

COUNCIL CORRESPONDENCE UPDATE TO JULY 9, 2025 (8:30 a.m.)

Correspondence

- (1) 2 submissions, July 2, 2025, regarding Temporary Protection of the Lauder Residence at 5665 Daffodil Drive**
- (2) July 2, 2025, regarding “Formal Complaint – Ongoing Harassment”**
- (3) July 3, 2025, regarding “WG: Enquiry International Student”**
- (4) July 3, 2025, regarding “Relocation of house at 1444 Argyle Ave inquiry”**
- (5) 2 submissions, July 4 and 6, 2025, regarding Pay Parking**
- (6) 3 submissions, July 4-8, 2025, regarding Bus Speed and Reliability Report**
- (7) July 8, 2025, regarding “Blocked Access to Street”**
- (8) 2 submissions, July 8, 2025, regarding Preliminary Development Proposal for 1552 Esquimalt Avenue**
- (9) July 8, 2025, regarding “Request for Permission to create a lay-by off Marine Drive”**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (10) Senior Manager of Legislative Services/Corporate Officer, July 3, 2025 response regarding “WG: Enquiry International Student”**
- (11) Manager of Bylaw & Licensing Services, July 3, 2025, response regarding “Formal Complaint – Ongoing Harassment”**
- (12) Senior Community Planner, July 7, 2025, response regarding Temporary Protection of the Lauder Residence at 5665 Daffodil Drive**
- (13) Senior Community Planner, July 7, 2025, response regarding Temporary Protection of the Lauder Residence at 5665 Daffodil Drive**

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 2, 2025 11:51 AM
To: Mark Sager, Mayor; Linda Watt; Peter Lambur; Sharon Thompson; correspondence; Christine Cassidy; Scott Snider; Nora Gambioli
Subject: Request to add four more properties to the Daffodil development
Attachments: 25jul07-11.5.pdf

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Dear Mayor and Councillors,

As was projected, the Daffodil project erased all trees from the 4.5 acres of land, is blasting up the mountain, being incredibly loud with scraping of the diggers against the rock sides etc.

And it has just started.

On top of that it seems like the covenant for the wetlands are completely ignored, as planters with new trees have been placed there.

Who is monitoring this development from the Municipality? Who is making sure that covenanted land is untouched?

Who is monitoring that proper rain fall protections are in place before winter's atmospheric flood rainfall?

And now the Harpers want to demolish the historically protected heritage building on the Lauder property to develop yet another 4 properties with further increase in traffic.

This was all expected when 35 plus residents addressed Mayor and Councillors before the rezoning was approved.

Only two Councillors Ms Watt and Mr Lambur stood their ground, while the rest of you caved in.

Now you have a chance to at least stop another 4 buildings and destroy a heritage building.

<https://westvancouver.ca/media/6632>

Regards

[REDACTED] s. 22(1)

West Vancouver

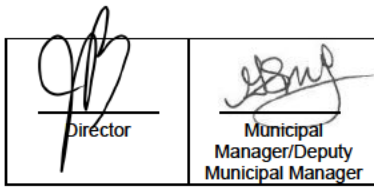
[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

Regards

[REDACTED] s. 22(1)



<u>COUNCIL AGENDA</u>	
Date: <u>July 7, 2025</u>	Item: <u>11.5.</u>



11.5.

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	June 12, 2025
From:	Jayne Kuzmich, Planning Technician
Subject:	Temporary Protection of the "Lauder Residence" at 5665 Daffodil Drive
File:	13-2585-01-2025

RECOMMENDATION

WHEREAS:

- a) The property located at 5665 Daffodil Drive, and more particularly described as PID 015-934-713, Lot H, District Lot 1374, Plan 16133 (the "Property") is considered to be heritage property; and
- b) Pursuant to s. 606 of the *Local Government Act*, a local government may order that real property be subject to temporary protection.

THAT the Property is subject to temporary protection for a period of 60 days commencing on the date this Resolution is passed, and the prohibitions in s. 609 of the *Local Government Act* apply to the property without exception during the 60-day period; and

THAT Council approve an update to the Community Heritage Register to remove the Property from the list if a demolition permit is issued after the 60-day temporary protection period has elapsed.

1.0 Purpose

The purpose of this report is to provide information to Council on the Lauder Residence located at 5665 Daffodil Drive.

2.0 Legislation/Bylaw/Policy

Section 606 of the *Local Government Act* allows Council to order temporary protection of a heritage property for up to 60 days.

3.0 Council Strategic Objective(s)/Official Community Plan

Council's Strategic Objectives do not apply.

A key action in the Official Community Plan is to respect neighbourhood character and encourage long-term protection of valued heritage properties with stronger incentives. Policy 2.1.9 encourages protection of buildings, structures and landscapes on the District's Heritage Register through incentives available through Heritage Revitalization Agreements.

4.0 Financial Implications

No financial implications.

5.0 Background

5.1 Previous Decisions

On November 26, 2007, Council established the West Vancouver Community Heritage Register.

On June 9, 2008, Council received for information a list of 171 historic places nominated to the Community Heritage Register by the Heritage Working Group, including 5665 Daffodil Drive.

5.2 History

The “Lauder Residence” (**Figure 1**) was constructed in 1961 and is identified as a Secondary Building in the District of West Vancouver Heritage Register. The property is in Eagle Harbour.

The Lauder Residence was designed by Lauder Brothers and Tate, designers and contractors for E RJ Lauder. It is the only dwelling on the Heritage Registry to be designed by the contractors. The Lauder Residence is an example of the West Coast Modern Architectural style. Built into the side of the hill, the cubic structure is enlivened by the use of two-storey high sloping buttress piers and a south facing curtain wall.



Figure 1: Photo of the Lauder Residence

The Property (**Figure 2**) has a topography that slopes sharply downward east to west and features a natural ravine on the south-west corner of the lot. A ditch that connects to Eagle Creek flows through the south end of the lot.

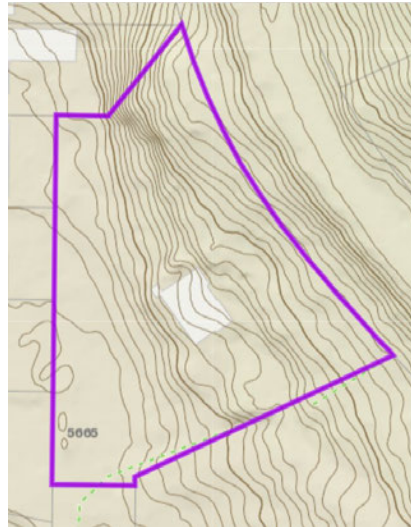


Figure 2: Map of the Property showing topography.

5.3 Inclusion on the Community Heritage Register

The majority of resources on the Community Heritage Register were prioritized according to their heritage significance (i.e. primary, secondary or support) in one of the District’s 3 heritage inventories prior to inclusion on the Register and often have a Statement of Significance (SOS) describing the heritage value and character-defining elements of the historic place. In the case of the “Lauder Residence”, the resource was identified in the West Vancouver Survey of Significant Architecture (1945-1975), however no SOS has been prepared for the resource. The Property was one of the 171 historic places nominated to the Community Heritage Register by the Heritage Working Group in 2008.

6.0 Analysis

6.1 Discussion

The owners of the Lauder Residence are exploring a subdivision of the Property into 4 lots. To proceed with subdivision, the existing dwelling would need to be demolished or relocated to conform with the proposed subdivision of the lot. Given the location of the heritage home and the terrain of the property, the creation of new lots while maintaining the heritage home in its current location would not be possible to accommodate additional dwellings and meet zoning regulations.

The applicant has submitted development permit applications for wildfire hazard, difficult terrain, and watercourse protection and a subdivision application, which are under staff review. Following the issuance of the development permits, the proposed subdivision could be considered and approved once any subject conditions are satisfied. Staff wish to delay issuance of the permit to allow more time to discuss retention options with the owner. This requires an order from Council and allows the District to withhold issuance of a demolition permit or, a building permit that would

significantly alter the house, for up to 60 days from the date of the resolution.

6.2 Climate Change & Sustainability

Not applicable.

6.3 Public Engagement and Outreach

If Council chooses to order the temporary protection of the Lauder Residence, staff would:

- withhold issuance of a demolition permit for 60 days; and
- would make further attempts with the owners to discuss alternative development options for the property in exchange for legal protection of the Lauder Residence.

Should a heritage application be submitted, it would be subject to Council consideration and public consultation.

6.4 Other Communication, Consultation, and Research

Not applicable.

7.0 Options

7.1 Recommended Option

That Council order temporary protection be enacted for the "Lauder Residence" at 5665 Daffodil Drive, to allow staff to contact the owner and discuss other development options for the property in exchange for legal protection of the existing house.

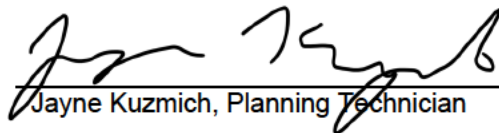
7.2 Considered Options

If the proposed order of temporary protection is not supported by Council, a demolition permit for the existing house must be issued at the request of the owner.

8.0 Conclusion

Staff recommend that Council order temporary protection of the "Lauder Residence" at 5665 Daffodil Drive, to delay issuance of a demolition permit for the existing house for 60 days.

