

COUNCIL CORRESPONDENCE UPDATE TO JULY 23, 2025 (8:30 a.m.)

Correspondence

- (1) 3 submissions, July 16-18, 2025, regarding Construction Noise Complaint**
- (2) July 16, 2025, regarding Confidentiality of Written Submissions**
- (3) 7 submissions, July 16-21, 2025, regarding Dundarave Median**
- (4) My Sea to Sky, July 17, 2025, regarding “Amendment to Woodfibre LNG's environmental assessment certificate”**
- (5) 3 submissions, July 17 and 21, 2025, regarding Proposed Development Application for 3861 & 3875 Uplands Way and 3389 & 3181 Chippendale Road (Referred to the September 8, 2025 public hearing)**
- (6) Ambleside Tenants Association, July 22, 2025, regarding “Fwd: A PDF version of the ARI-C Letter to Mayor Sager & Council on July 20,2025”**
- (7) July 22, 2025, regarding “Fwd: Municipal staff”**
- (8) Memorial Library Board Meeting Minutes – June 18, 2025**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (9) Manager of Legislative Operations, July 17, 2025, response regarding Confidentiality of Written Submissions**
- (10) Community Relations & Communications Manager, July 21, 2025, response regarding “Impark at Lighthouse Park”**
- (11) Engineering & Transportation Services, July 22, 2025, response regarding “Blocked Access to Street”**
- (12) Manager of Land Development, July 22, 2025, response to 2 submissions regarding Construction Noise Complaint**
- (13) Manager of Land Development, July 22, 2025, response regarding Construction Noise Complaint**
- (14) Manager of Land Development, July 22, 2025, response regarding Construction Noise Complaint**

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 16, 2025 8:39 AM
To: Mark Sager, Mayor; Peter Lambur; Scott Snider; Christine Cassidy; Linda Watt; Nora Gambioli; Sharon Thompson; correspondence
Cc: [REDACTED] s. 22(1)
Subject: Aquila Developments, Easement Road (or AQUILIA AVENUE??? As referred to by Lisa Berg) at Daffodil Drive
Attachments: Saturday 9.50am Aquila Roadblock 1.jpg; Saturday 9.50am Aquila Roadblock 2.jpg; 20250716_062603.jpg; 20250716_062543.jpg

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 Members,

Our patience is about to expire due to the significant health hazard, physiological and psychological, concerning the never-ending construction noise, blasting, and resulting dust, pertaining to the Aquila development at Daffodil dr.

Today, 16 July 2025, workers already on jobsite at 6.25am???, creating noise (as per time-stamped photos attached) against municipal noise bylaw, yet it is music to our ears, compared to what we are experiencing over the last many weeks&months, having earplugs indoor/outdoor, every day.

After submitting several emails expressing concerns about our **road safety, health and structural damages, parking violations, trees removals in contravention of Development Permit**, in fact half mountain removed, yet to receive any response from Council save, Engineering and Transportation Department, regarding road safety requirements for parking restrictions due to lack of compliance to Transport Canada/West Vancouver ByLaw at corner of Easement Road and Daffodil Drive. We contacted Engineering and Transportation Department to follow up and act as advised by ByLaw however, yet to receive any response.

IT WOULD BE OUR PLEASURE TO INVITE COUNCIL TO HOLD THE NEXT COUNCI MEETING AT OUR HOUSE – LUNCH WOULD BE ON US – ONLY TO SEE IF YOU COULD CONDUCT YOUR MEETING WHILE BLASTING AND SCREECHING NOISE LASS THAN [REDACTED] s.22(1) AWAY, AS HALF THE MOUNTAIN BEING REMOVED! WOULD BE UNLIKELY TO CONDUCT YOUR MEETING IN DUE PROCESS AS PER PREVIOUSLY EXPRESSED CONCERNS!

Over last many weeks, we cannot take a phone call as is impossible to even hear what the caller has to say! Our lives have been dramatically impacted; our health and s. 22(1) requiring medical care due to stress from blasting, blocked driveways, non-stop cloud of dirt and dust as **no preventive measures being taken** to mediate resulting problems inside/outside of our home.

We herewith request West Vancouver Council to take action, **to arrange for an immediate structural review of our home due to blasting** – in fact, yesterday (15 July 2025), there was a blast that did NOT precede any warning signal and later another, that was so strong that our windows were shaking from the blast, similar to a 3.5 earthquake.

We live under insane conditions 6 days a week save, when Harpers had a birthday party two weeks ago, they stopped for three hours to enjoy themselves – while we must live with this non-sense 86% of our time!

As a last resort, reaching out to you to seriously consider if/when you may yet approve further development for Aquila at the site, as planned and, provide continued oversight over the current development if it was being in compliance to Bylaws and their Development Permit. We do hope to see Permit/ByLaw to attend to expressed concerns otherwise, we will have to consider our citizens' rights as a **small community being totally turned upside down** already. Many families' lives, including retired members of this small tranquil community being impacted – not for a year or so but most likely for many years, while this multi-family, residential development carries on – many of us would not even live long enough to enjoy again a nice, peaceful day (other than Sundays?).

As our concerns for safety, health and impacted financial losses are continually on the rise, unless actions will be taken to remedy, at least in part by, our expressed concerns, will be left with no other choice but to openly share with the wider, lower mainland community, including videos/photos, **WHAT DOES IT REALLY LOOK LIKE TO LIVE IN WEST VANCOUVER – before they make their decision if it was worth their effort to consider living in hell!!** What does it feel when OCP being ignored or conveniently changing bylaws, while our neighborhood being torn apart for the sake to squeeze in multi-family development into an otherwise tranquil, peaceful community for over the last many decades.

Previous email communications posted below for your further review.

Respectfully,

A West Vancouver citizen that is most likely being forced out of this community and/or, may not even see the end of development!

Good afternoon Lisa;

We hope, you may have time to review our concerns especially, in response to your email communications to [REDACTED] s. 22(1), pertaining to Aquila developments. We are very confused, concerned as nothing makes much sense as development is not within scope as per your understanding nor in compliance to development permit – at least, what we could see. Therefore, would like to invite you (and all Council members) to development site to review what was approved and subsequent permit (s) issued and, what their current plans are. The following issues are unlikely within previously issued development permit, nor were we presented any changes whereas, our community is in the dark as to what is yet to come.

1 Your reference to Aquila Avenue – what does that refer to

Based on development permit, Aquila was supposed to replace the DIRT ROAD with trees and green space (further confirmed by developer) upon completion of phase one development yet, trees removed and assume your reference was not related to Easement Road to become Aquila Avenue.

2 Constant Parking concerns

Due to several close calls and, never-ending contravention to development permit, workers continually parked (parking) on Daffodil dr., restricting traffic. Submitted request for review to West Vancouver Engineering department and *their response was:*

We have reviewed the roadway, and its width is less than 6 metres. Due to this, parking on either side is not permitted as per the District's traffic and parking bylaw.

You may contact our Bylaw Department for enforcement at bylawdep@westvancouver.ca or 604-925-7152.

Which we did but yet to hear from them.

In fact, years ago, this corner was stated as not being in compliance with Transport Canada Safety compliance. Therefore, we cannot wait years for this construction to complete only to have the ability to [REDACTED] s.22(1) (as per photo above - last Saturday could not even leave [REDACTED] s. 22(1), blocked from both directions, until had a cement truck eventually moved.

3 Noise related health concerns

I am very sorry, but it is time for Council to understand/acknowledge the magnitude of impact on our community, as this construction causing significant health issues, anxiety and stress, resulting in phycological health issues as being within [REDACTED] s. 22(1) of blasting, screeching sounds 6 days a week. It is one thing to make a decision in a soundproof office, it is another for our partially retired community that paid taxes over 40+ years, not only to live with constant screeching noise and blasting each day, but not even be able to escape from it due to lack of access to public road. In fact, this matter must be resolved to allow for emergency vehicles in time of need.

4 Noise Assessment

We have engaged a third party to conduct noise assessment and, constant high pitch, screeching noise of moving half the mountain, results in decibel levels that are harmful to most of us, [REDACTED s.22(1)] to this development. It is one thing to approve and build one or even two homes, but to allow this development in an established neighborhood, should have been carefully studied prior to allowing development.

5 **Property Pre-Post Blast Assessment and effects of same – loss of income and deteriorating health condition (s)**

We are very concerned about extended, never-ending blasting. In fact, half the hillside already disappeared. We incurred expenses for [REDACTED s. 22(1)] due to [REDACTED s. 22(1)] deteriorating health and, additional on-going medical expenses being incurred by our family due to stress, lack of sleep and substantial losses not being able manage our [REDACTED s. 22(1)]. We assumed the City of West Vancouver would offer pre-post structural assessment due to extended blasting. We never had any and requesting assessment by City of West Vancouver as are concerned about integrity of our house foundation ([REDACTED s. 22(1)] from blast site).

4 **District's Transportation Engineer Report**

I have no idea what you referred to as is in contradiction what we received from Engineering Department re; *site to offer a direct connection between Westport Road and Daffodil Drive to give people an alternative to navigate the neighbourhood – this was never approved*. There was supposed to be one entry to upper site from Westport Road and another to lower site from Daffodil Drive. Current dirt road was to retain trees, plant shrubs, maintain creek on easement – Aquila already removed trees that was not supposed to - your reference would be correct if city approved and amendment to development permit, Would it be the case, it would create major concerns as cutover traffic from Westport to Daffodil dr. for people shortcutting to Marine Dr., and onto Cranley Dr., and beyond. Such change post-approved/amended without community input, would warrant investigation and further action (s) to prevent any changes to approved development plan.

5 **4-lot Subdivision**

At Council meeting, despite being in proximity and subject to these conditions, did support Aquila development. Had I known that they would not only proceed with this development but deviate from the Site Plan approved, ie; trees removed that were not supposed to, draining water from development site into creek that is on easement property, proposing to create a cut-over from Westport road to Cranley Dr., proposing yet another 4 lot Subdivision, when on record at council meeting they said; we purchased this property to be our future home and be part of community – well it does not seem to be the case. Would there be a road, instead of protected green belt on current easement property, we will take any action necessary to enforce compliance to originally approved development permit.

Am reaching out to you in frustration being [REDACTED s. 22(1)] and having seen the OCP turned upside down, resulting is serious health concerns. All I sincerely ask is for above reasons, would you be kind to arrange for a brief site view to see, feel and observe what our community concerns are as blasting continues.

Thank you in advance,

Email 07 July 2025 – to West Vancouver Engineering Response below)

Good morning;

Thank you for your expeditious response and having completed site review at [REDACTED] s. 22(1).

