have been proposed:

- Salary budget figures have been updated based on the most recent 2026 labour model provided by District Finance.

In addition to above, after meeting with the District Finance Team in November, the following adjustments have been proposed due to District cost pressures:

- The \$40,000 request for an accessible Zoom booth has been proposed to be removed from the 2026 capital budget and deferred to a future year.
- The Building Infrastructure renewal request of \$1,325,014 has been proposed to be deferred to 2027. This request included doors, lighting, architectural millwork, and flooring for East Wing Main and 2nd floor (Youth), East Wing aluminum windows, exhaust system and smoke evacuation fan renewals.
- As a result of the Building Infrastructure renewal request deferral above, which largely included Youth space renewal funding, the \$50,000 request for Tech Space floor planning has been proposed to be removed from the 2026 capital budget and deferred to 2027.
- The originally proposed \$12,274 increase to the 2026 non-salary operating budget has been revised to \$4,620. This adjustment accounts solely for e-collections growth, reallocation of expenses based on 2025 year-to-date trends, and inflationary increases expected to be offset by higher revenue. As a result of these changes, the District contribution for the 2026 operating budget is now \$5,759,709.

S. Gill acknowledged that District Finance has indicated the 2026 budget will be constrained, and all Divisions have been asked to identify potential cost savings. He further noted that the adjustments to the capital list are significant due to Council pressures, and that all divisions have been directed to defer any renovation projects not deemed critical to 2027.

Moved by: A. Nimmons

Seconded by: B. Hafizi

To approve the revised 2026 Operating Budget in principle, 2026 One-Time Initiatives, 2026 Capital Budget along with rankings, and the 2027-2036 Capital Forecast for submission to the District.

CARRIED

11. Infrastructure Committee

B. Hafizi reported on the following projects:

[5]

1. Heating System Upgrade

Electrical work to power the new boilers has begun and should be completed by the end of the year. The boiler and radiator replacements will occur in 2026.

2. Concrete Work on Rooftop

We are obtaining a quote to replace the pavers on the rooftop parking lot with poured concrete to improve safety and maintenance costs.

3. Vertical Lift Installation

The vertical lift project is complete, and the lift has been put in operation on November 17th. Initially, the plan was to delay opening the lift until the rooftop pavers were replaced with concrete, but we decided to open the lift as it is uncertain when the paver replacement work will commence.

4. Youth Area Design

Michael Green Architecture (MGA) has provided a preliminary layout and renderings which have been reviewed by senior library staff and feedback has been provided to the architects. We will be arranging additional meetings with the architects to review and finalize.

5. Skylight Replacement

We are in the process of finalizing the tender for the skylight replacement project and it will be posted on BC Bid soon.

6. Long Term Infrastructure Planning

Library senior staff met with the Infrastructure Committee in late October to review the draft long-term infrastructure plan and will arrange a workshop with the Board early next year.

12. InterLINK

T. Wachmann advised that in 2023 and 2024, InterLINK's current governance structure was identified as an area for improvement. While functional and effective, the structure poses challenges for member libraries as well as InterLINK itself. Representatives from all stakeholders have communicated that the model/structure could be made leaner and more efficient while still ensuring proper oversight and good governance.

InterLINK's Strategic Plan 2024–2029 identifies the first set of goals and priorities as: "Update the governance model to ensure effective oversight while respecting member library and organizational capacity." This has been recognized as a top priority.

The next InterLINK meeting is scheduled for November 27, 2025

13. BCLTA

A. Krawczyk reported that the appointment of the new BCLTA Executive Director will be announced soon. The role includes managing the daily operations, developing and delivering programs and services for trustees, and supporting the BC library sector through advocacy, engagement, and collaborative relationships. He spoke to the excellent workshops provided to trustees by BCLTA and encouraged them to attend. Trustees can contact S. Dale if interested in registering for these workshops.

A. Krawczyk spoke about the importance of trustees advocating for the library and highlighted key talking points outlining the essential services that libraries in BC provide and why they matter. S. Dale will circulate this document to trustees to assist with messaging.

14. Arts & Culture Advisory Committee

A. Krawczyk reported on the ongoing meetings with the Arts & Culture Advisory Committee (ACAC) to discuss the potential relocation of the West Vancouver Art Museum. ACAC supports the identification of the Sweeney Triangle site and the adjacent spaces as a key aspect of the Ambleside Local Area Plan to enable the construction of a purpose-built Arts and Culture Centre located in the area of 16th Street and Bellevue Avenue as envisioned in the Arts and Culture Facility Plan. This was presented to Council for their consideration and approval.

A. Krawczyk mentioned that as part of the Arts & Culture Strategy Update an item on their 2025 work plan is to develop an independent umbrella group which will connect, support, and provide services for the community arts groups and individual artists in West Vancouver.