Author:


Jayne Kuzmich, Planning Technician

Concurrence



Michelle McGuire, Senior Manager of Current Planning and Urban Design

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 2, 2025 12:16 PM
To: Mark Sager, Mayor; Linda Watt; Peter Lambur; Sharon Thompson; correspondence; Christine Cassidy; Scott Snider; Nora Gambioli
Subject: Concerns Regarding Daffodil Project and Lauder Property Heritage Building

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Subject: Concerns Regarding Daffodil Project and Lauder Property Heritage Building

Dear Mayor and Councillors,

I am writing to express my concern about the recent development proposals in my neighbourhood in Eagle Harbour that are destructive, unsustainable and are negatively impacting the character and heritage of our neighbourhood.

The Aquila Daffodil project has resulted in the removal of all trees from the 4.5-acre site. Our residents concerns about this and other issues related to this development were not heeded by the Council. This has resulted in mass destruction of very large and valuable trees and steep rock slopes in our neighbourhood, which poses significant risks to residents living around it. The ongoing construction, including extensive rock excavation, has generated significant noise and disruption — and the work has only just begun.

Additionally, it appears that the covenant protecting the wetland area may not be fully respected, as planters with new trees have been placed within that zone. I respectfully ask:

- Who from the Municipality is overseeing this development? What reparations will be made for violations by the developer?
- How is compliance with environmental covenants being ensured?
- Are there measures in place to manage rainwater effectively, especially in preparation for the winter atmospheric rainfall?

Furthermore, I understand there is now a proposal by the same developer to demolish the historically protected heritage building on the Lauder property to make way for the development of four additional homes. This would inevitably increase traffic and further strain local infrastructure.

These concerns were raised by over 35 residents prior to the rezoning decision. I would like to acknowledge and thank Councillors Ms. Watt and Mr. Lambur for standing firm on these issues.

I urge the Council to reconsider the demolition of the heritage building and the associated development. This presents an opportunity to preserve a significant part of our community's history and to demonstrate a commitment to sustainable and thoughtful development.

For your reference: [Link to council materials](#)

Thank you for your time and attention.

Yours sincerely,

s. 22(1)

West Vancouver, BC s. 22(1)

From: s. 22(1)
Sent: Wednesday, July 2, 2025 10:04 PM
To: Bylaw Dept; correspondence
Subject: Formal Complaint – Ongoing Harassment
Attachments: s. 22(1)

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Dear Bylaw officers / Councillor's Office,

My name is s. 22(1), and I have been a long-time resident of West Vancouver since s. 22(1) as well as a naturalized Canadian citizen of s. 22(1) years. I am writing to formally report an ongoing situation of unfair treatment and harassment by s. 22(1), which has now escalated to a level that severely affects my daily life and well-being.

s.22(1) the front of their property. I chose not to report it, as I prefer to maintain peaceful neighborly relations and avoid burdening city staff unnecessarily.

However, when I previously s. 22(1) — simply to s. 22(1) — s.22(1) reported me multiple times. Even when I s. 22(1), bylaw officers told me s. 22(1).

s.22(1) truck briefly stopped in my driveway (s. 22(1)), my s.22(1) aggressively confronted and threatened me and the s. 22(1), saying he would report us to the bylaw. I believe this was retaliatory behavior, as I had recently s.22(1) due to their s. 22(1).

Worse still, after a bylaw officer finally came s. 22(1) and asked them s. 22(1). To me, this felt like a deeper and deliberate act of provocation — a targeted, hostile gesture.

Why am I constantly held to strict standards while others get away with violations? Is it because I am an immigrant? I am a proud Canadian citizen. I deserve to live in a community where laws are applied equally and neighbors treat each other with basic respect.

I am writing to formally request an investigation into the resident at s. 22(1), West Vancouver, who has repeatedly abused government services and filed false or baseless complaints against me, causing extreme psychological harm and distress.

Over the s. 22(1) years, this individual has made numerous unfounded reports to s. 22(1), resulting in repeated visits to my home. These complaints were often based on fabricated or exaggerated claims, with no legal grounds. Despite this, government resources continue to be misused at the expense of my mental health and dignity.

I am s. 22(1). The constant harassment, frequent visits from enforcement officers, and the stress of being wrongly accused have pushed me to the brink. I am struggling just to survive each day, and the continued abuse of power by this neighbor has made my life unbearable.

I respectfully urge your office to:

1. Launch a formal investigation into the conduct of the resident at s. 22(1);
2. Review all records of complaints and government resources used against me within the past years since year s. 22(1)
3. Determine whether the individual has engaged in malicious reporting or misuse of public services.

4. Hold the individual accountable if wrongdoing is found;

Ensure protection for my rights, safety, and mental health as a resident.

Canada is a country that values justice, fairness, and human rights. I should not be subject to repeated harassment simply for living quietly in my own home. I am pleading with the authorities to take this matter seriously and restore a sense of peace and safety in my life.

Sincerely,

Best Regards,

s. 22(1)

West Vancouver

s. 22(1)

s. 22(1)

s. 22(1)

From: s. 22(1)
Sent: Thursday, July 3, 2025 6:20 AM
To: correspondence
Subject: WG: Enquiry International Student

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Ladies and Gentlemen,

I sent you the attached mail tot he school board a few days ago – I am not sure if it has reached you...

Maybe you can help?

Best regards,

s. 22(1)

Von: s. 22(1)
Gesendet: Montag, 30. Juni 2025 15:36
An: info@wvschools.ca
Betreff: Enquiry International Student

Ladies and Gentlemen,

s.22(1) (currently s. 22(1) in Germany) would like to attend a (West) Vancouver high school for three months, starting in September 2026. In her choice for (West) Vancouver, she might be influenced by myself, I s. 22(1)

How would you suggest to go about it? Is it best to do that directly with you or is it better to involve a Germany agency?

Best regards,

s. 22(1)

s. 22(1)

München

s. 22(1)

From: s. 22(1)
Sent: Thursday, July 3, 2025 11:02 AM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; s. 22(1)
Subject: Relocation of house at 1444 Argyle Ave inquiry

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Hi Mayor and Council,

s. 22(1) and I would like to inquire about the District's appetite to save the house at 1444 Argyle Avenue and its potential structural relocation.

Congratulations on your recent purchase of this property to finalize the continuous green space in the Ambleside Waterfront Plan.

s. 22(1) and I happened to walk by the house when the (now former) owners s. 22(1). We engage in conversation and were lucky to tour the house we passed by all this time. We were impressed by the mid-century architecture of the house.

s.22(1) to where several houses have been saved and relocated from West Vancouver.

We originally were planning to build new but haven't been able to stop talking about saving this house.

What is the District's timing to remove/demolish this house? If there's a desire to save the house by relocating it, we'd be interested to start with an initial conversation as soon as possible. I imagine relocation would also the District some demolition costs as well.

Thank you,

s. 22(1)
West Vancouver, BC

s. 22(1)

From: Lighthouse Park Preservation Society <lighthouseparkps@gmail.com>
Sent: Friday, July 4, 2025 12:22 PM
To: Engineering Department; correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Re: District of West Vancouver Engineering Enquiry s. 22(1) - Use of Net Proceeds from Pay Parking in Lighthouse Park
Attachments: LPPS Letter to Jenn Moller_DWV_July 4_2025.pdf

CAUTION: This email originated from outside the organization from email address lighthouseparkps@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.

Dear Jenn,

Thank you for your reply on this matter. Please see the attached letter for my further thoughts on this. I hope we can have an in-person meeting soon to continue this conversation.

Best regards,

Alexandra Mancini, President
Lighthouse Park Preservation Society

On Fri, Jun 13, 2025 at 9:03 AM Engineering Department <engineeringdept@westvancouver.ca> wrote:

Hello Alexandra,

Thank you for your message and for your continued commitment and advocacy for Lighthouse Park.

On May 8, 2023, Council approved that net revenues from the Pay Parking Program be directed toward the maintenance of destination parks where pay parking is collected. This commitment has been upheld. In Lighthouse Park, staff continue to support the park's daily maintenance and upkeep — recent work has included trail repairs, vegetation management, signage upgrades, and waste removal. While a Park Ranger is stationed at Lighthouse Park three days per week, rangers endeavour to visit the park daily, as resources and circumstances permit.

In November, Council expanded the scope of how pay parking revenue may be used to support the broader work of the Parks, Culture & Community Services Division (PCCS). This change helps reduce the need to levy taxes for these programs. Importantly, it does not detract from the ongoing commitment to reinvest in the parks where pay parking is collected, including Lighthouse Park.

The District has indeed committed to reinvesting net proceeds from the Lighthouse Park pay parking program into park operations for Lighthouse Park. As you are aware, Lighthouse Park is located on federally owned land leased from the Department of Fisheries and Oceans (DFO) and as such, DFO is responsible for all major capital projects, including infrastructure upgrades and approvals. We understand that DFO is currently undertaking a review of the capital needs for all facilities within Lighthouse Park. Revenue from pay parking at Lighthouse Park has been used to pay for existing operating and maintenance costs of the park and has helped to offset increases to general property taxation that would otherwise be needed to provide this funding.