We reached out to ByLaw several times over the years as the [REDACTED] s. 22(1) represents safety concerns. In view of current Aquila developments, it is even more so important to have Traffic and Parking Bylaw to review, approve and implement parking restrictions.

As of last **Saturday, 05 July 2025, 9.50am**, several workers parked on EACH side of the roadway as well as a cement truck (please refer to images attached). We have NOT been able to leave [REDACTED] s. 22(1) until reaching out to the truck driver to move his truck while waiting to unload to Aquila property. Even after, was difficult to get out [REDACTED] s. 22(1) having cars parked each side. It is a safety issue as well as constant stress in communicating with workers parking here, only to be able to get out [REDACTED] s. 22(1) on a Saturday morning...it is nonsense.

We are reaching out to Traffic and Parking Bylaw to implement parking restrictions at this part of [REDACTED] s. 22(1) to:

To allow for traffic safety at [REDACTED] s. 22(1) . and, entry/exit from [REDACTED] s. 22(1) [REDACTED] s. 22(1) onto roadway;

- 1 have [REDACTED] s. 22(1) be restricted for parking due to “no line of sight”, and meet required Ministry of Transportation compliance
- 2 restrict Aquila development’ workers to park on Daffodil drive and remain within compliance to their development permit as workers, suppliers, contractors constantly park on adjacent roadways (from Marine drive through Daffodil drive).

Again, thank you for your assessment and looking forward to Bylaw to implement necessary parking restrictions. Rotating site visits to Aquila development site to ensure their respective compliance to their development permit would also be welcomed.

Email 04 July 2025 – received from West Vancouver Engineering and Transportation Department

Hello,

We have reviewed the roadway, and its width is less than 6 metres. Due to this, parking on either side is not permitted as per the District’s traffic and parking bylaw.

You may contact our Bylaw Department for enforcement at bylawdep@westvancouver.ca or 604-925-7152.

Regards,

From: [REDACTED] s. 22(1)
Sent: Friday, June 20, 2025 3:08 PM
To: Engineering Department <engineeringdept@westvancouver.ca>
Cc: [REDACTED] s. 22(1)
Subject: PARKING CONCERNS AND ROAD SAFETY - [REDACTED] s. 22(1) West Vancouver [REDACTED] s. 22(1)

Good afternoon Caleb;

Further to our telephone communication pertaining to road safety and accessibility to/from [REDACTED] s.22(1) [REDACTED] s.22(1) West Vancouver [REDACTED] s. 22(1), we kindly invite you to an onsite review/assessment.

It is our opinion that parking may require restrictions within 15 meters from [REDACTED] s. 22(1) to allow for road safety as there is NO SITE OF VIEW, which represents safety and access concerns. Besides, vehicles parked there, cause complications/restrictions from [REDACTED] s. 22(1) due to concerns for local road traffic and parked vehicles (not to mention, it is impossible to [REDACTED] s. 22(1) with our [REDACTED] s. 22(1)).

Please refer to photos taken. Your assessment and assistance would be appreciated.

Thank you in advance,

[REDACTED] s. 22(1)
[REDACTED]

[REDACTED] s. 22(1)

s.22(1)



s.22(1)



s.22(1)



From: [REDACTED] s. 22(1)
Sent: Thursday, July 17, 2025 7:23 AM
To: Mark Sager, Mayor; Peter Lambur; Scott Snider; Christine Cassidy; Linda Watt; Nora Gambioli; Sharon Thompson; correspondence
Cc: [REDACTED] s. 22(1)
Subject: Aquila Development

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 Members,

Purpose of this email to advise Mayor and Council, that [REDACTED] s.22(1)

- 1 Primary cause of frustration was/is due to the lack of any corrective actions taken by City of West Vancouver to reduce/eliminate vehicular traffic/parking concerns at [REDACTED] s. 22(1), as narrow road and surrounding hedge restricts site of view and accessibility [REDACTED] s. 22(1)

Resolution: an interim no parking sign will be posted by Developer on private property [REDACTED] s. 22(1), to alleviate road safety and accessibility concern until planned stop/parking signs will be posted by City

Retraction: further to previous reporting, while construction worker did park on Daffodil dr., and cement truck temporarily blocking [REDACTED] s. 22(1), during the last many weeks, Developer has continually maintained compliance in having workers parking on construction site is herewith acknowledged

- 2 Previously requested assistance in getting seismic assessment and/or possible impact [REDACTED] s.22(1) due to blasting

Resolution: developer offered an immediate resolution in having seismic assessment taken and advised of safety measures taken reducing impact of blasting

- 3 Concerns due to continued high pitch, screeching noise from construction equipment

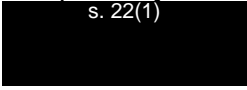
Resolution: Developer shared his efforts of taking preventive measures to reduce screeching noise and continue consideration for limited work stoppage on Saturdays

- 4 Circumstantial conclusions pertaining to contravention to compliance by Developer

Correction: there have been several reported concerns by our community requiring correction (s) even though Developer remained within compliance.

This development is causing lots of frustration; however, it is acknowledged that Developer has all rights in continue developing property. It would support our community if the City of West Vancouver would take proactive, interim steps to resolve primary concerns expressed avoiding misleading reporting.

Respectfully,
s. 22(1)



Virus-free. www.avast.com

From: s. 22(1)
Sent: Friday, July 18, 2025 4:10 AM
To: correspondence
Subject: Aquila Development

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.

Mayor and Council Members,

Purpose of this email to advise Mayor and Council, that s.22(1)

- 1 Primary cause of frustration was/is due to the lack of any corrective actions taken by City of West Vancouver to reduce/eliminate vehicular traffic/parking concerns at s.22(1), as narrow road and surrounding hedge restricts site of view and accessibility s. 22(1)

Resolution: an interim no parking sign will be posted by Developer on private property s. 22(1), to alleviate road safety and accessibility concern until planned stop/parking signs will be posted by City

Retraction: further to previous reporting, while construction worker did park on Daffodil dr., and cement truck temporarily s.22(1), during the last many weeks, Developer has continually maintained compliance in having workers parking on construction site is herewith acknowledged

- 2 Previously requested assistance in getting seismic assessment and/or possible impact s.22(1) due to blasting

Resolution: developer offered an immediate resolution in having seismic assessment taken and advised of safety measures taken reducing impact of blasting

- 3 Concerns due to continued high pitch, screeching noise from construction equipment

Resolution: Developer shared his efforts of taking preventive measures to reduce screeching noise and continue consideration for limited work stoppage on Saturdays

- 4 Circumstantial conclusions pertaining to contravention to compliance by Developer

Correction: there have been several reported concerns by our community requiring correction (s) even though Developer remained within compliance.

This development is causing lots of frustration; however, it is acknowledged that Developer has all rights in continue developing property. It would support our community if the City of West Vancouver would take proactive, interim steps to resolve primary concerns expressed avoiding misleading reporting.

Respectfully,

s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 16, 2025 12:08 PM
To: Mark Sager, Mayor; Peter Lambur; Scott Snider; Christine Cassidy; Linda Watt; Nora Gambioli; Sharon Thompson; correspondence
Cc: [REDACTED] s. 22(1)
Subject: Aquila Developments, Easement Road (or AQUILIA AVENUE??? As referred to by Lisa Berg) at Daffodil 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.

Without Prejudice!

To Whom It May Concerns;

We submitted an email to West Vancouver City Council this morning at 8.39am relevant to Aquila Developments. It was assumed that when we simply asking the city to come out to conduct status review of development and its significant impact on our community, it was CONFIDENTIAL and, will be treated as such, until our mutual observations are either proven or dismissed.

Please be advised that we had an [REDACTED] s.22(1) [REDACTED] that they proceed in fencing off property as requested/proposed by The City of West Vancouver. When we purchased our property [REDACTED] s.22(1) was/is a city-controlled easement. Upon review of site plans and OCP, were advised that it cannot be developed. We herewith object advising them to the contrary by erecting any fence by the easement [REDACTED] s.22(1), as it will never solve concerns addressed.

Our only concerns are clearly stated; protecting our health, well being, structural damage concerns now and during the lifecycle of this development.

Would greatly appreciate if West Vancouver City Council would consider safeguarding our individual, vested interests in this community and prior to any disclosure [REDACTED] s. 22(1), would consult with the writer or community pertaining to any submission (s), prior to sharing outcome of any resolution [REDACTED] s.22(1).

Your response and expeditious attention to escalating concerns as expressed by many residents would be greatly appreciated.

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

From: [REDACTED] s. 22(1)

Sent: July 16, 2025 8:39 AM

To: 'Mark Sager' <mark@westvancouver.ca>; 'Peter Lambur' <plambur@westvancouver.ca>; 'Scott Snider' <ssnider@westvancouver.ca>; 'ccassidy@westvancouver.ca' <ccassidy@westvancouver.ca>; 'Linda Watt' <lwatt@westvancouver.ca>; 'ngamboli@westvancouver.ca' <ngamboli@westvancouver.ca>; 'sthompson@westvancouver.ca' <sthompson@westvancouver.ca>; 'correspondence@westvancouver.ca' <correspondence@westvancouver.ca>

Cc: [REDACTED] s. 22(1)

Subject: Aquila Developments, Easement Road (or AQUILIA AVENUE???) As referred to by Lisa Berg) at Daffodil Drive

Mayor and Council Members,

Our patience is about to expire due to the significant health hazard, physiological and psychological, concerning the never-ending construction noise, blasting, and resulting dust, pertaining to the Aquila development at Daffodil dr.

Today, 16 July 2025, workers already on jobsite at 6.25am???, creating noise (as per time-stamped photos attached) against municipal noise bylaw, yet it is music to our ears, compared to what we are experiencing over the last many weeks&months, having earplugs indoor/outdoor, every day.

After submitting several emails expressing concerns about our **road safety, health and structural damages, parking violations, trees removals in contravention of Development Permit**, in fact half mountain removed, yet to receive any response from Council save, Engineering and Transportation Department, regarding road safety requirements for parking restrictions due to lack of compliance to Transport Canada/West Vancouver ByLaw at corner of Easement Road and Daffodil Drive. We contacted Engineering and Transportation Department to follow up and act as advised by ByLaw however, yet to receive any response.