15. Engagement Committee

T. Wachmann advised that the Engagement Committee met on November 9 to discuss the following key priority areas to focus on in developing the 2026 engagement plan:

1. Long Term Infrastructure Plan
2. Youth Space Plan

T. Wachmann discussed developing a framework for the engagement plan by establishing the following elements for each of the priority areas:

- Message – why are we engaging
- Who – key players
- What – when/where of the engagement
- Board input/process

[7]

S. Hall and T. Wachmann are meeting with the Kiwanis Society in mid-December and would like to develop a welcome package for the new residents in their new/current units.

The Committee had a preliminary discussion regarding Council Coffee assignments and spoke about the opportunity to hear Council's priorities and how the Library can best support them and thought that January would be a good time to engage with Council. Trustees can contact her and advise which Councillor they would like to meet with, otherwise, the same pairing as last year can be used.

The Key messaging document will be reviewed and updated before these meetings.

16. Council Update

S. Thompson reported on the following:

- Council voted to reduce the pay parking fee to \$2.50 per hour, from the more than \$5 that the District initially charged for drivers to park their vehicles at Ambleside.
- Long time CFO, Isabelle Gordon is retiring.
- Spoke to the success of the annual Civic Reception held in the Municipal Hall Atrium.
- The "Inglewood Campus of Care" development proposal, a large seniors' housing and care complex, is being discussed at the November 26, 2025 Planning Committee meeting. The meeting will be held in the Raven Room at the Municipal Hall.
- The District has received a development proposal for the site currently developed with one-and two-storey commercial buildings (Trolls Restaurant, Spirit Gallery and Olive & Anchor Restaurant). The applicant is hosting a Public Information meeting on Thursday, November 20, 2025 from 6-8pm at the Gleneagles Golf Clubhouse.
- Council is meeting with Metro Vancouver on December 1, 2025 to discuss plans for the Wastewater Treatment Plant.
- Bratch pop-up-lounge located behind the Ferry Building Gallery and next to Ambleside Pier has been closed for the season.
- The parking area at St. Francis-in-the-Wood Church has been repaved.
- Council approved a development variance permit for construction of a 2,600-square-foot inflatable sports bubble near West Vancouver Secondary.
- Ramp access from North Mall to Taylor Way Northbound is anticipated to open before the holiday season at Park Royal.

17. New Business

None.

18. Date of Next Meeting

[8]

Wednesday, December 17, 2025, 7 p.m.

19. Adjournment

The meeting was adjourned at 8:16 p.m.

All documents distributed at the meeting are available for perusal upon request.

s. 22(1)

Andy Kra
Chair, West Vancouver Memorial Library Board

From: Jill Lawlor
Sent: Thursday, December 18, 2025 5:36 PM
To: s. 22(1)
Cc: correspondence
Subject: Proposed amendment to Cemetery Regulation Bylaw

Good evening s. 22(1)

I would like to extend my sincere condolences to you and your family for your losses.

Staff have received your email to Mayor and Council. Please know that we are actively working to find a solution that would allow for an in memoriam recognition s. 22(1) grave marker. Cemeteries are governed by both provincial and municipal regulations, and we are carefully working through the requirements at both levels to find the simplest solution.

We are confident that a solution can be identified, and we appreciate your patience as we work through this process.

I will follow up with you in the new year.

Warm wishes over the holiday season.

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 [Skwxwú7mesh Úxwumixw](#) (Squamish Nation), [səlílwətaʔ](#) (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: s. 22(1)
Sent: Monday, December 1, 2025 5:14 PM
To: correspondence
Cc: Mark Sager, Mayor
Subject: Proposed amendment to Cemetery Regulation Bylaw

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 Mayor Sager,

By the way of introduction, we have spoken previously, while s. 22(1) We also s.22(1) together. I was a s.22(1).

My mother passed away s.22(1). In s.22(1) with the kindness of the former priest of s.22(1) while he is visiting s.22(1), we intend to bury my mother's ashes at the Capilano View Cemetery in the same grave where my father's ashes are buried. To date, there is s.22(1)

My request relates to s. 22(1) s.22(1) Des. ite an exha s.22(1) s.22(1)

I know that my parents' wish would be to have s.22(1) inscribed "in memoriam" on their grave marker, as it is the wish of s.22(1). But the Cemetery Regulation Bylaw, specifically paragraph 9.1.13, precludes the grave marker from referring to s.22(1) "in memoriam" because my parents' ashes meet "the permitted cremated remains" in the grave space.

In other words, the bylaw, as I read it, only allows for my parents' names to be mentioned on the grave marker, given that the plot my mother purchased can only hold two sets of cremated remains. This is consistent with the information that staff at the cemetery have provided to me. They too would like the bylaw amended, while understanding the situation that I now face.

To that end, I am requesting an amendment to the bylaw to allow for exceptional circumstances, such as s. 22(1) The reality of the bylaw, as it currently reads, is that it requires me to purchase a new plot s.22(1) likely far away from my parents' grave, and to place a marker s. 22(1)

I am more than happy to meet with you to discuss this further over a cup of coffee. At the very least, I am willing to appear in front of council to speak to the proposed amendment. Thank you for understanding.

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

(I consent to disclosure of all personal information in this email among other council members and staff.)