A dedicated reserve has been established specific to Lighthouse Park, and any surplus pay parking funds (after operating and maintenance costs) are transferred to this reserve. The 2024 surplus totaled \$3,795, and while allocation decisions have not yet been finalized, we will take your suggestion regarding additional Ranger resources into consideration.

We are grateful to the passerby who recently reported a smoldering fire in the park, and to the quick response of both our Park Ranger and the Fire Department, which fortunately prevented a more serious outcome. Like many natural parks across the province, we rely on the public to report concerns, and we appreciate this partnership in helping keep our parks safe.

Park Rangers are present onsite at Lighthouse Park three days per week and conduct daily visits otherwise. We work closely with our colleagues in Bylaw, Police, and Fire to support both preventative patrols and emergency response efforts when needed.

Staff will continue to evaluate the appropriate level of coverage at Lighthouse Park. Based on emerging needs and outcomes, a request for additional Ranger hours may be brought forward through the fall budget process. As with all staffing proposals, this would be subject to a rigorous evaluation to ensure that resources are allocated effectively and responsibly.

Jenn Moller, Director, Engineering & Transportation Services

Engineering & Transportation Services | District of West Vancouver

engineeringdept@westvancouver.ca | 604-925-7020



July 4, 2025

Jenn Moller, Director, Engineering & Transportation Services
District of West Vancouver,
750 17th Street,
West Vancouver, BC V7V 3T3

Dear Jenn,

Thank you for your June 13th email response to my May 29th letter to Mayor and Council about the use of net proceeds from the pay parking program.

It was particularly helpful that you provided details about how the funds from parking fees have been used. You noted that revenue from pay parking at Lighthouse Park was used to pay for existing operating and maintenance costs of the park and that recent work included trail repairs, vegetation management, signage upgrades, and waste removal.

We are unaware of any trail repairs that have been undertaken in Lighthouse Park and will follow up to understand what was done. Vegetation management probably means clearing some trail edges where plants extend too far into the trail; this is normal park maintenance and we are unaware of any increased service. At our request, two temporary small low signs at the two designated parking spots near the accessible trail, Birdsong Path, were replaced by one large sign on a tall permanent pole; the cost of this should have been trivial. We will follow-up to understand what waste removal means. Certainly, there has been regular waste removal from the portable toilets in place since June 2022; frankly the current frequency of waste removal is inadequate and overflow situations are not uncommon. So that is not a new level of service being provided by parking fees.

In summary, my interpretation of your response is that collected parking funds have been used for maintenance operations in Lighthouse Park, but not as *incremental* funding above previously approved budgets and service levels.

To further investigate whether any *incremental* funding was provided for Lighthouse Park maintenance, I looked at the District of West Vancouver Five-Year Financial Plan, dated April 2025, for the years 2025-2029. This is a complex, comprehensive 174-page document that generates many questions for me.

In the General Fund Financial Plan Overview, the Revenue Summary (page 70) shows Parks Pay Parking provided \$639,006 as 2024 Year End Actual, with a 2025 Annual Budget of \$755,960. The General Government Expenses summary (page 75) shows the operating costs associated with administering the Parks Pay Parking program to be \$101,857 as 2024 Year End Actual, with



a 2025 Annual Budget of \$265,000. Therefore, the net proceeds were \$537,149 in 2024 and budgeted to be \$490,960 in 2025 for pay parking in Lighthouse Park, Whytecliff Park, and Nelson Canyon Park. The proportion of fees collected in Lighthouse Park is not stated, but it should be at least 50% based on the Council Report entitled "Pay Parking at Destination Parks 6-month Update", dated July 1st, 2024. So it appears that approximately \$250,000 net is raised annually from parking in Lighthouse Park.

Staff salaries constitute the primary cost of park maintenance. The Staffing Changes summary on page 77 does not show data for Parks alone, but even so it shows only a 1.2 FTE increase from 2023 to 2024 for the broader areas of Parks, Culture, & Community Services, and no increase in staffing for 2025. This further supports my conclusion that the considerable net proceeds generated from pay parking in Lighthouse Park are not being used to provide any **incremental** services in the park.

This is a topic worthy of further conversation and the timing is good as 2026 budget planning begins soon. Therefore, I would appreciate an opportunity for further discussion in person with you and others who you wish to invite for such a meeting.

The old-growth forest in Lighthouse Park is a treasure for our community and our Society will continue to advocate for increased Park Ranger presence in the park. Thank you for considering this request for an in-person meeting.

Best regards,

s. 22(1)

Alexandra Mancini, President
Lighthouse Park Preservation Society

From: [REDACTED] s. 22(1)
Sent: Sunday, July 6, 2025 2:26 PM
To: Mark Sager, Mayor; Linda Watt; Christine Cassidy; Nora Gambioli; Peter Lambur; Sharon Thompson; Scott Snider; correspondence
Subject: Pay parking - Ambleside-Dundarave public parks and commercial zones

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Your Worship and Councillors,

Senior Manager of Engineering Services Willobee's report is impressive, as always. However, there is no clear indication of which course to pursue. Do we toll the public parking stalls serving the three or four public parks from Dundarave in the west to the Squamish lands in the east? Do we toll the public on-street parking in the commercial zones serving Ambleside and Dundarave neighbourhoods? Do we do both? If so, do we rely exclusively on "pay-by-phone" "apps" installed on "smart phones", or, do we change the modus operandi to permit payment by coin (cash) and credit card in addition to "pay-by-phone" "apps"? Those questions are left open by Ms. Willobee's report, as I read it.

Allow me to offer my personal experience with the City of Vancouver's on-street pay-parking service. I have occasion to travel to W. 10th Avenue [REDACTED] s.22(1) [REDACTED]. The location is in the commercial zone of the W. 10th Avenue (west of Alma), and pay-parking is enforced on W. 10th Avenue abutting retail establishments. The City has conveniently installed payment kiosks that accept coin (cash), credit/debit card, and pay-by-phone, payment alternatives. The time cost is \$0.50 per 20 minutes, or \$1.50 per hour. Clearly, the City has thought this through from a public point of view, i.e., the point of view of the paying public, not limiting itself to the sole point of view of the municipal staff or council members who seek to derive maximal revenue from "users" of the public square (or, park, &c.)

The maximum time limit for parking on W. 10th Ave. in the commercial zone is 2 hours, just as it is in Ambleside and Dundarave commercial zones.

How does the pay parking work on W. 10th Avenue in the commercial zones? It is simplicity itself. The payment kiosk has an electronic touch-screen display that driver uses to enter the vehicle licence plate number. Once entered, the licence plate number is checked by the parking computer to ensure validity. When validity is confirmed, the driver is asked to select the length of time desired--up to and including 2 hours. When the time selected is entered on the touch-screen display, payment is requested. The driver then selects the payment type, and then makes payment. I choose to pay by coin, and I select two hours as the parking slot occupancy duration, for a total parking cost of \$3 (3 x \$1, or 1 x \$2 plus 1 x \$1, or 12 quarters), and insert the coins and print the receipt as evidence of payment in the event of a dispute. No "pay-by-phone", or

payment by bank card or credit card required. I don't need a "smart phone" to park on W. 10th Ave., Vancouver. Clean, easy, and convenient. What more could one ask for?

So, if you were to ask me what I would choose to do in the event that Council in its infinite wisdom were to decide to install parking meters in the commercial zones of Ambleside and Dundarave, without specifying what the means of payment will be or the cost of parking should be, I would answer as follows:

- If parking costs more than \$0.50 per 20 minutes to a maximum of two hours, I would say that I will shop or bank elsewhere in West Vancouver or North Vancouver instead;
- If payment for parking is "pay-by-phone" only, then I would say that I will not shop or bank in Dundarave or Ambleside unless I could be assured of finding free parking on the premises of the shops and banks that I offer my custom to; and,
- If both the parking toll rate is \$0.50 per 20 minutes and the payment option includes payment by coin (cash), then I would say that you have my business for all my custom that I would offer to merchants and banks and medical service providers located in Dundarave and Ambleside commercial zones, without restraint.

I would not ask for any special treatment, such as "free parking for residents of West Vancouver". If I willingly pay for parking on W. 10th Avenue at the rate of \$0.50 per 20 minutes, then I cannot begrudge the District of West Vancouver the cost of parking at that same rate in the Ambleside and Dundarave commercial zones and be true to my principles. But, if it is only "pay-by-phone", then all bets are off, and I will take my custom elsewhere.

Your servant,

s. 22(1)

West Vancouver, BC

s. 22(1)

s. 22(1)

From: s. 22(1)
Sent: Friday, July 4, 2025 5:01 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Bus Speed and Reliability Report

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Mayor Sager and Members of Council: I am astonished to see the [Bus Speed and Reliability Report](#) rearing its ugly head again, as item 6 on next Monday's Council agenda. The previous version of this report was on the agenda for the March 10, 2025 Council meeting and was pulled before the meeting for very good reason.

It appears that this report reflects a thinly veiled attempt by TransLink to reintroduce the B-Line (more recently renamed by TransLink as the 250X route) to Ambleside and Dundarave.

Why on earth are we expending staff time, and spending DWV taxpayers' dollars (on staff and Council time) on "solving" problems that do not exist?