IT WOULD BE OUR PLEASURE TO INVITE COUNCIL TO HOLD THE NEXT COUNCI MEETING AT OUR HOUSE – LUNCH WOULD BE ON US – ONLY TO SEE IF YOU COULD CONDUCT YOUR MEETING WHILE BLASTING AND SCREECHING NOISE LASS THAN [REDACTED] s. 22(1) AWAY, AS HALF THE MOUNTAIN BEING REMOVED! WOULD BE UNLIKELY TO CONDUCT YOUR MEETING IN DUE PROCESS AS PER PREVIOUSLY EXPRESSED CONCERNS!

Over last many weeks, we cannot take a phone call as is impossible to even hear what the caller has to say! Our lives have been dramatically impacted; our health and s. 22(1) requiring medical care due to stress from blasting, blocked driveways, non-stop cloud of dirt and dust as **no preventive measures being taken** to mediate resulting problems inside/outside of our home.

We herewith request West Vancouver Council to take action, **to arrange for an immediate structural review of our home due to blasting** – in fact, yesterday (15 July 2025), there was a blast that did NOT precede any warning signal and later another, that was so strong that our windows were shaking from the blast, similar to a 3.5 earthquake.

We live under insane conditions 6 days a week save, when Harpers had a birthday party two weeks ago, they stopped for three hours to enjoy themselves – while we must live with this non-sense 86% of our time!

As a last resort, reaching out to you to seriously consider if/when you may yet approve further development for Aquila at the site, as planned and, provide continued oversight over the current development if it was being in compliance to Bylaws and their Development Permit. We do hope to see Permit/ByLaw to attend to expressed concerns otherwise, we will have to consider our citizens' rights as a **small community being totally turned upside down** already. Many families' lives, including retired members of this small tranquil community being impacted – not for a year or so but most likely for many years, while this multi-family, residential development carries on – many of us would not even live long enough to enjoy again a nice, peaceful day (other than Sundays?).

As our concerns for safety, health and impacted financial losses are continually on the rise, unless actions will be taken to remedy, at least in part by, our expressed concerns, will be left with no other choice but to openly share with the wider, lower mainland community, including videos/photos, **WHAT DOES IT REALLY LOOK LIKE TO LIVE IN WEST VANCOUVER – before they make their decision if it was worth their effort to consider living in hell!!** What does it feel when OCP being ignored or conveniently changing bylaws, while our neighborhood being torn apart for the sake to squeeze in multi-family development into an otherwise tranquil, peaceful community for over the last many decades.

Previous email communications posted below for your further review.

Respectfully,

A West Vancouver citizen that is most likely being forced out of this community and/or, may not even see the end of development!

Good afternoon Lisa;

We hope, you may have time to review our concerns especially, in response to your email communications to [REDACTED] s. 22(1), pertaining to Aquila developments. We are very confused, concerned as nothing makes much sense as development is not within scope as per your understanding nor in compliance to development permit – at least, what we could see. Therefore, would like to invite you (and all Council members) to development site to review what was approved and subsequent permit (s) issued and, what their current plans are. The following issues are unlikely within previously issued development permit, nor were we presented any changes whereas, our community is in the dark as to what is yet to come.

1 Your reference to Aquila Avenue – what does that refer to

Based on development permit, Aquila was supposed to replace the DIRT ROAD with trees and green space (further confirmed by developer) upon completion of phase one development yet, trees removed and assume your reference was not related to Easement Road to become Aquila Avenue.

2 Constant Parking concerns

Due to several close calls and, never-ending contravention to development permit, workers continually parked (parking) on Daffodil dr., restricting traffic. Submitted request for review to West Vancouver Engineering department and *their response was:*

We have reviewed the roadway, and its width is less than 6 metres. Due to this, parking on either side is not permitted as per the District's traffic and parking bylaw.

You may contact our Bylaw Department for enforcement at bylawdep@westvancouver.ca or 604-925-7152.

Which we did but yet to hear from them.

In fact, years ago, this corner was stated as not being in compliance with Transport Canada Safety compliance. Therefore, we cannot wait years for this construction to complete only to have the ability to [REDACTED] s.22(1) (as per photo above - last Saturday could not even leave [REDACTED] s. 22(1), blocked from both directions, until had a cement truck eventually moved.

3 Noise related health concerns

I am very sorry, but it is time for Council to understand/acknowledge the magnitude of impact on our community, as this construction causing significant health issues, anxiety and stress, resulting in phycological health issues as being within [REDACTED] s. 22(1) of blasting, screeching sounds 6 days a week. It is one thing to make a decision in a soundproof office, it is another for our partially retired community that paid taxes over 40+ years, not only to live with constant screeching noise and blasting each day, but not even be able to escape from it due to lack of access to public road. In fact, this matter must be resolved to allow for emergency vehicles in time of need.

4 Noise Assessment

We have engaged a third party to conduct noise assessment and, constant high pitch, screeching noise of moving half the mountain, results in decibel levels that are harmful to most of us, [REDACTED s.22(1)] to this development. It is one thing to approve and build one or even two homes, but to allow this development in an established neighborhood, should have been carefully studied prior to allowing development.

5 **Property Pre-Post Blast Assessment and effects of same – loss of income and deteriorating health condition (s)**

We are very concerned about extended, never-ending blasting. In fact, half the hillside already disappeared. We incurred expenses for [REDACTED s. 22(1)] due to [REDACTED s. 22(1)] deteriorating health and, additional on-going medical expenses being incurred by our family due to stress, lack of sleep and substantial losses not being able manage our [REDACTED s. 22(1)]. We assumed the City of West Vancouver would offer pre-post structural assessment due to extended blasting. We never had any and requesting assessment by City of West Vancouver as are concerned about integrity of our house foundation ([REDACTED s. 22(1)] from blast site).

4 **District's Transportation Engineer Report**

I have no idea what you referred to as is in contradiction what we received from Engineering Department re; *site to offer a direct connection between Westport Road and Daffodil Drive to give people an alternative to navigate the neighbourhood – this was never approved*. There was supposed to be one entry to upper site from Westport Road and another to lower site from Daffodil Drive. Current dirt road was to retain trees, plant shrubs, maintain creek on easement – Aquila already removed trees that was not supposed to - your reference would be correct if city approved and amendment to development permit, Would it be the case, it would create major concerns as cutover traffic from Westport to Daffodil dr. for people shortcutting to Marine Dr., and onto Cranley Dr., and beyond. Such change post-approved/amended without community input, would warrant investigation and further action (s) to prevent any changes to approved development plan.

5 **4-lot Subdivision**

At Council meeting, despite being in proximity and subject to these conditions, did support Aquila development. Had I known that they would not only proceed with this development but deviate from the Site Plan approved, ie; trees removed that were not supposed to, draining water from development site into creek that is on easement property, proposing to create a cut-over from Westport road to Cranley Dr., proposing yet another 4 lot Subdivision, when on record at council meeting they said; we purchased this property to be our future home and be part of community – well it does not seem to be the case. Would there be a road, instead of protected green belt on current easement property, we will take any action necessary to enforce compliance to originally approved development permit.

Am reaching out to you in frustration being [REDACTED s. 22(1)] and having seen the OCP turned upside down, resulting is serious health concerns. All I sincerely ask is for above reasons, would you be kind to arrange for a brief site view to see, feel and observe what our community concerns are as blasting continues.

Thank you in advance,

Email 07 July 2025 – to West Vancouver Engineering Response below)

Good morning;

Thank you for your expeditious response and having completed site review at [REDACTED] s. 22(1).

We reached out to ByLaw several times over the years as the [REDACTED] s. 22(1) represents safety concerns. In view of current Aquila developments, it is even more so important to have Traffic and Parking Bylaw to review, approve and implement parking restrictions.

As of last **Saturday, 05 July 2025, 9.50am**, several workers parked on EACH side of the roadway as well as a cement truck (please refer to images attached). We have NOT been able to leave [REDACTED] s. 22(1) until reaching out to the truck driver to move his truck while waiting to unload to Aquila property. Even after, was difficult to get out [REDACTED] s. 22(1) having cars parked each side. It is a safety issue as well as constant stress in communicating with workers parking here, only to be able to get out [REDACTED] s. 22(1) on a Saturday morning...it is nonsense.

We are reaching out to Traffic and Parking Bylaw to implement parking restrictions at this part of [REDACTED] s. 22(1) to:

To allow for traffic safety at [REDACTED] s. 22(1) . and, entry/exit from [REDACTED] s. 22(1) [REDACTED] s. 22(1) onto roadway;

- 1 have [REDACTED] s. 22(1) be restricted for parking due to “no line of sight”, and meet required Ministry of Transportation compliance
- 2 restrict Aquila development’ workers to park on Daffodil drive and remain within compliance to their development permit as workers, suppliers, contractors constantly park on adjacent roadways (from Marine drive through Daffodil drive).

Again, thank you for your assessment and looking forward to Bylaw to implement necessary parking restrictions. Rotating site visits to Aquila development site to ensure their respective compliance to their development permit would also be welcomed.

Email 04 July 2025 – received from West Vancouver Engineering and Transportation Department

Hello,

We have reviewed the roadway, and its width is less than 6 metres. Due to this, parking on either side is not permitted as per the District’s traffic and parking bylaw.

You may contact our Bylaw Department for enforcement at bylawdep@westvancouver.ca or 604-925-7152.

Regards,

From: [REDACTED] s. 22(1)
Sent: Friday, June 20, 2025 3:08 PM
To: Engineering Department <engineeringdept@westvancouver.ca>
Cc: [REDACTED] s. 22(1)
Subject: PARKING CONCERNS AND ROAD SAFETY - [REDACTED] s. 22(1) West Vancouver [REDACTED] s. 22(1)

Good afternoon Caleb;

Further to our telephone communication pertaining to road safety and accessibility to/from [REDACTED] s.22(1) [REDACTED] s.22(1) West Vancouver [REDACTED] s. 22(1), we kindly invite you to an onsite review/assessment.

It is our opinion that parking may require restrictions within 15 meters from [REDACTED] s. 22(1) to allow for road safety as there is NO SITE OF VIEW, which represents safety and access concerns. Besides, vehicles parked there, cause complications/restrictions from [REDACTED] s. 22(1) due to concerns for local road traffic and parked vehicles (not to mention, it is impossible to [REDACTED] s. 22(1) with our [REDACTED] s. 22(1)).

Please refer to photos taken. Your assessment and assistance would be appreciated.

Thank you in advance,

[REDACTED] s. 22(1)
[REDACTED]

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 16, 2025 12:24 PM
To: correspondence
Subject: Dundarave Village

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.

