

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

### **Correspondence**

- (1) October 15, 2023, regarding “Zoning Amendment - 2237 Palmerston Avenue, West Vancouver”** (Received after the close of the September 18, 2023 reconvened public hearing)
- (2) 2 submissions, July 9 and 15, 2025, regarding Traffic Control**
- (3) July 11, 2025, regarding “Impark at Lighthouse Park”**
- (4) July 13, 2025, regarding “Bus speed and reliability report”**
- (5) 2 submissions, July 15, 2025, regarding Construction Noise Complaint**
- (6) Capilano Community Services, July 16, 2025, regarding Party on the Plaza Invitation (July 24, 2025)**

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

No items.

### **Responses to Correspondence**

- (7) Senior Community Planner, July 9, 2025, response regarding Preliminary Development Proposal for 1552 Esquimalt Avenue**
- (8) Parks Environmental Operations Manager, July 10, 2025, response to D. Marley regarding “DWV ‘goose mitigation strategy’ clearly isn’t working.”**

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**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, October 15, 2023 9:51 PM  
**To:** correspondence; Hanna Demyk; Nelson Cavanough  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Zoning Amendment - 2237 Palmerston Avenue, West Vancouver  
**Attachments:** Subdivision 2237 Palmerston Ave^.docx

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Please distribute the attached to the Mayor and Counsellors prior to the Council meeting on Monday, October 16, 2023 . Thank you.

[REDACTED] s. 22(1)

October 15, 2023

**TO: Mayor Mark Sager, and Council Members: Christine Cassidy, Nora Gambioli, Peter Lambur, Scott Snider, Sharon Thompson, Linda Watt.**

**From:** [REDACTED] s. 22(1)

**Re: Date: June 8, 2023 From: Hanna Demyk, Planning Technician Subject: Proposed Zoning Amendment to Allow Subdivision of 2237 Palmerston Avenue File: 1010-20-22-080**

With respect to the above noted Proposed Zoning Amendment, we recognize that each of the proposed lots is over 9,000 square feet, which is less than the zoning permits. The proposed subdivided lots may be considered adequate for the neighbourhood, but only adequate if an **appropriate single family home** is built on each of the subdivided lots. Appropriate, in the sense that what is built **takes into consideration** the following:

1. That each lot is restricted to **one single family home** that may contain one suite, limited in size, and not a coach house.
2. The size of the home proposed by the developer, be it a new home or renovation, must be studied carefully.
3. This proposal appears to be a **'Spot Zoning' proposal**. We were of the understanding that Spot Zoning would not be considered in an area zoned single family. The lack of support for Spot Zoning in single family zones has been made apparent to the Municipality.
4. All related environmental and climate change implications must be carefully studied – particularly as this is an area on a steep slope.
5. Consider the **existing infrastructure**, for example sewer, fresh water, storm drains as it was designed many years ago, and when it was designed the single family areas were covered in vegetation, not paving stones, patios, bigger driveways, houses, decks. We now have climate change which was not thought of much less planned for when the infrastructure was first built.
6. Look into **the buildable**, and **the steepness of the lots** with respect to landscape vegetation and not including any outdoor hardscape installations. Landscaping of vegetation that must be able to **absorb the maximum amount of water** from run-off.
7. The inclusion of a **Landscape Maintenance Plan** signed by the developer and held in perpetuity for all future owners. Too often we see a minimum of landscape installed, only to watch it die due to sporadic maintenance.

Recently the only piece of green apparent on a property was recently  
hardscaped.

Thank you.

s. 22(1)  
West Vancouver, B.C. s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, July 9, 2025 7:23 PM  
**To:** correspondence  
**Subject:** 30 KM in WV

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Hello Mayor & Council

Please institute a 30km speed limit on west vancouver " side streets" ..as city of Vancouver has done.

For instance Council put up 30km signs on yellow line major traffic routes like Inglewood but maintain 50km on side strets like Gordon and Haywood..makes Zero Logic ...speed on side streets but slow down on major traffic streets is your posted Message.