Why would Council agree to the removal of the eastbound and westbound bus stops at 20th Street, both of which serve the large number of West Vancouver residents, of every age, who use our Library?

Why would the District fill in the existing westbound bus bays at 21st and 22nd Streets? To save 3 seconds per bus? To impede traffic in the traffic lane on Marine Drive so as to encourage car owners to use the bus rather than drive?

The report states that filling in the bus bays at 21st and 22nd Streets will "make the bus stops wheelchair accessible and reduce conflicts between waiting passengers and sidewalk users". As a daily user of the 250 bus and someone who has experienced the bus stops at 21st Street and 22nd Street perhaps a thousand times over the past five years, I have yet to see a single wheelchair user who was unable to access or exit from a bus. I am also waiting to see my first conflict between a waiting passenger and a sidewalk user.

The report indicates that implementing its four specific recommendations will not cost West Vancouver anything, because the estimated \$364,100 cost will be 100% funded by TransLink. TransLink itself is funded by taxpayer dollars and, with an estimated [structural deficit of more than \\$600 million annually](#) due to a shortage of operating funding, surely has much more important priorities than devoting staff time and funding to unnecessary projects such as these.

Regardless of which pocket the money is coming out of, these proposals, the preparation of this report, and the 119-page consultant's report on which this and the previous report was based, are an egregious waste of taxpayers' money.

Please put a stop to this nonsense.

(I understand that, in response to opposition you have received to this agenda item, the intention is now to receive the report for information and circulate it to the business community for comment and then further consideration by Council in September. After discussing it with Maureen O'Brien, Executive Director of the Ambleside & Dundarave Business Improvement Association, I would suggest that Council simply receive this report for

information, with no follow up, and not waste any further staff time, Council time, public time, or time of the business community.)

Respectfully submitted,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, July 6, 2025 1:46 PM
To: Mark Sager, Mayor; Linda Watt; Christine Cassidy; Peter Lambur; Nora Gambioli; Sharon Thompson; Scott Snider; correspondence
Subject: Translink requested changes to the bus service conditions on Marine Drive, West Vancouver

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Your Worship and Councillors,

The engineer's report makes two points: (1) replacement of the pull-in bus stops with in-travel-lane bus stops will save on average three seconds (3 seconds) of travel time per bus stop; (2) removing bus stops will reduce the total load-unload and stop-start time interval on a given bus route and presumably increase the bus service rate for that route.

The engineer gives no estimate of the impact of item (1) on the motoring public and commercial vehicle traffic capacity in the Marine Drive corridor (Park Royal to 25th Street).

The engineer gives no estimate of the utilization of the bus stops tagged for elimination-item (2). If the distance between bus stops is increased, those members of the public who must then walk further to reach a serviced bus stop are inconvenienced by the extra time and effort made to reach those bus stops that remain in service. For members of the public who are disabled but forced to take the public bus service will find the additional distance to reach a bus stop near their home/place of business discouraging. This raises the uncomfortable question of whose interest is being served by this proposed elimination of bus stops in the name of operational efficiency? Is it the corporation, or is it the members of the travelling public who lack alternative affordable means of transportation from point to point?

On (1) the engineer offers an estimate of 90 passenger-seconds saving arising from the elimination of three seconds per stop if the bus carries on average 30 passengers (3 sec x 30 passengers = 90 passenger-seconds). However, the time saved per passenger is no more than 3 seconds per stop, at best. How many stops will be converted from pull-out to in-line bus stops? 5, 6, or 10? A passenger travelling a distance of 10 bus stops (300 m between bus stops) saves 30 seconds in total travel time in travelling 3 km. Is it worth the trouble and aggravation to the other members of the travelling public and commercial vehicle operators on that route? I leave it to your common sense to decide which alternative--the status quo, or the engineer's proposed innovation--is socially optimal.

On (2), without knowing anything about the number of passengers who get on the bus or get off the bus at each of the bus stops slated for elimination, it is not possible for an

outsider to determine what the social benefits or costs of the engineer's proposed innovation will prove to be. How can we decide what course of action is best for our community, as opposed to which course of action is best for the corporation (Translink/Coast Mountain Bus Company/&c.)?

On the reconfiguration of the intersection of 15th Street and Marine Drive, the suggested realignment of travel lanes east & west appears to be desirable from a traffic flow perspective. The loss of on-street parking will of course raise objections from the merchants who "lose" street front parking, but what are they willing to pay to keep those public parking stalls? "Willingness to pay" is the proper metric to apply in any such decision where a commercial interest raises an objection. If they're not willing pay to maintain the status quo, then is it really worth that much to those of them who object to the change proposed? I would argue in that case that it isn't worth it to those who object to retain the on-street parking in that location, and the proposed lane realignment should proceed on the merits of the innovation alone.

Your servant,

s. 22(1)

West Vancouver, BC

s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 8, 2025 3:05 PM
To: correspondence
Subject: West Van bus

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Councilors,

Please ditch the study and proposal to "speed up" the West Van busses by closing stops etc. We are a small community with two villages, we don't need fast buses, in fact we need more smaller/slower less bulky busses.

Thank you.

[REDACTED] s. 22(1)

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

From: [Redacted] s. 22(1)
Sent: Tuesday, July 8, 2025 2:01 AM
To: correspondence
Subject: Blocked Access to Street
Attachments: ADC8FB8D-5E15-4C2A-A55D-7EB28696C51C.png; 0B646312-C53C-4A07-AB66-DF32F641EF29.png; AE671D84-1347-4045-89E9-CF96058A0DF4.png; E1CC7416-6CE0-4C68-A870-5D9FDDF8636B.png; 458846B3-7D5B-41C2-886A-2A2F81820C1E.png; 37031F46-E2F5-4B0E-BF20-2ABBE44C7075.png; 09A0EDC6-F732-40A0-9BE6-73A5EB987D51.png; 5A4F3405-CA6C-4180-B4D2-6EF38F031092.png

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

July 8, 2025

Mayor and Council
 750 17th St.
 West Vancouver, BC
 V7V 3T3

RE: BLOCKED ACCESS TO AND FROM STREET

Dear West Vancouver Mayor and Council

I am writing you because of an ongoing safety issue for emergency responders to access our property at [Redacted] s. 22(1), West Vancouver. Even just yesterday afternoon I had to politely ask a man in a large SUV to please not block our entrance.

For many years, people have parked and blocked the narrow and the only access [Redacted] s.22(1) to our house [Redacted] s.22(1). Only now with us requiring [Redacted] s.22(1) [Redacted], do we truly know how important it is to NOT have a vehicle parking on the street but blocking our entrance. It is now [Redacted] s.22(1)

I have seen that the district has installed permanent, "spring-loaded, bolt down traffic delineators" just onto the paved road adjacent to the curb [Redacted] s. 22(1) due to that narrow and hidden entrance to the building behind it. So I have included pics of vehicles blocking my entrance, the street view of [Redacted] s. 22(1) with the district installed, bolt down traffic delineators, across from the [Redacted] s. 22(1), to illustrate that this is something the distract has already done for the exact same issue I am raising here. I also include pics of the commercial, spring-loaded bolt down traffic delineator to show that it is safe, even if a vehicle were to contact it, because of the way the spring loaded base allows the plastic delineator to safely 'give' when contacted, and then return to its original vertical position.

We are tired of having our entrance blocked, and having to ask people, or try to find them and to ask them to please not block our entrance, some of whom openly say or become aggressive and say they are not moving their vehicle. We've had the police attend on more than one occasion, including one because when [REDACTED] s. 22(1) we were waiting for the [REDACTED] s.22(1) [REDACTED] when a contractor parked in a large van, completely blocking our front entrance, refusing to move, even when we told him what had just happened. Police resources should not have to be diverted to this, when the district only has to enact this simple fix to keep our entrance free from being repeatedly blocked.

We only want what the district has already done at [REDACTED] s. 22(1) . to protect our two-way street access to and from our narrow entrance to our home, so that we can have [REDACTED] s.22(1) be able to access our property without a vehicle blocking it, preventing [REDACTED] s.22(1) [REDACTED] .

I would ask that Mayor and Council review this and discuss it amongst themselves, before just passing it along to the Bylaw Department, because this is something that you can make happen for us. It's a common sense solution just waiting for you to tackle it.

As I've mentioned above, it's something that the district has already done at [REDACTED] s. 22(1) See it for yourselves.

Thank you.