Hello
We're feeling a little perplexed here in Dundarave village The planting in the middle of Marine Drive is being torn up .
Why?
If this is to continue as a lovely seaside village why is the planter being destroyed; to allow faster traffic 🤖 ?
Why would we be giving faster lanes for cars ; we're overrun by cars and traffic as it is; why make it faster ?
And for speed racers at night 🤖 ?
This seems counter intuitive to how Dundarave is portrayed ; as a lovely seaside village for people to stroll and enjoy
Please rethink this Thank you for listening [REDACTED] s. 22(1)

Sent from my iPhone

[REDACTED] s. 22(1)

West Van [REDACTED] s. 22(1)

From: s. 22(1)
Sent: Wednesday, July 16, 2025 9:49 PM
To: correspondence
Subject: Dundarave Medians

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.

Hi,

I saw your post on Instagram. While I'm thankful for that communication, I'd like to better understand as a resident who is in Dundarave daily s. 22(1). Why are the medians are no longer being immediately reinstalled after the stormwater management work is done as previously understood?

We all know the current market and delaying until construction is complete is ambiguous at best. What if the developer does not complete? What if construction stalls? Our community businesses will already be struggling due to major construction and inevitable traffic disruptions and people rerouting away from the village. To make the entire space less safe and unsightly without a stated timeline or reason (ie, significant improvements negotiated?) does not make sense. If there is a reason, the community deserves to understand it.

s.22(1) home in West Vancouver. I jumped through your storm water, boulevard, construction hoops. We were required to pay for whatever the District decided the storm water/sewer upgrades needed off our property AND the cost to bring the roadway back to current condition. We were required to pay that with contingency, upfront. The developers money should be in your hands to make the medians right again, now.

If you're making their construction more convenient at the cost of the local businesses and community, I don't think that's the right call.

Please reconsider.

s. 22(1)

s. 22(1)

West Vancouver, BC. s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 19, 2025 5:30 PM
To: correspondence; Linda Watt; Sharon Thompson; Scott Snider; Peter Lambur; Nora Gambioli; Christine Cassidy; Mark Sager, Mayor
Cc: Ambleside Dundarave BIA; [REDACTED] s. 22(1)
Subject: TO mayor and Council :Fwd: ADBIA July 2025 Dundarave Community Update

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:

I am glad ADBIA have weighed in on this issue. It needs some real scrutiny.

Some comments:

1) [REDACTED] s. 22(1) Dundarave Landing: No tree removals allowed....no Marine Dr. lane closures... just a little stretch of displaced sidewalk/pedestrian walkway in the curbside parking area in front of what is now the IGA, which was returned back as soon [REDACTED] s. 22(1) reinstated the sidewalk. I think its fair to expect the same for Pierwell once the storm sewer is finished and they start actual building.

2) Right now, I would say the south side of Marine Dr. at 25th looks pretty much like 1965. No shred of ambiance. The Pierwell developers have let the project linger into years and done nothing to maintain a hint of upkeep beyond their marketing....and they blew out the Shoppers Drug Mart over a year too early. I assume the storm sewer work is to their account. Do not let them not re-install the median to their account before the Hoedown.

3) I'd like Mayor and Council to take a look at the video record of the July 25th, 2022 Regular Council Meeting.

This is when Pierwell was approved as a COMMERCIAL DEVELOPMENT within the meaning of the Planning Bylaws. Essentially, commercial on Marine, one floor of residential above and granted a further floor for some Council granted merit.

Some of you were present at that meeting, when the Developer's Planning Consultant (Geller) and Architect (IBI) promised a retail drugstore to replace the Shoppers....6000 sq. ft.. You can see it for yourself on the record. That reduced opposition to the plan. [REDACTED] s. 22(1) in favour because they made that promise. Get the recording. Its touching the level of dedication they finally found to support the rest of the commercial block with the essential full service drugstore with pharmacy that we had and was being taken from us.

And while you are looking, ask your economic development officer to give you the report that surely must have been researched and written to support this commercial development... 1/4 quarter of the Dundarave commercial zone.

And then visit the Planning Dept. and ask if the Developer is still committed to the 6000 sq ft. Shopper's (or like) replacement. It apparently was not put into the approving resolution. The staff report, written months earlier and which did not have any info on the commercial plan or an econ dev report, was the subject of the adoption. What was pledged and on tape was just

This development is nothing more than a small residential development. To date, it is marketed that way. I have asked several times when the commercial units will be marketed, and if its possible to merge some of the small and shallow CRU's into a larger floor. There is no plan or information.

How about you ask.

s. 22(1)

s. 22(1)

West Vancouver s. 22(1)
s. 22(1)

From: "Ambleside Dundarave BIA" <info@adbia.ca>
To: s. 22(1)
Sent: Saturday, July 19, 2025 1:54:24 PM
Subject: ADBIA July 2025 Dundarave Community Update



Protecting the Character of Dundarave

Dear **Community Members** and **Business Owners**,

As many of you know, **work is currently underway on Marine Drive in Dundarave** to replace the aging storm sewer infrastructure. Originally slated for completion by mid-July, this project has now been delayed, with a new estimated **completion closer to mid-August**. We remain hopeful that there will be no further setbacks and that the road will be ready in time for the Dundarave Hoedown on August 22.

What's Happening with the Median?

As part of the storm sewer work needed to be done in anticipation of the Pierwell development, **a portion of the center median on Marine Drive was removed**. While there was some discussion and recommendations from District staff to turn this space into a permanent left-hand turn lane, it was made clear at the most recent Council meeting that **neither the public nor Council supports such a change**.

However, what the **ADBIA, many community members and Council only learned this week** is that the **median is not scheduled to be replaced until the Pierwell development is fully completed, a timeline that could extend to 2028**. This is deeply concerning.

It was believed that once the storm sewer work was completed, the median, including its landscaping and trees, would be promptly restored. Learning now that **its return was never planned** until near development completion which is potentially three more years **is simply unacceptable**.

The Impact on Dundarave

This situation is more than a construction inconvenience. It's a blow to the character and vitality of Dundarave. **Our businesses have already endured years of challenges** including the pandemic and massive flooding, only made worse by persistent vacancies on the south side of the 2400 block.

Now, with the median gone and no plan to reinstate it until possibly 2028, **the village feels barren and disrupted**. The median is not just a strip of landscaping, it is a defining feature of Dundarave. It offers charm, greenery, and a welcoming pedestrian experience that **brings life to our community**.

District staff are recommending that the median remain out until the development is nearly complete, citing the need for future construction access and traffic management. While this may offer convenience for the developer and staff, it **comes at a significant cost to the community**. The prolonged removal of the median negatively impacts local businesses and erodes the character of Dundarave. Across Metro Vancouver, we routinely see far larger developments proceed with far less road access, often managing with just a single lane, proving that this level of disruption is not necessary. The **disregard for the sense of place** that makes Dundarave so special is worrisome.

A Call to Action

We are **calling on District Council** to step in and **direct staff to take the necessary steps to reinstate the median immediately** following the completion of the storm sewer work, not years from now.

This must include:

- **Full restoration of landscaping, vegetation, and trees**
- **Replacement of electrical infrastructure to support future public use**
- **A timeline that respects the needs of our businesses and residents**

To wait until 2028 is unreasonable, unnecessary, and unfair. We encourage you to **share your thoughts with Mayor and Council** via email or a phone call, or if possible, **please consider attending the Council meeting on Monday July 21st at 6pm** to speak to the matter. The public is given the opportunity to speak for up to three minutes at the end of the meeting. This is the **last Council meeting until September** and the **community's one chance to be heard**.

We encourage you to make an extra effort these next few weeks to support the businesses in Dundarave. **Thank you for your continued support** as we advocate for a vibrant, livable, and character-rich Dundarave.

Mark Sager, Mayor
604-925-7001 (office)
604-921-8881 (cell)
Email: mark@westvancouver.ca

Christine Cassidy, Councillor
604-690-3067
Email: ccassidy@westvancouver.ca

Nora Gambioli, Councillor
604-653-8823
Email: ngambioli@westvancouver.ca

Peter Lambur, Councillor
604-644-1769
Email: plambur@westvancouver.ca

Scott Snider, Councillor
604-218-2597
Email: ssnider@westvancouver.ca

Sharon Thompson, Councillor
604-209-4621
Email: sthompson@westvancouver.ca

Linda Watt, Councillor
604-690-2952
Email: lwatt@westvancouver.ca

Correspondence: correspondence@westvancouver.ca

Ambleside Dundarave Business Improvement Association
200 - 1497 Marine Drive, West Vancouver, BC, V7T 1B8

www.shopthevillages.ca
604-210-3500



Ambleside Dundarave Business Improvement Association | 200 - 1497 Marine Drive | West
Vancouver, BC V7T 1B8 CA

[Unsubscribe](#) | [Constant Contact Data Notice](#)



From: [REDACTED] s. 22(1)
Sent: Sunday, July 20, 2025 7:55 AM
To: Mark Sager, Mayor; Linda Watt; Nora Gambioli; Christine Cassidy; Scott Snider; Peter Lambur; Sharon Thompson; correspondence
Subject: Call to Replace Median in Dundarave

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.

July 20, 2025

To Mayor and Council.

I am glad to see that the Pierwell project is finally underway in Dundarave and that storm sewer replacement is taking place.

While I knew the median on Marine Drive would be temporarily removed to accommodate the sewer project, I was dismayed to learn yesterday that it is not scheduled to be replaced until Pierwell is fully completed in 2028.

I live in the area and now, with the median gone and no plan to reinstate it for three years, the village feels bleak and chaotic. The median is not just a strip of landscaping, it is a defining feature of Dundarave. It offers charm, greenery, and a welcoming pedestrian experience that brings life to our community.

We have already experienced a downturn in business in the neighbourhood since Shoppers and other stores on the south side of Marine closed a few years ago in anticipation of the Pierwell project. After the challenges of Covid, the idea of several more years of disruption to retailers, residents, and visitors is unacceptable.

I am writing to ask you to step in and direct staff to take the necessary steps to reinstate the median immediately following the completion of the storm sewer work, not years from now.

This must include:

- Full restoration of landscaping, vegetation, and trees
- Replacement of electrical infrastructure to support future public use
- A timeline that respects the needs of our businesses and residents

Thank you,
[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, July 20, 2025 8:33 AM
To: correspondence; Linda Watt; Sharon Thompson; Scott Snider; Peter Lambur; Nora Gambioli; Christine Cassidy; Mark Sager, Mayor
Subject: Dundarave Median

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

I support the request of the ADBIA to call on you all to direct staff to take the necessary steps to reinstate the median immediately following the completion of the storm sewer work in Dundarave, not years from now.
Thank you,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, July 21, 2025 8:31 PM
To: correspondence
Subject: Yes for Median.