40 year resident

Regards

[REDACTED] s. 22(1)

WV

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, July 15, 2025 1:37 PM  
**To:** correspondence  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Traffic and Noise Control

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Interesting discussion on the Mike Smyth about Speed limits and noise control.  
Marine Dr has almost become a Drag Strip, Taylor way to 13th. & especially from 17th to 22nd and then from 22nd to 25th St.  
Cars are speeding along these roads and Y never see any Radars. The noise from some theses , cars, motorcycles and trucks, I'm sure are way above allowable decibels level.  
The mayor of Sannich and city of Vancouver are suggesting a speed limit of 30km on most streets. WV has that on Bellevue, but no one does 30 km. And u never see any Radars etc.  
These cars and motorcycles with there customized muffler systems should be stopped and tested.  
Need cameras for Red light infractions, and noise levels. Sannich Mayor , is planning on installing cameras .  
It is about time WV gets a grip on Speeding, noise and traffic light I fractions.  
I never see anybody get a ticket for U turns, especially in the middle of Marine Drive.  
Mark, remember how U came to Bean coffee when u running for Mayor, come around now and ask these bean customers what they think of WV traffic control.  
U might catch 4-6 WV police sitting there having their coffee, no one on Traffic.  
Thanks [REDACTED] s. 22(1)  
Sent from my iPhone

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

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**From:** s. 22(1)  
**Sent:** Friday, July 11, 2025 9:26 AM  
**To:** correspondence  
**Subject:** Impark at Lighthouse Park

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Hello,  
Recently, s.22(1), who have spent many happy hours at Lighthouse Park before moving away from Vancouver, revisited this wonderful spot, only to be dismayed that there now Impark paid parking!!

We walked the Juniper trail, and because there are two routes, we became confused about which way to return to the parking lot. As a result we were five minutes late, and were fined \$98.00 for this infraction.

It's ridiculous to have paid parking, which is carefully monitored to reap as much money from visitors as possible, in a park like this, where it's easy to spend more time than originally intended. You may not be aware, but it's quite easy to become lost and/or disoriented in Lighthouse Park.

I have disputed the fine and of course, no success.

I'm told that West Van has instituted Impark in all your parks. What an encouragement to visitors, or is it an intentional discouragement to visit West Van parks?

I demand that you do what is necessary to cancel my Impark parking fine, notice s. 22(1). The vehicle was s. 22(1), License plate s. 22(1).

Looking forward to your positive response.

s. 22(1)

Prince George, BC

s. 22(1)

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**From:** s. 22(1)  
**Sent:** Sunday, July 13, 2025 2:54 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Nora Gambioli; Scott Snider; Linda Watt; Sharon Thompson; Christine Cassidy; Peter Lambur; so'sullivan@westvancouver.ca  
**Subject:** Bus speed and reliability report

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Good morning Mr Mayor, Councillors and Mr O'Sullivan

I live in the Ambleside area, s. 22(1). I recently decided voluntarily to stop driving after s. 22(1). On a side note, when I told s.22(1), he came over and hugged me and said " good for you, I wish more s.22(1) would do that instead of waiting either to be told that they must stop or worse, wait until something bad happens".

I am a s.22(1), living alone and so naturally I was concerned how my decision would affect my life. It has only been a short time but so far so good. Giving up driving has been a huge adjustment especially considering that I use a walker but I look at every outing as an "adventure". This has been made easier by the wonderful bus drivers together with the bus riders who are very kind and helpful.

Most people may not be aware but if you check the online bus schedule, you will note that the bus stop **eastbound at 15th at Marine Drive** is MARKED " Not to be used for walkers or wheelchairs."

This came as a complete surprise to me. I contacted Translink and was told that this is because there is not enough space between the bus stop and the intersection. If they allowed disabled people to use this stop, it would cause back-ups which would impede on the flow of traffic. So the disabled must walk or wheel to either the 17th St or 14th St eastbound bus stops. Granted, not a great distance if you are able bodied, but quite a distance when you are pushing a walker or using a wheelchair.

Now with these proposed changes, I think that bus users will be upset and rightly so. s.22(1) bus users, we are already having to walk much further when we travel eastbound.

**Now it is proposed that both the Eastbound and Westbound stops at 15th and Marine be removed !!**

If this happened, [REDACTED] s.22(1) that use the westbound stop at 15th and Marine would have to walk from the 14th St or 17th St bus stops. The 14th St westbound stop at Marine Drive is also very close to the intersection and many times, vehicles are either partially or completely blocking the bus stop. It is also a very busy pedestrian area. If you can imagine a disabled person with a walker or a wheelchair trying to navigate their way on the busy sidewalk as they exit the bus. I don't even believe that the bus driver will be able to get the bus ramp lowered in that area.