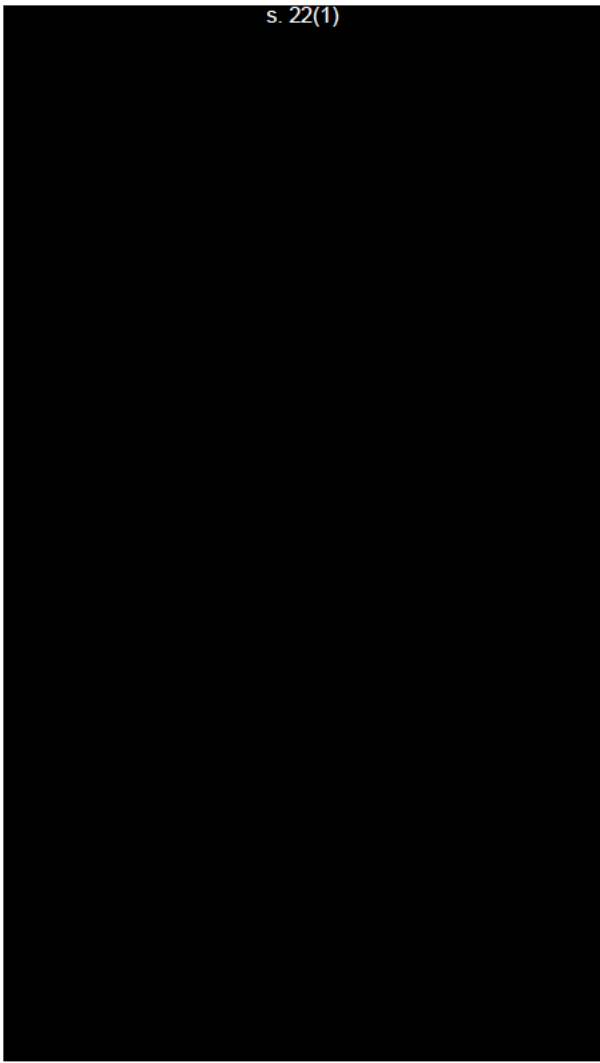
Sincerely,

[REDACTED] s. 22(1)

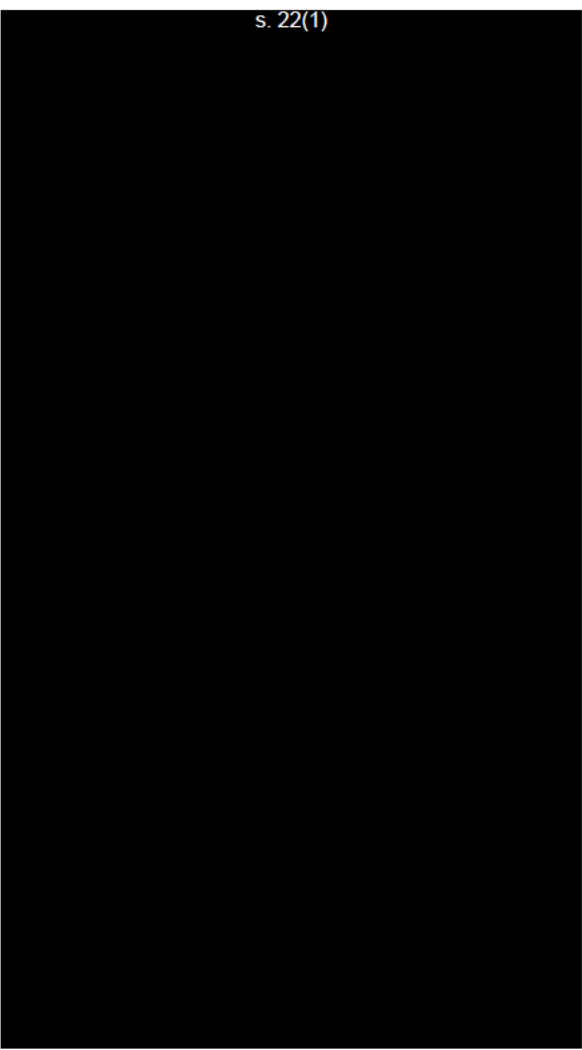
West Vancouver, BC

[REDACTED] s. 22(1)

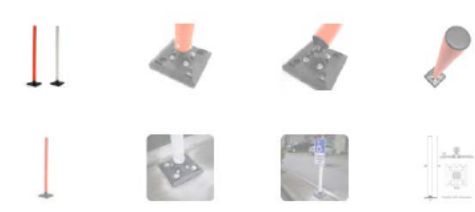
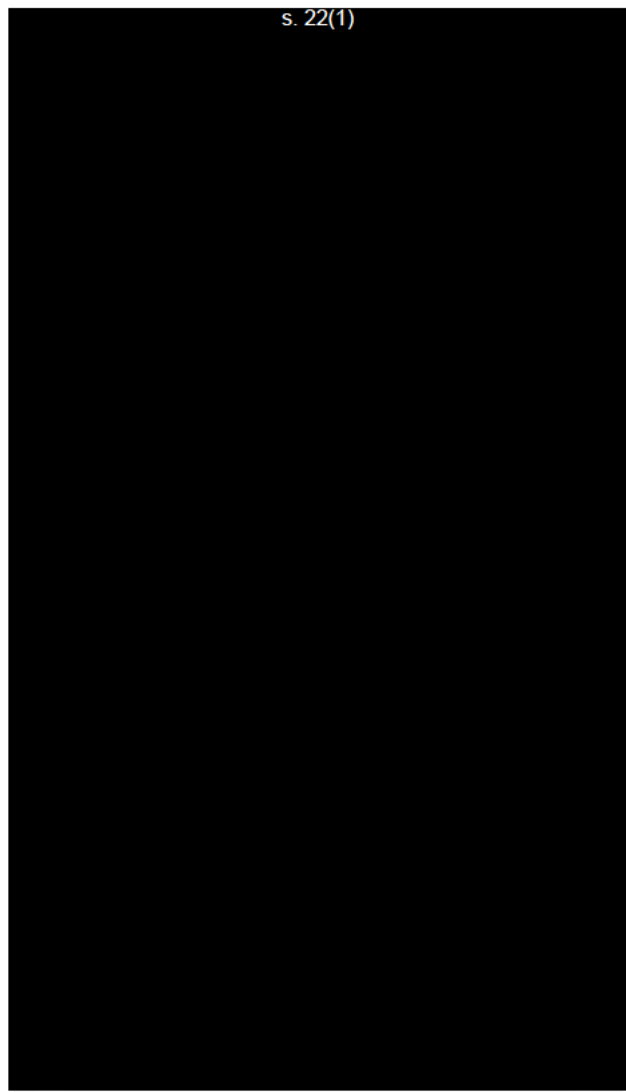
s. 22(1)



s. 22(1)



s. 22(1)

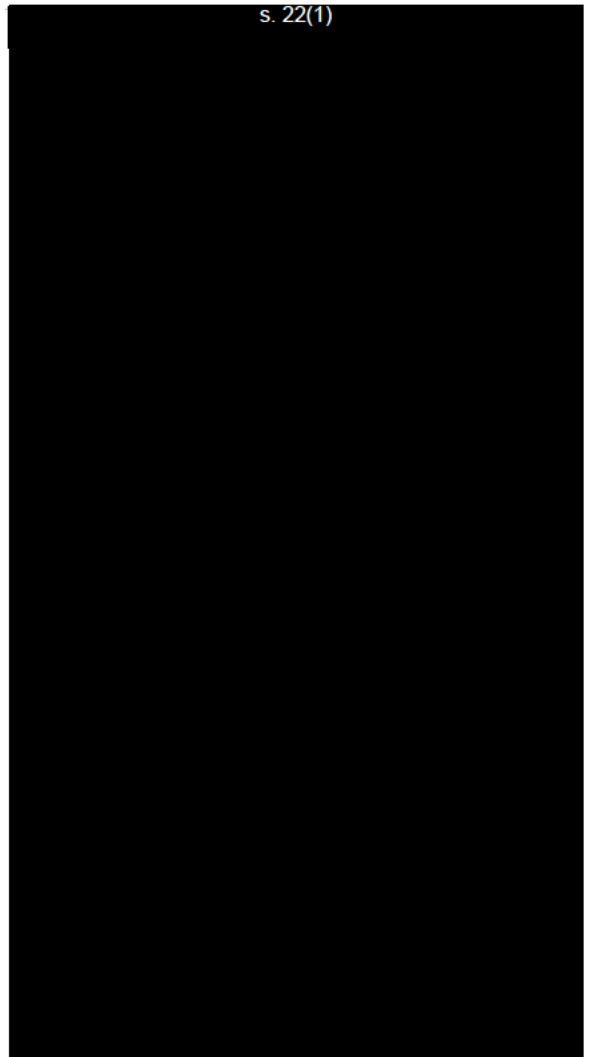
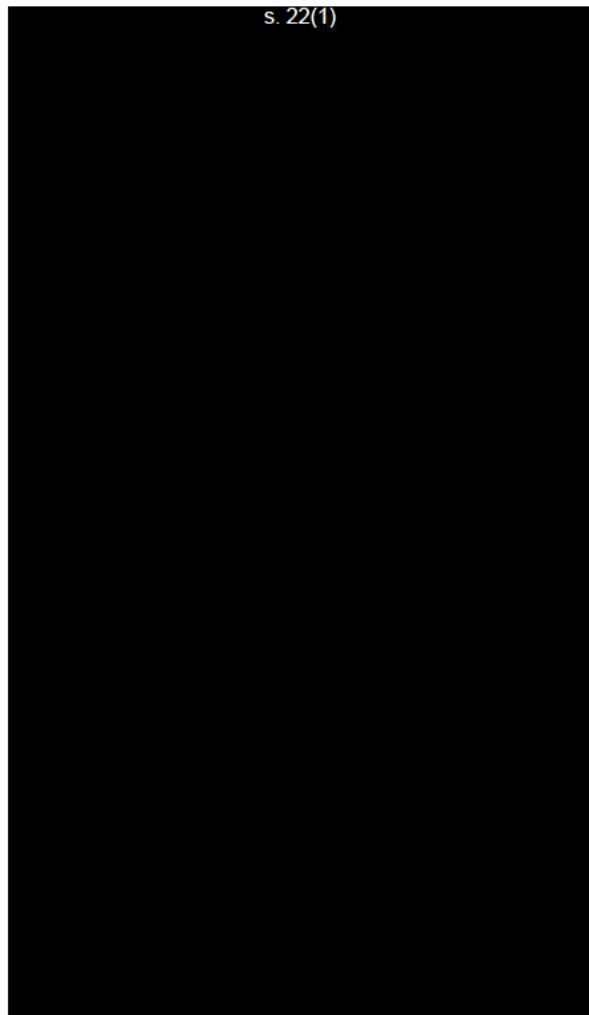




bcsiteservice.com — Private

s. 22(1)