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.

Hello,

I am [REDACTED] s. 22(1). I support putting back the Dundarave Median.

Another thought.

Corner of Bellevue and 17th., on the Fresh St. Market sidewalk, it smells like a broken sewer. Most unpleasant.

[REDACTED] s. 22(1)

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

From: Ambleside Dundarave BIA <info@ADBIA.ca>
Sent: Tuesday, July 22, 2025 9:28 PM
To: Mark Sager, Mayor; Linda Watt; Sharon Thompson; Peter Lambur; Christine Cassidy; Nora Gambioli; Scott Snider; correspondence
Cc: Scott Findlay
Subject: Call for Dundarave Median Reinstatement

CAUTION: This email originated from outside the organization from email address info@adbia.ca. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

On behalf of the Ambleside Dundarave Business Improvement Association (ADBIA), I am writing to express our deep disappointment that at the July 21st council meeting, Council did not direct staff to reinstall the Dundarave median in full upon completion of the storm sewer work, despite clear and repeated requests from local businesses, residents, and the ADBIA.

The median is not just a strip of landscaping; it is an integral part of Dundarave's character and streetscape. Its removal has created a visible void in the heart of the village and sent the wrong message to a commercial area that is already worn thin by years of disruption.

Our businesses have endured more than their fair share: the pandemic, a flood, extended vacancies due to premature tenant evictions, rising tariffs, and a weakened economy. Through it all, the ADBIA has worked tirelessly to preserve Dundarave's unique character and to encourage visitors and residents to support our businesses. We've invested in boardwalks and gardens, installed antique phone boxes to enhance the village feel, and revived the Hoedown to bring the community back together.

The suggestion of temporary planters, while well-meaning, falls short. It does not reflect the care, permanence, or pride this community deserves. It is not an adequate substitute for what was lost.

We urge Council to take decisive action and direct staff to work with the developer to fully reinstate the median as it was prior to demolition immediately following the completion of the storm sewer work. This is a small but powerful step you can take to restore confidence, support local businesses, and preserve the identity of Dundarave Village during what will be several more years of disruption.

The ADBIA will continue to strongly advocate for this outcome. We ask that Council demonstrate its commitment to this community by supporting us on this issue.

Thank you,

Maureen

Maureen O'Brien

Executive Director

Ambleside Dundarave Business Improvement Association

200 - 1497 Marine Drive

West Vancouver, BC

"It Takes a Village to Make a Village"

From: Tracey Saxby <tracey@myseatosky.org>
Sent: Thursday, July 17, 2025 9:46 AM
To: correspondence
Subject: Amendment to Woodfibre LNG's environmental assessment certificate

CAUTION: This email originated from outside the organization from email address tracey@myseatosky.org. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

Woodfibre LNG has applied to the BC Environmental Assessment Office (BC EAO) to amend its Environmental Assessment Certificate for a second floating workcamp located at the Woodfibre site. This will double the number of workers being water-taxed through Átl'ka7tsem / Howe Sound to 1,300 workers, along with many other environmental and social impacts.

The public are invited to [review the application](#) and **submit comments by August 2, 2025**.

We encourage the **District of West Vancouver** to request an extension from the BC EAO and make a written submission.

While the public are encouraged to submit comments through the survey tool on the [EPIC.engage](#) website, we recommend that you request to send a written submission via email to EAO.operations@gov.bc.ca.

We also recommend that you include any references that you may refer to in your submission as attachments to ensure these documents become part of the official record. For example, if you refer to a scientific journal article, include the complete scientific journal article as an attachment.

BC EAO requests that all attachments be combined into a single PDF file with your written submission.

Thank you for continuing to hold Woodfibre LNG accountable for its impacts on the precious ecosystems of Átl'ka7tsem / Howe Sound and our communities.

Best Regards,
Tracey

Tracey Saxby
Executive Director
My Sea to Sky
PO Box 2668, Squamish BC, V8B 0B8
s. 22(1)
Email: tracey@myseatosky.org
Web: BLOCKEDmyseatosky[.]orgBLOCKED

We respectfully acknowledge that we work in the traditional, unceded territories and ancestral lands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), Selílwitlh (Tseil-Waututh), and shíshálh (Sechelt) Nations.

From: [REDACTED] s. 22(1)
Sent: Thursday, July 17, 2025 2:45 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: 3861 & 3875 Uplands Way and 3181 Chipperfield Road

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council

s. 22(1) in favour of the Uplands proposal by Beedie at Council a few weeks ago, and I see it's back on your agenda for July 21 for further consideration.

I'm writing to reaffirm my support, as I truly believe this is a thoughtful and much-needed project for West Vancouver. One of the most important aspects for me is the inclusion of larger apartments. I have many friends who have tried to downsize in recent years but struggled to find anything that was the right size.

The homes proposed in this development will allow people to downsize comfortably, without having to part with beloved furniture and belongings they've had for decades. These aren't just items—they hold memories and meaning. It's heartbreaking when people are forced to give them up simply because there's no space.

What stands out about the Uplands plan is that it actually reflects how people in our community live. It offers a real, livable option for residents who want to stay in the community they love, without having to drastically compromise.

We need more housing like this. I hope Council sees the value in this proposal and moves it forward.

Thank you,

[REDACTED] s. 22(1)

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

From: s. 22(1)
Sent: Thursday, July 17, 2025 4:11 PM
To: Nora Gambioli; correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Proposed Development Application for 3861 & 3875 Upland Way and 3389 & 3181 Chippendale Road

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 Mayor and Council,

As the President of the BPAHA and a lifelong resident of this community, I've witnessed West Vancouver evolve through thoughtful planning, from Park Royal to Rodgers Creek, the Upper Lands, and most recently Cypress Village. Each has reflected the changing needs of our residents.

After reviewing the proposal for Area 6, I am pleased to offer my support. The proposed density transfer is a practical approach that allows flexibility for future planning while delivering much-needed market-strata housing. This will provide valuable downsizing and family-oriented ownership options, while also generating funds for important infrastructure and service improvements.

I am particularly supportive of the larger home layouts, the generous parking provisions, and the building designs that thoughtfully reflect our natural surroundings.

I encourage Council to move forward decisively and approve this project without delay.

Sincerely,
Heidi Inman

s. 22(1)

West Vancouver

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, July 21, 2025 12:22 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Proposed Development Application for 3861 & 3875 Upland Way and 3389 & 3181 Chippendale Road

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

I'm writing to you regarding Beedie Living's proposal in Area 6. I was born and raised in West Vancouver, and the area above the highway is some of my favourite in the area.

I'd like to offer my support for this application. I appreciate that these will be larger homes to accommodate families and downsizers. I love the connection to Cypress Village. It's also a beautiful design and I think it will be well received. I hope to see it come to fruition soon!

Thank you for the opportunity to offer my two cents,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

North Vancouver

[REDACTED] s. 22(1)

From: Rick Wagner [REDACTED] s. 22(1)
Sent: Tuesday, July 22, 2025 12:14 PM
To: correspondence
Subject: Fwd: A PDF version of the ARI-C Letter to Mayor Sager & Council on July 20,2025
Attachments: ARI-C Letter to Mayor Sager & Council.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.

Correspondence staff,

I am resending this to you as the original bounced back (I typed the address incorrectly).

Btw, my home address is:

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

Thanks,
 Rick

Rick Wagner
Chair, Ambleside Tenants Association

[REDACTED] s. 22(1) or amblesidetenantsassociation@gmail.com
 [REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Date: Mon, Jul 21, 2025 at 9:48 AM
Subject: A PDF version of the ARI-C Letter to Mayor Sager & Council on July 20,2025
To: Mark Sager <mark@westvancouver.ca>, <correspondence@westvancouver.ca>
CC: Peter Lambur <plambur@westvancouver.ca>, Nora Gambioli <ngambioli@westvancouver.ca>, Linda Watt <lwatt@westvancouver.ca>, Sharon Thompson <sthompson@westvancouver.ca>, Scott Snider <ssnider@westvancouver.ca>, <cassidy@westvancouver.ca>, Block.MLA, Lynne <lynne.block.mla@leg.bc.ca>, <linda.hepner.mla@leg.bc.ca>, Ambleside Tenants Association <amblesidetenantsassociation@gmail.com>

I am resending this message and attachment in PDF Format in case recipients are unable to read the original document.

Rick

Rick Wagner
Chair, Ambleside Tenants Association

[REDACTED] s. 22(1) or amblesidetenantsassociation@gmail.com
 [REDACTED] s. 22(1)

Hi Mark,

At the opening of MLA Block's constituency office, I had promised to send you more background information on this policy. The attached letter provides those details for you and Council.

The policy is a potentially significant threat to affordability, and is excessively biased against tenants. A recent case in West Vancouver in which tenants lost their ARI-C appeal, is detailed in the attached document.

MLA Block has been strongly advocating on behalf of the Ambleside Tenants Association and for tenants province-wide, to have the policy changed.

The ATA feels that your assistance (suggestions outlined in the letter) would make a difference in getting key problems in the policy addressed by the Provincial Government.

Sincerely,
Rick

Rick Wagner

Chair, Ambleside Tenants Association

s. 22(1)

or amblesidetenantsassociation@gmail.com

s. 22(1)

July 20, 2025

Dear Mayor Sager,

Further to our conversation at the opening of MLA Lynne Block's constituency office, I agreed to send you some background information on the Additional Rent Increase for Capital Expenditures (ARI-C) policy.

Request For Assistance

It would be greatly appreciated by the Ambleside Tenants Association if you and Council could:

- Send a letter to the Minister of Housing reinforcing your support for the concerns outlined in this letter.
- Recommend that the policy be repealed or put hold until a review and modifications are made. The highest/most urgent priority item that needs to be addressed is point 1 (in Key Problem Areas below); the next is point 2.
- Share your message of support, along with this letter, to other Metro Vancouver/Metro Victoria mayors (ideally all Provincial mayors), encouraging them to send a similar message to the Minister of Housing.

BACKGROUND

The policy is part of the Residential Tenancy Branch's (RTB) regulations that enables landlords to increase the rents of their tenants over and above the Province of BC's mandated rate increase (based on the annual consumer price index) for certain capital expenditures.

There are a number of aspects of the ARI-C that are grossly unfair to tenants (outlined below), and that will potentially exacerbate the affordability crisis in our community, as well as other communities across the Province.

Problems with the ARI-C have been observed firsthand by the Ambleside Tenants Association in a case involving the Shoreland Apartments in Ambleside. The major flaws in the policy have also been criticized by lawyers who work with the BC Tenant Resource and Advisory Centre (TRAC).