I implore you to rethink the decisions regarding which bus stops to remove. We have many seniors that live in the apartment/condo buildings that border 15th Street and your decisions will have serious consequences for the many disabled and seniors in this area.

How much time is really going to be "SAVED" by removing these two bus stops compared to the extra stress, time and hardship being placed on those whose lives are already hard enough?

I do hope that whatever decisions are made, that common sense will prevail but also, that considerations will be given to [REDACTED] s.22(1) disabled and seniors and whose lives and access to the outdoors allows us to continue to be as independent as possible.

Thank you

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver, B.C.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

**From:** s. 22(1)  
**Sent:** Tuesday, July 15, 2025 3:03 PM  
**To:** Mark Sager, Mayor; Nora Gambioli; Scott Snider; Linda Watt; Peter Lambur; Sharon Thompson; Christine Cassidy; correspondence; Bylaw Dept  
**Subject:** Is it ever going to end? Continued NOISE AND DISRUPTION in Eagle Harbour!! Aquila Development

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Mayor and Council Members,

I am writing to follow up about the ENDLESS DISRUPTION in what used to be quaint little Eagle Harbour.

The noise, banging, clanging, and BLASTING continues each and every day Monday to Saturday ... is it ever going to end? How much soil, rock, land will actually be left to build on that site? Is there not a limit as to how much rock and earth can be removed from a building site? I believe there is.

Today at 1:28 p.m. there was a blast that was so intense it felt like a bomb was dropped in the middle of s. 22(1). I was not the only resident that noticed/felt it. Who is monitoring the work being done and the effect it may have on our existing older homes??

The Mayor and all Council members need to come during the day and stand and listen to the noise and look at the devastation that they voted for!

Insanity! And now Jamie Harper wants to further divide his "forever home" plot of land where the last existing structure stands and blast it to smithereens too? Please all give your heads a shake when approving anything in the District for this developer going forward!

Enough is enough ... you were all warned what this developer would do, but ignored our concerns. My vote will be going somewhere else at the next election – with two exceptions – thank you Peter Lambur and Linda Watt – the only two who were the voice of reason and listened to our concerns.

Regards,

s. 22(1)

s. 22(1) residents since s. 22(1)  
s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, July 15, 2025 6:19 PM  
**To:** Mark Sager, Mayor; Peter Lambur; Scott Snider; Christine Cassidy; Linda Watt; Nora Gambioli; Sharon Thompson; correspondence  
**Subject:** Fwd: Daffodil Drive 4-Lot Subdivision and the Aquila development

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Hello everyone,  
In light of the tremendous blast today and ongoing disturbances, which don't seem to get the attention of DWV management and our neighbourhood's ongoing concerns, I forward you correspondence I have had with your planning department and copies to your GM.

One of the large issues seems to be that there is no ongoing monitoring of this development from the District.

A review after a phase is completed is inadequate. This is a large development with major environmental impact as well as citizen's right to a life in relative peace.

Your inaction (except Councillor Watt) is appalling. Over months residents have been asking for monitoring and making sure that the covenant of the riparian area is intact. As well as monitoring of the blasting company. And it has been ignored, which today's huge blast showed, which rattled peoples windows and houses.

When will you show courage to take action and act as the representatives of your citizens in West Vancouver?  
See enclosed correspondence below.

Sincerely

[REDACTED] s. 22(1)

West Vancouver

Begin forwarded message:

**From:** [REDACTED] s. 22(1)  
**Date:** July 7, 2025 at 5:29:47 PM PDT  
**To:** Lisa Berg <lberg@westvancouver.ca>  
**Cc:** correspondence <correspondence@westvancouver.ca>, Jim Bailey <jbailey@westvancouver.ca>, Michelle McGuire <mmcguire@westvancouver.ca>, Scott Findlay <sfindlay@westvancouver.ca>  
**Subject: Re: Daffodil Drive 4-Lot Subdivision**

Dear Lisa,

Thank you for your response.

I do hope that the District's environmental protection office makes regular inspections during the work, which is likely to take place during a few years at the larger building site.