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Tuesday, July 8, 2025 8:29 AM
To: info@1552esquimalt.com; correspondence; Mark Sager, Mayor
Cc: Peter Lambur; Linda Watt; Sharon Thompson; Christine Cassidy; Scott Snider
Subject: 1552 Esquimalt Infill Proposal

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, Councillors & WFC (Wall),

Regarding the initial developer offering of the infill building at 1552 Esquimalt. Where on earth did this come from? Certainly not from the recently completed Ambleside, LAP.

- Infill? I think we can stop with that term. Sounds like a passive addition. This is a massive new development.
- We followed the LAP to the end, no where in Ambleside was any site foreseen as 19 stories? Two sites at 17 stories, Fresh St., and Fair in the Square. So how did all but one Councilor vote this to proceed to this point? It's a head scratcher.
- Regarding density, LAP addressed this as well, correct me if wrong, 100 suites more than that already very dense block permits, again how did this get to this point?
- Aghast to hear one councillor suggest the LAP is just a rough guide. What? No, a 10 year study using unlimited taxpayers money is not just a guide, it's a blue print. A rough guide is written on the back of a napkin after lunch.

Please reconsider this proposal, that goes against everything the entire community has voiced their opinions on.

Thank you.

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver, BC

[REDACTED] s. 22(1)

-

-

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 8, 2025 1:51 PM
To: info@1552esquimalt.com; correspondence; Mark Sager, Mayor
Cc: Peter Lambur; Linda Watt; Sharon Thompson; Christine Cassidy; Scott Snider
Subject: Re: 1552 Esquimalt Infill Proposal

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.

One last point. Is anyone else having Deja vu? We have all been dealing with this twice before. Why is it always 1st week of July that this project is proposed, and comments closing just a few days later? Like 5 days? Maybe it's in hope of most folks being away? Just wondering. [REDACTED] s. 22(1) Sent from my iPhone

> On Jul 8, 2025, at 8:29 AM, [REDACTED] s. 22(1) wrote:
>
> Dear Mayor, Councillors & WFC (Wall),
>
> Regarding the initial developer offering of the infill building at 1552 Esquimalt. Where on earth did this come from? Certainly not from the recently completed Ambleside, LAP.
>
> - Infill? I think we can stop with that term. Sounds like a passive addition. This is a massive new development.
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> - Regarding density, LAP addressed this as well, correct me if wrong, 100 suites more than that already very dense block permits, again how did this get to this point?
>
> - Aghast to hear one councillor suggest the LAP is just a rough guide. What? No, a 10 year study using unlimited taxpayers money is not just a guide, it's a blue print. A rough guide is written on the back of a napkin after lunch.
>
> Please reconsider this proposal, that goes against everything the entire community has voiced their opinions on.
>
> Thank you.
>
> [REDACTED] s. 22(1)
> [REDACTED]
>
> [REDACTED] s. 22(1)
> West Vancouver, BC
> [REDACTED] s. 22(1)
>
>
>
> -
>
>

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 8, 2025 7:55 PM
To: mayorandcouncil@westvancouver.ca; correspondence
Subject: Request for Permission to create a lay-by off Marine Drive

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.

Mayor and Council,
 District of West Vancouver,
 750, 17th Street,
 West Vancouver,
 BC, V7V 3T3

Dear Mr. Mayor and Council,

My name is [REDACTED] s. 22(1) and together with [REDACTED] s. 22(1), we have owned property and have lived in West Vancouver since [REDACTED] s. 22(1). Presently we own and live in [REDACTED] s. 22(1), West Vancouver, BC, [REDACTED] s. 22(1).

I am writing to request that the district give us permission to create two lay-by parking spots, off Marine Drive [REDACTED] s.22(1), in the area we have [REDACTED] s. 22(1).

The history and background relating to this property is as follows:

1. We bought the property [REDACTED] s. 22(1) at which time it had one parking lay-by off Marine Drive [REDACTED] s.22(1) and the option of [REDACTED] s.22(1) on Marine Drive.
2. [REDACTED] s. 22(1) we applied for a building permit and were told that we could not keep the lay-by off Marine Drive. Our vehicle access to our house [REDACTED] s.22(1).
3. We designed the house with a view to live in through our senior years, with [REDACTED] s. 22(1) that would allow us and our elderly friends and relatives to park on Marine Drive for a few hours and [REDACTED] s.22(1). [REDACTED] s. 22(1) The garage entrance would be [REDACTED] s. 22(1). **We were never told about the [REDACTED] s. 22(1) several years afterwards and would take away the option of parking on Marine Drive even for short periods.**
4. We got the permit, built the house [REDACTED] s. 22(1) and moved [REDACTED] s. 22(1). At that time and for several years before the [REDACTED] s. 22(1), we could park on Marine Drive for unloading groceries, for unloading soil and plants for the garden, for visits by elderly relatives, for emergency vehicles, workers, etc. **We were never told, when we got the permit, that with a future [REDACTED] s. 22(1) without any consultation and consent, we would lose all of this.**
5. [REDACTED] s.22(1) all have driveways from Marine Drive. [REDACTED] s.22(1) in this stretch with no possibility of parking [REDACTED] s.22(1) and walking to our front door.
6. We have paid property taxes in West Vancouver [REDACTED] s. 22(1). In 2025 we paid [REDACTED] s. 22(1) in property tax for [REDACTED] s. 22(1) [REDACTED] s. 22(1) Yet we cannot benefit from the use of the road like everyone else, while [REDACTED] s. 22(1), who may not even be residents of West Vancouver, are getting the benefits.
7. We have no other option but putting up with the poorly maintained [REDACTED] s. 22(1), and with trees and shrubs that are growing [REDACTED] s. 22(1). Several times a week we have to back up a long distance to allow an oncoming car or construction truck to pass through. For example, this morning [REDACTED] s.22(1) [REDACTED] s. 22(1), as there are very limited reasonably distanced parking spots on [REDACTED] s. 22(1) street. I had to carry my groceries for a block and a half to our house because I could not park [REDACTED] s.22(1) on Marine Drive to take my groceries in.
8. We have been active members of the community contributing in many ways to the socio-cultural well being of West Vancouver. I have been a volunteer [REDACTED] s.22(1) for [REDACTED] s. 22(1) at which time I [REDACTED] s. 22(1) [REDACTED] s. 22(1). We have [REDACTED] s. 22(1) at our cost, for [REDACTED] s. 22(1)

s. 22(1). I have s. 22(1) and have s. 22(1) for various charities.

To summarize, we request that the city give us permission to take out part of the s.22(1) Marine Drive in order to create two lay-by parking spots. Coming in and out of the lay-by would not be any different from the other s.22(1), mentioned above, which have driveways off Marine Drive. The cyclists are used to the cars coming out of driveways and will get used to a car coming out of our lay-by.

Thank you for your kind attention in reviewing our request and for your positive action.

Sincerely,

s. 22(1)

From: Hope Dallas
Sent: Thursday, July 3, 2025 1:31 PM
To: [REDACTED] s. 22(1)
Cc: correspondence
Subject: Response re: Enquiry International Student

Hello [REDACTED] s. 22(1)

Thank you for writing to the District of West Vancouver. I am in receipt of your correspondence, dated July 3, 2025.

Information on international studies through West Vancouver Schools (School District 45) is available on their website: <https://westvancouver.schools.ca/international/>

Please note that West Vancouver Schools (School District 45) is not within the jurisdiction of the municipality. For additional information, please contact the school district directly:

West Vancouver School District
1075 21st Street
West Vancouver, BC V7V 4A9
604.981.1158

Sincerely,
Hope

Hope Dallas
Senior Manager
Legislative Services/Corporate Officer | District of West Vancouver
t: 604-925-7045 | c: 604-360-7460 | westvancouver.ca



We acknowledge that we are on the traditional, ancestral, and unceded territory of the [Skwxwú7mesh Úxwumixw](#) (Squamish Nation), [səlilwətaʔ](#) (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.*

From: s. 22(1)
Sent: Thursday, July 3, 2025 6:20 AM
To: correspondence
Subject: WG: Enquiry International Student

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Ladies and Gentlemen,

I sent you the attached mail tot he school board a few days ago – I am not sure if it has reached you...

Maybe you can help?