MLA Lynne Block has been extremely supportive of the Ambleside Tenants Association's efforts to have the ARI-C policy reviewed and changed.

MLA Block has shared our concerns with the BC Conservative Housing Critic MLA Linda Hepner, who has in turn raised the issue with the Minister of Housing, MLA Ravi Khalon in April, 2025.

MLA Hepner hopes to have a response from the Minister of Housing at some point during the Fall Legislative Session.

It is understood that the Provincial government is responsible for the Residential Tenancy Branch and its ARI-C policy.

However, the ATA wanted to be sure that you and Council were aware of this unfair policy, and to seek your assistance in applying additional pressure on the NDP government to change it.

A recent example of how the ARI-C policy has adversely impacted West Vancouver tenants is the following:

The Shoreland Apartments
2190 Bellevue Ave, West Vancouver
Owner - Starlight Investments
Managed by - MetCap

In summary, Starlight Investments applied for the additional 3% rent increase under the policy; the tenants appealed the request; and subsequently the RTB denied the appeal and ruled in favour of the landlord.

In the Appeal Hearing, the RTB adjudicator confirmed to tenants that **the 3% increase would be applicable in perpetuity, and would remain in place even after the complete elimination of the repair debt.**

The adjudicator refused to accept any arguments from tenants about the lack of fairness regarding the permanent nature of the additional rent increase (once repairs were paid for) indicating that it was simply a “unchallengeable right of landlords embedded in the ARI-C policy”.

The Shoreland Apartment tenants are fully expecting that the landlord will apply for the two additional 3% increases allowed for in the policy.

KEY PROBLEM AREAS and POTENTIAL SOLUTIONS

Here is a summary of some of the key problems with the policy:

1. The current ARI-C policy allows landlords to increase rents by up to 3% annually for up to three years, on top of the standard annual increase, to cover certain capital expenditures. The ARI-C increases become both embedded with regular rent and compounded with the allowable cost of living/inflation increases.

This could potentially result in rent increases of more than 21% over three years when combined with annual increases (if they remain at their current level).

Significantly, the ARI-C increases are never removed from the rent of tenants, even after the capital expenditure/debt has been paid off.

Therefore, the increases effectively become permanent, allowing landlords to profit indefinitely from repairs that should be their responsibility as property

owners. Even if some significantly revised/fairer form of ARI-C policy (egs, much lower increases; tighter restrictions on what qualifies as a capital expenditure; narrower scope on which landlords qualify) was to continue, at minimum the tenants' responsibility to pay for the repair must end once that cost is eliminated.

Additionally, the ARI-C increases should be kept totally separate from standard annual cost of living/inflation adjustments. That separation will preclude the "compounding effect" of the additional rent increase(s), and will facilitate the removal of the increase once the expenditure is paid off.

2. The ARI-C policy states that "a capital expenditure that meets the eligibility requirements will be ineligible for an additional rent increase if the repair or replacement was required because of inadequate repair or maintenance on the part of the landlord."

However, the **burden of proof** with respect to maintenance, replacement, and associated justification for capital expenditures is **unfairly placed on tenants instead of landlords** (who have all of the evidence, records, and information). A landlord is "encouraged" to share information that tenants request, but it is not mandatory, and there is often no penalty/consequence for non-compliance. The burden of proof requirement on tenants is an egregious example of an unfair procedural process that runs counter to legal principles, and places tenants in an untenable, disadvantaged position. Another related factor is that the **RTB has no established norms for what constitutes "appropriate maintenance"**. This lack of clarity and standards, creates an additional and unreasonable barrier for tenants.

3. A number of approved ARI-Cs include cosmetic or minor upgrades rather than solely addressing critical/major building components. The RTB needs to take a "harder line" approach on disallowing non-critical major building repairs.

An in depth review needs to take place to determine which capital expenditures should continue to be covered by the policy, and which should be eliminated.

4. There is no provision in the ARI-C policy to assess/consider a **landlord's "ability to pay" for an unusual major capital expenditure**. Therefore a landlord corporation that has a billion plus dollars in assets/value (eg Starlight Investments), is currently viewed through the same lens as a sole/family owner landlord that has a 5 million dollar value.

However, "ability to pay" is an approach that is taken into consideration by Manitoba's Residential Tenancy Branch. Manitoba's policy should be viewed as a "best practice" that could potentially be adopted by British Columbia. An ability to pay revision would potentially be fairer to tenants; it would place a greater, and more appropriate burden on large Corporate landlords; and it would still support small scale landlords who are committed to properly maintaining their

property while also coping with a large unforeseen major capital expenditure.

5. Another factor that could potentially be included in an assessment of ability to pay is the fact that landlords in BC have no restrictions on rent increases when a unit is vacated. The absence of “vacancy control” (rent is aligned with the unit and remains fixed even if that unit is vacated), might be a relevant factor with respect to whether it is even reasonable or necessary to have an ARI-C policy. However at minimum, if the policy is retained, the ability of/action taken by a landlord to significantly raise rents on vacated units should be a noteworthy variable in creating revised content.

The current ARI-C policy poses a significant threat to affordability for West Vancouver tenants (and all tenants in the Province).

Any actions that you can take with respect to the above mentioned “Requests for Assistance” will be beneficial in creating more momentum to repeal and/or modify the policy.

The support for West Vancouver tenants that you and Council have demonstrated is greatly appreciated.

Sincerely,
Rick

Rick Wagner
Chair, Ambleside Tenants Association
West Vancouver, B.C.

Email: [REDACTED] s. 22(1) or amblesidetenantsassociation@gmail.com

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Tuesday, July 22, 2025 3:03 PM
To: correspondence
Subject: Fwd: Municipal staff

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.

- >
- >
- > Mr. Mayor and Council
- >
- > I just moved [within West Van] and have spent hours on hold with many
- > companies [phone cable etc.] and then usually get disappointing service.
- >
- > But when I call the District, I get a great person on the line every time.
- > No long waits ... they know their jobs and are delighted to help.
- >
- > I just talked with Laura and she walked me through several issues in 5
- > minutes and it was actually fun.
- >
- > Thank you for keeping you it human in West Van!!!
- >
- > [Redacted] s. 22(1)
- >
- > [Redacted] s. 22(1)
- >
- > [Redacted] s. 22(1) West Vancouver BC [Redacted] s. 22(1)



WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES

June 18, 2025, 7:00 p.m.

The Lab

Present: A. Krawczyk [Chair], B. Hafizi, E. He, H. Kaart, W. Marais, P. Morris, A. Nimmons, S. Thompson, H. Vanee

Absent: A. Donovan, S. Sanajou, T. Wachmann, L. Yu

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

1. Call to Order

The meeting was called to order at 7:04 p.m.

2. Land Acknowledgement

3. Approval of Agenda

Moved by: B. Hafizi

Seconded by: H. Vanee

THAT the Agenda be approved.

CARRIED

4. Approval of Consent Agenda

S. Hall provided an update to the Board on user statistics highlighting the following:

- New cards are consistently down in 2025, mainly in WV-Adult cards and is possibly the result of fewer newcomer families moving to the area.
- Virtual visits in 2024 were artificially high due to bot traffic.
- Library visits are only down 1% from last year which is surprising given the increase in visits inspired by the Witness Blanket in Q1 2024.
- Program attendance is high this year, and one bump to adult attendance was the Robin Wall Kimmerer event.

Moved by: P. Morris

Seconded by: B. Hafizi

THAT the Consent Agenda be approved.

CARRIED

5. Business Arising from Minutes

None.

6. Chair Update

A. Krawczyk reported on his attendance at the Beyond Hope Library conference in Prince George from June 9-10, 2025 as part of his role on the BCLTA board. Hearing from the small rural libraries made him realize we truly should not take our advantages in West Vancouver lightly, nor the level of service we're able to provide. Some key issues discussed include recruitment of trustees and library staff, budgeting, strengthening indigenous relationships, and succession planning of directors.

A. Krawczyk thanked the trustees for meeting with him to discuss the work of the Board and their thoughts on how it could be improved. One key takeaway was the importance of actively participating on the Board's committees and the value this provides to the community.

A. Krawczyk advised that there are six trustees whose term expires in December 2025. Please let S. Dale know by the end of August if interested in continuing to serve on the Board as re-appointment recommendations are made to Council in the Fall.

7. Director

a) Update

Please see report attached report from the Director.

8. Governance

None.

9. Strategy

None.

10. Finance

a) 2025 Library Amended Funding Distribution Request to the Foundation

A. Nimmons advised that the Foundation has expressed support to help and as a result the major change contained in this amendment includes:

- A request of \$2,400 from the donations by Collingwood and Mulgrave students to support the enhancement of Indigenous language revitalization kits.
- An increase of \$2,760 to the Music Catalogue Records budget to accommodate rising costs.
- A reduction of \$1,350 in the North Shore Reads programming to align with actual projected needs for 2025.
- A request of \$15,000 to upgrade the sound system and equipment in the new concert area of the Main Hall.

S. Hall spoke to the funding distribution request and advised that the Library underspent the funds allocated from the 2024 Foundation request, which will assist in funding this increased amended request for 2025.

Moved by: A. Nimmons

Seconded by: W. Marais

1. To approve the submission of the Library's 2025 amended funding distribution request for a total of \$318,810, subject to the consent of the Foundation.
2. To approve the receipt and expenditure of the amended funding from the Library Foundation in the amount of \$318,810 provided that the Library Foundation consents to the distribution.

CARRIED

b) 2026 Funding Request to the Friends

A. Nimmons mentioned that for 2026, the Library is requesting a total of \$16,600. This amount is the same as 2025 and is based on the feedback the Friends provided on how much they could afford to fund in 2026.

The Board thanked the Friends for their continued dedication and support to the Library.

Moved by: A. Nimmons

Seconded by: E. He

To approve the submission of the Library's 2026 funding distribution request to the Friends for a total of \$16,600 as follows:

3. \$7,000 for collections
4. \$9,000 for programming
5. \$600 for promotion

11. Infrastructure Committee

B. Hafizi reported on the following projects:

- Preliminary work and electrical design continues on the heating system upgrade. An onsite meeting with the contractor and BC Hydro is scheduled on June 19th to discuss any required service upgrades. Construction is planned to commence in summer 2025.
- A steel structure for the elevator to the rooftop parking project has been installed. The project has been delayed by a week and is now expected to be completed in early July 2025.
- Most of the construction work has been completed for the Mezzanine renovation and shelving installation is currently underway. The decorative light fixtures, stair railings, and final inspections will be completed in the next few weeks with expected completion of construction by late June 2025. Once the construction is complete and shelving is fully installed, collections and furniture will be moved to the renovated area. We are still working on obtaining more details from District Utilities on timing and impact of the water service upgrade.
- The submissions for the Expression of Interest for the architectural design of the Youth area have been reviewed and a few firms have been shortlisted. We are awaiting to hear back from the District's Purchasing department on next steps. Once an architect is selected, we expect to start on the design in Q3-2025.
- Library staff will be working on the draft 2026 capital budget for review in July with the Infrastructure and Finance Committees.