Before the winter storms, somebody has to make sure that there are at least temporary measures that have been taken place in order to prevent flooding.

And as I mentioned, there has already been intrusion in the covenanted / riparian area as I understand. Are there any ongoing inspections?

As for the heritage building, I appreciate your explanation. However, does this mean that the subdivision into four lots will yield 4 dwellings per lot, i.e another 16 buildings/ homes?

Our original issue with increased traffic on Daffodil Drive and the limited visibility on Marine Drive would be further accentuated.

Would the District hire a traffic planner on their own to assess the situation, as the one hired by the Developer more or less just said that removal of a few bushes would solve the problem?

As I have separately pointed out to your Engineering department, cars, cyclists and motorcycles tend to speed up a lot on the straight line of Marine Drive between Daffodil and Cranley Drive. I am concerned about the safety for both young children ( which we have many of nowadays on Cranley, Eagle Harbour Road and Bluebell) as well as seniors who cross Marine Drive in a somewhat slower pace.

Maybe the Engineering department and the Planning department should sit down together to discuss the risks.

I appreciate you taking this seriously.

Sincerely

s. 22(1)

West Vancouver

On Jul 7, 2025, at 1:31 PM, Lisa Berg <lberg@westvancouver.ca> wrote:

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  
<image003.png>

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

<Temporary Protection of the Lauder Residence at 5665 Daffodil Drive TO  
PDE 2025 07 02 1151-s. 22(1).pdf>

**From:** Maralyn Wild <maralyn@capservices.ca>  
**Sent:** Wednesday, July 16, 2025 8:15 AM  
**To:** correspondence  
**Subject:** You're Invited! 🎉 Party on the Plaza – Thursday, July 24 from 5pm to 7pm

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EVERYONE WELCOME!

FREE EVENT

# PARTY ON THE PLAZA


Thursday, July 24

5 PM – 7 PM



We're excited to invite you to our biggest social event of the summer, ***Party on the Plaza*** — an evening of music, dance, fun activities, prize draws, fabulous food and more! Everyone is welcome at this **FREE community event** – bring your friends and family, meet your neighbours, and make new friends!

 **When:** Thursday, July 24 | 5:00 PM – 7:00 PM

 **Where:** Lions Gate Community Recreation Centre - Outdoor Plaza  
(1733 Lions Gate Lane, North Vancouver)

**Food:** hotdog, chips, cookie, and a drink for \$4.00 (cash or credit card)

**Note:** bring a reusable cup to fill up at our water stations.

This event is a collaboration between Capilano Community Services, North Vancouver Recreation & Culture, and the North Vancouver District Public Library.

For more information, please call 604-983-7650.

Registration is NOT required.

We look forward to seeing you at the event!

Best regards,

From the team at Capilano Community Services



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**Our mailing address is:**

1733 Lions Gate Lane  
North Vancouver, BC V7P0C7

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**From:** Lisa Berg  
**Sent:** Wednesday, July 9, 2025 4:49 PM  
**To:** [REDACTED] s. 22(1)  
**Cc:** correspondence; Jim Bailey; Michelle McGuire; Scott Findlay  
**Subject:** Council Correspondence re: 1552 Esquimalt Avenue

Dear [REDACTED] s. 22(1)

Thanks for writing to Mayor and Council about the Preliminary Development proposal for 1552 Esquimalt Avenue. Your email was forwarded to me for a response.

On July 22, 2024 Council adopted [Official Community Plan](#) (OCP) amendments for the Ambleside Apartment Area ([Policy BF-B4](#)), in which this site is located. These updates to the OCP were a part of the Ambleside LAP apartment areas phase of the plan. Background information about the Ambleside LAP (as well as current updates) are available online: <https://www.westvancouverite.ca/plan-ambleside>

The policy (see clips below) directs that infill housing can be considered at this site alongside the continued rental use of the property, with densities based on the tenure that is proposed (see Policy BF-B 4.4.5(d)) with building heights to be determined through contextual review of the proposal.

The preliminary development proposal that the District has received for this site is for a 19 storey apartment building with a Floor Area Ratio of 3.0, with the units secured as rental for six years. At the [May 26, 2025 Council meeting](#) Council directed the applicant to hold a public information meeting on the preliminary proposal. The applicant held a preliminary meeting about the proposal on July 3, 2025 to provide an opportunity for public input. The applicant has been requested to provide a summary report about the meeting to the District.