Best regards,

s. 22(1)

Von: s. 22(1)
Gesendet: Montag, 30. Juni 2025 15:36
An: info@wvschools.ca
Betreff: Enquiry International Student

Ladies and Gentlemen,

s.22(1) (currently s. 22(1) in Germany) would like to attend a (West) Vancouver high school for three months, starting in September 2026. In her choice for (West) Vancouver, she might be influenced by myself, I s. 22(1)

How would you suggest to go about it? Is it best to do that directly with you or is it better to involve a Germany agency?

Best regards,

s. 22(1)

s. 22(1)

München

s. 22(1)

From: Matthew OConnor
Sent: Thursday, July 3, 2025 6:23 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: Formal Complaint - Ongoing Harassment

Good afternoon,

I am in receipt of your correspondence and will respond in my capacity as Bylaw & Licensing Services Manager. I am unable to speak for s. 22(1).

Bylaw Enforcement staff do look to attend when a complaint is received to determine if there is a contravention of any applicable municipal bylaws. If there are no contraventions observed, this could potentially be concluded with a brief attendance in the area or a quick conversation. Upon receiving a complaint and observing a contravention, staff work to provide time and opportunity to individuals to bring any concerns into compliance voluntarily, prior to any enforcement. Our staff are afforded powers through municipal bylaws, and other legislation such as the Community Charter and Local Government Act. Staff work to ensure an objective, consistent approach when attending to a complaint and enforce the bylaw within the parameters afforded to us to achieve compliance. Staff are currently working on an enforcement framework to better provide transparency and general guidance for members of the public, elected officials, and District staff with respect to how the District responds to calls for service related to bylaw contraventions.

During my review of the history on file related to your property, I noted that prior attendances and complaint responses did lead to the observation of several bylaw contraventions at your property over the course of several years, including: s. 22(1)

These concerns correspond with noted sections in the following bylaws: s. 22(1)

. Staff worked with you to attempt to rectify these concerns independent of enforcement, and throughout our attendances for these numerous contraventions over many years only s. 22(1) tickets were issued as staff wanted to work with you to achieve compliance rather than pursue enforcement for all observed non-compliances.

During our most recent attendance in response to your complaint, voluntary compliance was gained, and s. 22(1) and, after further education on the bylaw, s. 22(1). The officer notified them that s. 22(1) still constituted as a contravention, s. 22(1), as s. 22(1). If this is to occur again, you can contact our department for additional follow up. s. 22(1) and s. 22(1) are prohibited. I will note that staff afforded you the same approach and did not ticket you for s. 22(1) as voluntary compliance was gained. Bylaw staff look to investigate received complaints and determine if any follow up is required in a fair and equitable manner, while also attempting to understand the intricacies and challenges that individuals may be dealing with. You may contact our department at 604-925-7152 or bylawdept@westvancouver.ca to report any concerns.

It is also important to note that despite your assertions, the District has received complaints about your property from numerous complainants. If there is any active threat, harassment, or safety concern please immediately

remove yourself from the situation and contact the West Vancouver Police. I am unable to comment on your relations with [REDACTED s. 22(1)].

I sympathize with what you are dealing with on a personal level and strongly encourage you to pursue the appropriate [REDACTED s.22(1)] to help address and manage the issues you noted. If you require assistance in connecting [REDACTED s.22(1)].

I will be returning to the office on July 15, 2025, if you wish to discuss further.

Sincerely,

Matthew O'Connor he, him, his
Manager, Bylaw and Licensing Services | District of West Vancouver
d: 604 925 7153 | westvancouver.ca

.....
I acknowledge that I am on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), sə́lilwataʔ (Tsleil-Waututh Nation), and xʷməθkʷəy̓əm (Musqueam Nation). I 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.

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

From: s. 22(1)
Sent: Wednesday, July 2, 2025 10:04 PM
To: Bylaw Dept; correspondence
Subject: Formal Complaint – Ongoing Harassment
Attachments: s. 22(1)

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.

Dear Bylaw officers / Councillor's Office,

My name is s. 22(1), and I have been a long-time resident of West Vancouver since s. 22(1) as well as a naturalized Canadian citizen of s. 22(1) years. I am writing to formally report an ongoing situation of unfair treatment and harassment by s. 22(1), which has now escalated to a level that severely affects my daily life and well-being.

s. 22(1) the front of their property. I chose not to report it, as I prefer to maintain peaceful neighborly relations and avoid burdening city staff unnecessarily.

However, when I previously s. 22(1) — simply to s. 22(1) — s. 22(1) reported me multiple times. Even when I s. 22(1), bylaw officers told me s. 22(1).

s. 22(1) truck briefly stopped in my driveway (s. 22(1)), my s. 22(1) aggressively confronted and threatened me and the s. 22(1), saying he would report us to the bylaw. I believe this was retaliatory behavior, as I had recently s. 22(1) due to their s. 22(1).

Worse still, after a bylaw officer finally came s. 22(1) and asked them s. 22(1). To me, this felt like a deeper and deliberate act of provocation — a targeted, hostile gesture.

Why am I constantly held to strict standards while others get away with violations? Is it because I am an immigrant? I am a proud Canadian citizen. I deserve to live in a community where laws are applied equally and neighbors treat each other with basic respect.

I am writing to formally request an investigation into the resident at s. 22(1), West Vancouver, who has repeatedly abused government services and filed false or baseless complaints against me, causing extreme psychological harm and distress.

Over the s. 22(1) years, this individual has made numerous unfounded reports to s. 22(1), resulting in repeated visits to my home. These complaints were often based on fabricated or exaggerated claims, with no legal grounds. Despite this, government resources continue to be misused at the expense of my mental health and dignity.

I am s. 22(1). The constant harassment, frequent visits from enforcement officers, and the stress of being wrongly accused have pushed me to the brink. I am struggling just to survive each day, and the continued abuse of power by this neighbor has made my life unbearable.

I respectfully urge your office to:

1. Launch a formal investigation into the conduct of the resident at s. 22(1);
2. Review all records of complaints and government resources used against me within the past years since year s. 22(1)
3. Determine whether the individual has engaged in malicious reporting or misuse of public services.

4. Hold the individual accountable if wrongdoing is found;

Ensure protection for my rights, safety, and mental health as a resident.

Canada is a country that values justice, fairness, and human rights. I should not be subject to repeated harassment simply for living quietly in my own home. I am pleading with the authorities to take this matter seriously and restore a sense of peace and safety in my life.

Sincerely,

Best Regards,

s. 22(1)

West Vancouver

s. 22(1)

s. 22(1)

s. 22(1)

From: Lisa Berg
Sent: Monday, July 7, 2025 1:31 PM
To: s. 22(1)
Cc: correspondence; Jim Bailey; Michelle McGuire; Scott Findlay
Subject: Daffodil Drive 4-Lot Subdivision

Dear s. 22(1)

Thank you for writing to Mayor and Council on the subject of the subdivision proposal at 5665 Daffodil Drive.

The “Lauder Residence” located at 5665 Daffodil Drive is identified as a secondary building on the District’s Heritage Register. It is not a legally protected heritage building. In the case of this residence, while it was listed on the register a secondary resource, a Statement of Significance (SOS) has not been prepared. A SOS is a process that an owner would voluntarily undertake in order to determine if it could be designated (legally protected) as a heritage structure. Having a building designated as a heritage structure would open options to the property owner in exchange for retention of the heritage resource through a Heritage Revitalization Agreement (HRA), which could include non-monetary compensation by the District such as infill development or additional subdivision.

The purpose of the 60-day protection order that Council is considering is to give time for the District to discuss options for the site with the property owner, including if there is interest in pursuing a Heritage Revitalization Agreement. If not, after the 60-day period has lapsed, the property would be removed from the Community Heritage Register and the applicant could continue pursuing the proposed 4-lot subdivision.

For the larger site subject to the 36-unit development, it is subject to an environmental development permit which includes a condition to confirm that in-stream works, habitat off-sets, and restoration and riparian planting are completed, including softscaping. The applicant is also required to remove invasive species and all as-built conditions are to comply with the development permit. The District’s Environmental Protection Officer is aware of the project and will require that all conditions of the environmental development permit are met prior to occupancy of the lands.

Please let me know if you had any further questions.

Warm regards,
Lisa

Lisa Berg, MCIP RPP, she, her, hers
Senior Community Planner | District of West Vancouver
d: 604-925-7237 | westvancouver.ca

.....
We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliłwətaʔ (Tsleil-Waututh Nation), and 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.

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 2, 2025 11:51 AM
To: Mark Sager, Mayor; Linda Watt; Peter Lambur; Sharon Thompson; correspondence; Christine Cassidy; Scott Snider; Nora Gambioli
Subject: Request to add four more properties to the Daffodil development
Attachments: 25jul07-11.5.pdf

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 Councillors,

As was projected, the Daffodil project erased all trees from the 4.5 acres of land, is blasting up the mountain, being incredibly loud with scraping of the diggers against the rock sides etc.

And it has just started.

On top of that it seems like the covenant for the wetlands are completely ignored, as planters with new trees have been placed there.

Who is monitoring this development from the Municipality? Who is making sure that covenanted land is untouched?

Who is monitoring that proper rain fall protections are in place before winter's atmospheric flood rainfall?