B. Hafizi mentioned that the Infrastructure Committee is meeting on July 9, 2025 prior to the Joint meeting with the Finance Committee to review/discuss the draft 2026 capital plan. Trustees are welcome to join this meeting.

12. InterLINK

None.

13. Arts & Culture Advisory Committee

A. Krawczyk reported on the ongoing meetings with the Arts & Culture Advisory Committee to discuss the potential relocation of the West Vancouver Art Museum to the former Boathouse restaurant in Horseshoe Bay. A high-level space review was conducted by the Art Museum Advisory Panel to determine functionality of the Boathouse building and the general renovations required to meet current West Vancouver Art Museum standards on an interim basis. The findings were endorsed by

the Arts & Culture Advisory Committee and will be presented to Council for their consideration and approval.

14. Engagement Committee

A. Krawczyk mentioned the upcoming visit to Gleneagles in early to mid-July. This will be a simple tour to get to know the facility in preparation for the library's long-term infrastructure plan. A date will be scheduled shortly, and an invitation will be sent to those trustees interested in joining.

15. Council Update

S. Thompson reported on the following:

- Skate Forward – A new multi-sheet ice complex in West Vancouver will be discussed at the June 23, 2025 Council meeting.
- The Boathouse update from the Arts & Culture Advisory Committee will be presented to Council at their June 23, 2025 meeting.
- Canada Day festivities will take place at John Lawson Park in the afternoon and evening of July 1, 2025.
- The Harmony Arts Festival takes place from August 1 to 10, 2025.
- The Taste of the Bay was rescheduled to June 11, 2025 due to the tragic bus crash in Horseshoe Bay.
- Spoke to future opportunities for Cypress Bowl to operate as a summer mountain bike park.
- The District of West Vancouver has proposed to replace an underused bike terrain park and skateboard bowl at Gleneagles Adventure Park with four new pickleball courts and a paved pump track. The skateboarding community has expressed concern with the lack of skateparks in the city.
- The 2025 UBCM Convention will take place September 22-26 in Victoria.
- The first reading of the Ambleside centre local area plan has been delayed. The Ministry of Housing and Municipal Affairs has stated that Park Royal-Taylor Way will become a transit-oriented area with additional density requirements, and that plans must be updated to accommodate more housing in Ambleside and Dundarave Village. Council will wait for the province's feedback before updating the LAP.

16. New Business

a) 2025 Summer Reading Club – Early Closure Request

S. Hall advised that the Youth Department is requesting that the Library close one hour early on Friday, September 12 at 5 p.m., both to allow for a more reasonable time for setup and to offer families earlier time slots to receive medals: 6 p.m., 6:30 p.m., and 7 p.m.

[6]

Moved by: B. Hafizi
Seconded by: A. Nimmons

That the 2025 holiday hours be approved as circulated.

CARRIED

17. Date of Next Meeting

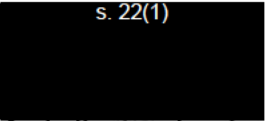
Wednesday, July 16, 2025, 7 p.m.

18. Adjournment

The meeting was adjourned at 8:07 p.m.

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

s. 22(1)


Andy Krawczyk
Chair, West Vancouver Memorial Library Board

From: Pascal Cuk
Sent: Thursday, July 17, 2025 9:41 AM
To: s. 22(1)
Cc: correspondence
Subject: RE: Aquila Developments, Easement Road (or AQUILIA AVENUE??? As referred to by Lisa Berg) at Daffodil Drive
Attachments: 2025 07 16 1208.pdf

Good morning, s. 22(1)

Thank you for your email regarding the confidentiality of written submissions (attached for reference).

I can confirm that your email, sent at 8:39 a.m. on Wednesday, July 16, was received by the District. Because it was received after 8:30 a.m., it did not form part of the correspondence package [posted on our website](#) on that day, but it will be included in next week's package (to be posted on July 23). You will see that written submissions posted to our website are redacted by removing names, addresses, phone numbers, and other identifying personal information. For more information regarding the correspondence process, please [see our website](#).

I note that the attached email was sent to the District (correspondence@westvancouver.ca), but also to each member of Council as well as several other recipients. It is not possible for District staff to ensure the confidentiality of written submissions if they are copied to any address other than District staff or correspondence@westvancouver.ca.

Thanks again, and please feel free to reach out to me again directly for more information regarding the correspondence process.

-Pascal

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

We acknowledge that we are on the traditional, ancestral, and unceded territory of the [Skwxwú7mesh Úxwumixw](#) (Squamish Nation), [səlilwətał](#) (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: [REDACTED] s. 22(1)
Sent: Wednesday, July 16, 2025 12:08 PM
To: Mark Sager, Mayor; Peter Lambur; Scott Snider; Christine Cassidy; Linda Watt; Nora Gambioli; Sharon Thompson; correspondence
Cc: [REDACTED] s. 22(1)
Subject: Aquila Developments, Easement Road (or AQUILIA AVENUE??? As referred to by Lisa Berg) at Daffodil 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.

Without Prejudice!

To Whom It May Concerns;

We submitted an email to West Vancouver City Council this morning at 8.39am relevant to Aquila Developments. It was assumed that when we simply asking the city to come out to conduct status review of development and its significant impact on our community, it was CONFIDENTIAL and, will be treated as such, until our mutual observations are either proven or dismissed.

Please be advised that we had an [REDACTED] s.22(1) [REDACTED] that they proceed in fencing off property as requested/proposed by The City of West Vancouver. When we purchased our property [REDACTED] s.22(1) was/is a city-controlled easement. Upon review of site plans and OCP, were advised that it cannot be developed. We herewith object advising them to the contrary by erecting any fence by the easement [REDACTED] s.22(1), as it will never solve concerns addressed.

Our only concerns are clearly stated; protecting our health, well being, structural damage concerns now and during the lifecycle of this development.

Would greatly appreciate if West Vancouver City Council would consider safeguarding our individual, vested interests in this community and prior to any disclosure [REDACTED] s. 22(1), would consult with the writer or community pertaining to any submission (s), prior to sharing outcome of any resolution [REDACTED] s.22(1).

Your response and expeditious attention to escalating concerns as expressed by many residents would be greatly appreciated.

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

From: [REDACTED] s. 22(1)

Sent: July 16, 2025 8:39 AM

To: 'Mark Sager' <mark@westvancouver.ca>; 'Peter Lambur' <plambur@westvancouver.ca>; 'Scott Snider' <ssnider@westvancouver.ca>; 'ccassidy@westvancouver.ca' <ccassidy@westvancouver.ca>; 'Linda Watt' <lwatt@westvancouver.ca>; 'ngamboli@westvancouver.ca' <ngamboli@westvancouver.ca>; 'sthompson@westvancouver.ca' <sthompson@westvancouver.ca>; 'correspondence@westvancouver.ca' <correspondence@westvancouver.ca>

Cc: [REDACTED] s. 22(1)

Subject: Aquila Developments, Easement Road (or AQUILIA AVENUE???) As referred to by Lisa Berg) at Daffodil Drive

Mayor and Council Members,

Our patience is about to expire due to the significant health hazard, physiological and psychological, concerning the never-ending construction noise, blasting, and resulting dust, pertaining to the Aquila development at Daffodil dr.

Today, 16 July 2025, workers already on jobsite at 6.25am???, creating noise (as per time-stamped photos attached) against municipal noise bylaw, yet it is music to our ears, compared to what we are experiencing over the last many weeks&months, having earplugs indoor/outdoor, every day.

After submitting several emails expressing concerns about our **road safety, health and structural damages, parking violations, trees removals in contravention of Development Permit**, in fact half mountain removed, yet to receive any response from Council save, Engineering and Transportation Department, regarding road safety requirements for parking restrictions due to lack of compliance to Transport Canada/West Vancouver ByLaw at corner of Easement Road and Daffodil Drive. We contacted Engineering and Transportation Department to follow up and act as advised by ByLaw however, yet to receive any response.

IT WOULD BE OUR PLEASURE TO INVITE COUNCIL TO HOLD THE NEXT COUNCI MEETING AT OUR HOUSE – LUNCH WOULD BE ON US – ONLY TO SEE IF YOU COULD CONDUCT YOUR MEETING WHILE BLASTING AND SCREECHING NOISE LASS THAN [REDACTED] s. 22(1) AWAY, AS HALF THE MOUNTAIN BEING REMOVED! WOULD BE UNLIKELY TO CONDUCT YOUR MEETING IN DUE PROCESS AS PER PREVIOUSLY EXPRESSED CONCERNS!

Over last many weeks, we cannot take a phone call as is impossible to even hear what the caller has to say! Our lives have been dramatically impacted; our health and s. 22(1) requiring medical care due to stress from blasting, blocked driveways, non-stop cloud of dirt and dust as **no preventive measures being taken** to mediate resulting problems inside/outside of our home.

We herewith request West Vancouver Council to take action, **to arrange for an immediate structural review of our home due to blasting** – in fact, yesterday (15 July 2025), there was a blast that did NOT precede any warning signal and later another, that was so strong that our windows were shaking from the blast, similar to a 3.5 earthquake.

We live under insane conditions 6 days a week save, when Harpers had a birthday party two weeks ago, they stopped for three hours to enjoy themselves – while we must live with this non-sense 86% of our time!

As a last resort, reaching out to you to seriously consider if/when you may yet approve further development for Aquila at the site, as planned and, provide continued oversight over the current development if it was being in compliance to Bylaws and their Development Permit. We do hope to see Permit/ByLaw to attend to expressed concerns otherwise, we will have to consider our citizens' rights as a **small community being totally turned upside down** already. Many families' lives, including retired members of this small tranquil community being impacted – not for a year or so but most likely for many years, while this multi-family, residential development carries on – many of us would not even live long enough to enjoy again a nice, peaceful day (other than Sundays?).