The next step in the process, should the proposal proceed, will be for the applicant to submit a formal development application to the District. There will be additional opportunities for public input as part of the development review process. [Information about the proposal](#) is posted to the District website and will be updated throughout the process.

#### Policy BF-B 4.4.5

Select sites within the Apartment Area (shown on maps 6 A-D) may be considered for rezoning as specified below:

- a. Renewing former Land Use Contract sites on the 1300 block of Duchess Avenue and Clyde Avenue 27.43-39.62 metres (8-12 storeys) and 3.0 FAR, with appropriate heights to be determined through review of the proposal;
- b. Supporting Hollyburn Corner and reflecting the western apartment sub-area up to 15.24 metres (4 storeys) and 3.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- c. Enabling up to 1.4 FAR on waterfront sites, with heights limited to 12.19 metres (3 storeys) from the lot line to the street or lane; and
- d. Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total FAR of 3.0, based on the tenure of the infill:

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

with appropriate heights to be determined through contextual review of the proposal. Infill housing on the 1300 block of Bellevue Avenue (Villa Maris) should be sited to minimize view impacts from the north and east to the south, with the preferred location for an infill building to be south of the existing building.



Map 6 D: Infill Sites

(Note: 1552 Esquimalt Avenue is shown on Map 6 D, I've highlighted here).

Please let me know if you have any other questions.

Warm regards,  
Lisa

**Lisa Berg, MCIP RPP**, she, her, hers

Senior Community Planner | District of West Vancouver

d: 604-925-7237 | westvancouver.ca



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**From:** Tiffany Bentley  
**Sent:** Thursday, July 10, 2025 8:49 AM  
**To:** domarley52@gmail.com  
**Cc:** correspondence  
**Subject:** RE: DWV 'goose mitigation strategy' clearly isn't working."

Dear David Marley,

Thank you for your correspondence regarding the Canada geese in Horseshoe Bay Park. Your correspondence has been forwarded to me for response in my capacity as the Parks Environmental Operations Manager.

We understand your frustration. Canada geese can be a significant challenge in public parks, especially in waterfront areas like this one, where natural habitat and human recreation space overlap. While these birds are protected under the *Migratory Birds Convention Act*, the District continues to actively explore humane strategies to manage their presence and mitigate the associated impacts—particularly around public health and cleanliness.

You are correct that deterrents such as visual barriers (like the curtains you referenced) were tested as part of our broader geese management approach. These are non-lethal, environmentally responsible methods designed to encourage geese to relocate on their own. Unfortunately, the effectiveness of such measures can vary, and geese often become accustomed to them over time.

Staff are currently reviewing the outcomes of this year's efforts and working to identify next steps, and will be reporting back to Council on these findings in the fall.

The District remains committed to refining our strategy to mitigate impacts to the park.

Thank you,

Tiffany

**Tiffany Bentley**  
Parks Environmental Operations Manager  
Parks Culture & Community Services | District of West Vancouver  
t: 604-921-2913 | [westvancouver.ca](http://westvancouver.ca)



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

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**From:** David Marley <domarley52@gmail.com>  
**Sent:** Wednesday, June 4, 2025 9:29 PM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** DWV 'goose mitigation strategy' clearly isn't working.

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Went for a stroll today through our newly-rehabilitated, at great expense to District taxpayers, water's edge park in Horseshoe Bay. There were more geese and goslings enjoying the park than there were people. The accompanying photo montage gives you some idea. No longer in evidence were the 'black-out' curtains evidently installed a short time ago, no doubt also at considerable expense to local taxpayers, in an obviously unsuccessful effort to make geese feel unwelcome in the park.

Some of these ungrateful geese took offence to the people being present and were quite aggressive about it. And these 'flying rats' all left their fecal contributions generously and indiscriminately on sidewalks, granite benches and grassy areas for children to play in and adults to walk through. In short, the situation is beyond unsightly. It is a health hazard. Also, it is absurd and utterly unacceptable.

Time to drastically cull the geese and return the park, once again in an attractive and clean condition, to human use.

Please do not redact my name or contact information from this communication.

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

604-926-8994

>

>