And now the Harpers want to demolish the historically protected heritage building on the Lauder property to develop yet another 4 properties with further increase in traffic.

This was all expected when 35 plus residents addressed Mayor and Councillors before the rezoning was approved.

Only two Councillors Ms Watt and Mr Lambur stood their ground, while the rest of you caved in.

Now you have a chance to at least stop another 4 buildings and destroy a heritage building.

<https://westvancouver.ca/media/6632>

Regards

[REDACTED] s. 22(1)

West Vancouver

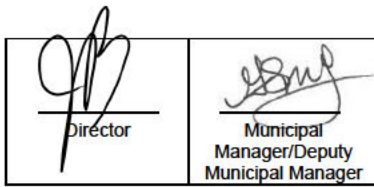
[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

Regards

[REDACTED] s. 22(1)



<u>COUNCIL AGENDA</u>	
Date: <u>July 7, 2025</u>	Item: <u>11.5.</u>



11.5.

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	June 12, 2025
From:	Jayne Kuzmich, Planning Technician
Subject:	Temporary Protection of the "Lauder Residence" at 5665 Daffodil Drive
File:	13-2585-01-2025

RECOMMENDATION

WHEREAS:

- a) The property located at 5665 Daffodil Drive, and more particularly described as PID 015-934-713, Lot H, District Lot 1374, Plan 16133 (the "Property") is considered to be heritage property; and
- b) Pursuant to s. 606 of the *Local Government Act*, a local government may order that real property be subject to temporary protection.

THAT the Property is subject to temporary protection for a period of 60 days commencing on the date this Resolution is passed, and the prohibitions in s. 609 of the *Local Government Act* apply to the property without exception during the 60-day period; and

THAT Council approve an update to the Community Heritage Register to remove the Property from the list if a demolition permit is issued after the 60-day temporary protection period has elapsed.

1.0 Purpose

The purpose of this report is to provide information to Council on the Lauder Residence located at 5665 Daffodil Drive.

2.0 Legislation/Bylaw/Policy

Section 606 of the *Local Government Act* allows Council to order temporary protection of a heritage property for up to 60 days.

3.0 Council Strategic Objective(s)/Official Community Plan

Council's Strategic Objectives do not apply.

A key action in the Official Community Plan is to respect neighbourhood character and encourage long-term protection of valued heritage properties with stronger incentives. Policy 2.1.9 encourages protection of buildings, structures and landscapes on the District's Heritage Register through incentives available through Heritage Revitalization Agreements.

4.0 Financial Implications

No financial implications.

5.0 Background

5.1 Previous Decisions

On November 26, 2007, Council established the West Vancouver Community Heritage Register.

On June 9, 2008, Council received for information a list of 171 historic places nominated to the Community Heritage Register by the Heritage Working Group, including 5665 Daffodil Drive.

5.2 History

The “Lauder Residence” (**Figure 1**) was constructed in 1961 and is identified as a Secondary Building in the District of West Vancouver Heritage Register. The property is in Eagle Harbour.

The Lauder Residence was designed by Lauder Brothers and Tate, designers and contractors for E RJ Lauder. It is the only dwelling on the Heritage Registry to be designed by the contractors. The Lauder Residence is an example of the West Coast Modern Architectural style. Built into the side of the hill, the cubic structure is enlivened by the use of two-storey high sloping buttress piers and a south facing curtain wall.



Figure 1: Photo of the Lauder Residence

The Property (**Figure 2**) has a topography that slopes sharply downward east to west and features a natural ravine on the south-west corner of the lot. A ditch that connects to Eagle Creek flows through the south end of the lot.

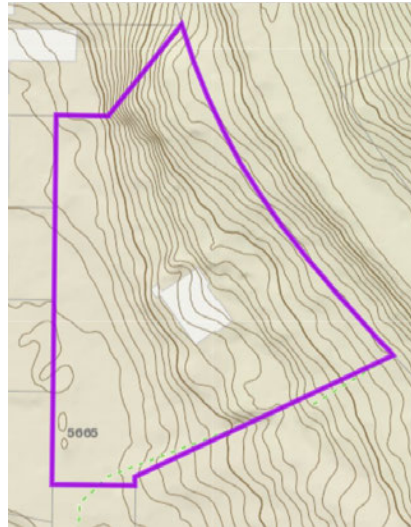


Figure 2: Map of the Property showing topography.

5.3 Inclusion on the Community Heritage Register

The majority of resources on the Community Heritage Register were prioritized according to their heritage significance (i.e. primary, secondary or support) in one of the District’s 3 heritage inventories prior to inclusion on the Register and often have a Statement of Significance (SOS) describing the heritage value and character-defining elements of the historic place. In the case of the “Lauder Residence”, the resource was identified in the West Vancouver Survey of Significant Architecture (1945-1975), however no SOS has been prepared for the resource. The Property was one of the 171 historic places nominated to the Community Heritage Register by the Heritage Working Group in 2008.

6.0 Analysis

6.1 Discussion

The owners of the Lauder Residence are exploring a subdivision of the Property into 4 lots. To proceed with subdivision, the existing dwelling would need to be demolished or relocated to conform with the proposed subdivision of the lot. Given the location of the heritage home and the terrain of the property, the creation of new lots while maintaining the heritage home in its current location would not be possible to accommodate additional dwellings and meet zoning regulations.

The applicant has submitted development permit applications for wildfire hazard, difficult terrain, and watercourse protection and a subdivision application, which are under staff review. Following the issuance of the development permits, the proposed subdivision could be considered and approved once any subject conditions are satisfied. Staff wish to delay issuance of the permit to allow more time to discuss retention options with the owner. This requires an order from Council and allows the District to withhold issuance of a demolition permit or, a building permit that would

significantly alter the house, for up to 60 days from the date of the resolution.

6.2 Climate Change & Sustainability

Not applicable.

6.3 Public Engagement and Outreach

If Council chooses to order the temporary protection of the Lauder Residence, staff would:

- withhold issuance of a demolition permit for 60 days; and
- would make further attempts with the owners to discuss alternative development options for the property in exchange for legal protection of the Lauder Residence.

Should a heritage application be submitted, it would be subject to Council consideration and public consultation.

6.4 Other Communication, Consultation, and Research

Not applicable.

7.0 Options

7.1 Recommended Option

That Council order temporary protection be enacted for the "Lauder Residence" at 5665 Daffodil Drive, to allow staff to contact the owner and discuss other development options for the property in exchange for legal protection of the existing house.

7.2 Considered Options

If the proposed order of temporary protection is not supported by Council, a demolition permit for the existing house must be issued at the request of the owner.

8.0 Conclusion

Staff recommend that Council order temporary protection of the "Lauder Residence" at 5665 Daffodil Drive, to delay issuance of a demolition permit for the existing house for 60 days.

Author:


Jayne Kuzmich, Planning Technician

Concurrence


Michelle McGuire, Senior Manager of Current Planning and Urban Design

From: Lisa Berg
Sent: Monday, July 7, 2025 1:33 PM
To: s. 22(1)
Cc: correspondence; Jim Bailey; Michelle McGuire; Scott Findlay
Subject: Daffodil Drive 4-Lot Subdivision

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Please let me know if you had any further questions.

Warm regards,
Lisa

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From: s. 22(1)
Sent: Wednesday, July 2, 2025 12:16 PM
To: Mark Sager, Mayor; Linda Watt; Peter Lambur; Sharon Thompson; correspondence; Christine Cassidy; Scott Snider; Nora Gambioli
Subject: Concerns Regarding Daffodil Project and Lauder Property Heritage Building

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Subject: Concerns Regarding Daffodil Project and Lauder Property Heritage Building

Dear Mayor and Councillors,

I am writing to express my concern about the recent development proposals in my neighbourhood in Eagle Harbour that are destructive, unsustainable and are negatively impacting the character and heritage of our neighbourhood.

The Aquila Daffodil project has resulted in the removal of all trees from the 4.5-acre site. Our residents concerns about this and other issues related to this development were not heeded by the Council. This has resulted in mass destruction of very large and valuable trees and steep rock slopes in our neighbourhood, which poses significant risks to residents living around it. The ongoing construction, including extensive rock excavation, has generated significant noise and disruption — and the work has only just begun.

Additionally, it appears that the covenant protecting the wetland area may not be fully respected, as planters with new trees have been placed within that zone. I respectfully ask:

- Who from the Municipality is overseeing this development? What reparations will be made for violations by the developer?
- How is compliance with environmental covenants being ensured?
- Are there measures in place to manage rainwater effectively, especially in preparation for the winter atmospheric rainfall?

Furthermore, I understand there is now a proposal by the same developer to demolish the historically protected heritage building on the Lauder property to make way for the development of four additional homes. This would inevitably increase traffic and further strain local infrastructure.

These concerns were raised by over 35 residents prior to the rezoning decision. I would like to acknowledge and thank Councillors Ms. Watt and Mr. Lambur for standing firm on these issues.

I urge the Council to reconsider the demolition of the heritage building and the associated development. This presents an opportunity to preserve a significant part of our community's history and to demonstrate a commitment to sustainable and thoughtful development.

For your reference: [Link to council materials](#)

Thank you for your time and attention.

Yours sincerely,

s. 22(1)

West Vancouver, BC s. 22(1)