As our concerns for safety, health and impacted financial losses are continually on the rise, unless actions will be taken to remedy, at least in part by, our expressed concerns, will be left with no other choice but to openly share with the wider, lower mainland community, including videos/photos, **WHAT DOES IT REALLY LOOK LIKE TO LIVE IN WEST VANCOUVER – before they make their decision if it was worth their effort to consider living in hell!!** What does it feel when OCP being ignored or conveniently changing bylaws, while our neighborhood being torn apart for the sake to squeeze in multi-family development into an otherwise tranquil, peaceful community for over the last many decades.

Previous email communications posted below for your further review.

Respectfully,

A West Vancouver citizen that is most likely being forced out of this community and/or, may not even see the end of development!

Good afternoon Lisa;

We hope, you may have time to review our concerns especially, in response to your email communications to [REDACTED] s. 22(1), pertaining to Aquila developments. We are very confused, concerned as nothing makes much sense as development is not within scope as per your understanding nor in compliance to development permit – at least, what we could see. Therefore, would like to invite you (and all Council members) to development site to review what was approved and subsequent permit (s) issued and, what their current plans are. The following issues are unlikely within previously issued development permit, nor were we presented any changes whereas, our community is in the dark as to what is yet to come.

1 Your reference to Aquila Avenue – what does that refer to

Based on development permit, Aquila was supposed to replace the DIRT ROAD with trees and green space (further confirmed by developer) upon completion of phase one development yet, trees removed and assume your reference was not related to Easement Road to become Aquila Avenue.

2 Constant Parking concerns

Due to several close calls and, never-ending contravention to development permit, workers continually parked (parking) on Daffodil dr., restricting traffic. Submitted request for review to West Vancouver Engineering department and *their response was:*

We have reviewed the roadway, and its width is less than 6 metres. Due to this, parking on either side is not permitted as per the District's traffic and parking bylaw.

You may contact our Bylaw Department for enforcement at bylawdep@westvancouver.ca or 604-925-7152.

Which we did but yet to hear from them.

In fact, years ago, this corner was stated as not being in compliance with Transport Canada Safety compliance. Therefore, we cannot wait years for this construction to complete only to have the ability to [REDACTED] s.22(1) (as per photo above - last Saturday could not even leave [REDACTED] s. 22(1), blocked from both directions, until had a cement truck eventually moved.

3 Noise related health concerns

I am very sorry, but it is time for Council to understand/acknowledge the magnitude of impact on our community, as this construction causing significant health issues, anxiety and stress, resulting in phycological health issues as being within [REDACTED] s. 22(1) of blasting, screeching sounds 6 days a week. It is one thing to make a decision in a soundproof office, it is another for our partially retired community that paid taxes over 40+ years, not only to live with constant screeching noise and blasting each day, but not even be able to escape from it due to lack of access to public road. In fact, this matter must be resolved to allow for emergency vehicles in time of need.

4 Noise Assessment

We have engaged a third party to conduct noise assessment and, constant high pitch, screeching noise of moving half the mountain, results in decibel levels that are harmful to most of us, [REDACTED s.22(1)] to this development. It is one thing to approve and build one or even two homes, but to allow this development in an established neighborhood, should have been carefully studied prior to allowing development.

5 **Property Pre-Post Blast Assessment and effects of same – loss of income and deteriorating health condition (s)**

We are very concerned about extended, never-ending blasting. In fact, half the hillside already disappeared. We incurred expenses for [REDACTED s. 22(1)] due to [REDACTED s. 22(1)] deteriorating health and, additional on-going medical expenses being incurred by our family due to stress, lack of sleep and substantial losses not being able manage our [REDACTED s. 22(1)]. We assumed the City of West Vancouver would offer pre-post structural assessment due to extended blasting. We never had any and requesting assessment by City of West Vancouver as are concerned about integrity of our house foundation ([REDACTED s. 22(1)] from blast site).

4 **District's Transportation Engineer Report**

I have no idea what you referred to as is in contradiction what we received from Engineering Department re; *site to offer a direct connection between Westport Road and Daffodil Drive to give people an alternative to navigate the neighbourhood – this was never approved*. There was supposed to be one entry to upper site from Westport Road and another to lower site from Daffodil Drive. Current dirt road was to retain trees, plant shrubs, maintain creek on easement – Aquila already removed trees that was not supposed to - your reference would be correct if city approved and amendment to development permit, Would it be the case, it would create major concerns as cutover traffic from Westport to Daffodil dr. for people shortcutting to Marine Dr., and onto Cranley Dr., and beyond. Such change post-approved/amended without community input, would warrant investigation and further action (s) to prevent any changes to approved development plan.

5 **4-lot Subdivision**

At Council meeting, despite being in proximity and subject to these conditions, did support Aquila development. Had I known that they would not only proceed with this development but deviate from the Site Plan approved, ie; trees removed that were not supposed to, draining water from development site into creek that is on easement property, proposing to create a cut-over from Westport road to Cranley Dr., proposing yet another 4 lot Subdivision, when on record at council meeting they said; we purchased this property to be our future home and be part of community – well it does not seem to be the case. Would there be a road, instead of protected green belt on current easement property, we will take any action necessary to enforce compliance to originally approved development permit.

Am reaching out to you in frustration being [REDACTED s. 22(1)] and having seen the OCP turned upside down, resulting is serious health concerns. All I sincerely ask is for above reasons, would you be kind to arrange for a brief site view to see, feel and observe what our community concerns are as blasting continues.

Thank you in advance,

Email 07 July 2025 – to West Vancouver Engineering Response below)

Good morning;

Thank you for your expeditious response and having completed site review at [REDACTED] s. 22(1).

We reached out to ByLaw several times over the years as the [REDACTED] s. 22(1) represents safety concerns. In view of current Aquila developments, it is even more so important to have Traffic and Parking Bylaw to review, approve and implement parking restrictions.

As of last **Saturday, 05 July 2025, 9.50am**, several workers parked on EACH side of the roadway as well as a cement truck (please refer to images attached). We have NOT been able to leave [REDACTED] s. 22(1) until reaching out to the truck driver to move his truck while waiting to unload to Aquila property. Even after, was difficult to get out [REDACTED] s. 22(1) having cars parked each side. It is a safety issue as well as constant stress in communicating with workers parking here, only to be able to get out [REDACTED] s. 22(1) on a Saturday morning...it is nonsense.

We are reaching out to Traffic and Parking Bylaw to implement parking restrictions at this part of [REDACTED] s. 22(1) to:

To allow for traffic safety at [REDACTED] s. 22(1) . and, entry/exit from [REDACTED] s. 22(1) [REDACTED] s. 22(1) onto roadway;

- 1 have [REDACTED] s. 22(1) be restricted for parking due to “no line of sight”, and meet required Ministry of Transportation compliance
- 2 restrict Aquila development’ workers to park on Daffodil drive and remain within compliance to their development permit as workers, suppliers, contractors constantly park on adjacent roadways (from Marine drive through Daffodil drive).

Again, thank you for your assessment and looking forward to Bylaw to implement necessary parking restrictions. Rotating site visits to Aquila development site to ensure their respective compliance to their development permit would also be welcomed.

Email 04 July 2025 – received from West Vancouver Engineering and Transportation Department

Hello,

We have reviewed the roadway, and its width is less than 6 metres. Due to this, parking on either side is not permitted as per the District’s traffic and parking bylaw.

You may contact our Bylaw Department for enforcement at bylawdep@westvancouver.ca or 604-925-7152.

Regards,

From: [REDACTED] s. 22(1)
Sent: Friday, June 20, 2025 3:08 PM
To: Engineering Department <engineeringdept@westvancouver.ca>
Cc: [REDACTED] s. 22(1)
Subject: PARKING CONCERNS AND ROAD SAFETY - [REDACTED] s. 22(1) West Vancouver [REDACTED] s. 22(1)

Good afternoon Caleb;

Further to our telephone communication pertaining to road safety and accessibility to/from [REDACTED] s.22(1) [REDACTED] s.22(1) West Vancouver [REDACTED] s. 22(1), we kindly invite you to an onsite review/assessment.

It is our opinion that parking may require restrictions within 15 meters from [REDACTED] s. 22(1) to allow for road safety as there is NO SITE OF VIEW, which represents safety and access concerns. Besides, vehicles parked there, cause complications/restrictions from [REDACTED] s. 22(1) due to concerns for local road traffic and parked vehicles (not to mention, it is impossible to [REDACTED] s. 22(1) with our [REDACTED] s. 22(1)).

Please refer to photos taken. Your assessment and assistance would be appreciated.

Thank you in advance,

[REDACTED] s. 22(1)
[REDACTED]

[REDACTED] s. 22(1)

From: Natalie Roizman
Sent: Monday, July 21, 2025 3:22 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: Council correspondence - week ending July 16, 2025

Hello s. 22(1),

Thank you for your feedback regarding the Destination Parks Pay Parking program in West Vancouver. It has been received by Council and forwarded to staff for response. I am sorry to hear that you became lost on your recent visit to Lighthouse Park and received a ticket and I can understand the frustration.

The District is committed to ensuring that our parks are welcoming and accessible. The pay parking program is designed to ensure equitable access to parking spaces for all park visitors. The program helps manage parking availability, maintain park infrastructure, and fund various amenities and services that benefit everyone who utilizes these spaces.

Please note that visitors without a smart phone or data plan may also use a call-in payment option, which only requires a cell phone with a local calling plan, not data. You can read more about the program, and how to pay for parking, including adding additional time to your parking at westvancouver.ca/payparking. I have also included the information for the call in payment option below for your convenience:

- Call the PayByPhone number that is displayed on signage where you park: 1-866-234-7275.
- Respond to the prompts. Existing PayByPhone account holders are prompted to enter their PIN, location number and parking duration. New users are guided through a registration process.
- Wait for parking to be confirmed.
- To extend your parking, dial the number you used to pay for parking, and you will be given the option to extend your parking session.

Sincerely,

Natalie Roizman, she / her / hers
Community Relations & Communications Manager
Communications, Indigenous & Community Relationships | District of West Vancouver
t: 604-925-7008 | c: 604-721-3776 | 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 [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: Friday, July 11, 2025 9:26 AM
To: correspondence
Subject: Impark at Lighthouse Park

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello,
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)

From: Engineering Department
Sent: Tuesday, July 22, 2025 11:12 AM
To: [REDACTED] s. 22(1)
Cc: correspondence
Subject: RE: District of West Vancouver Engineering Public Enquiry - [REDACTED] s. 22(1) - Delineator Request

Hello,

Our Roads team has reviewed your request, and as noted in past correspondence, we recommend clearing the shrubbery fronting your home. This will help improve accessibility and visually reinforce the area as an entryway as most of the boulevard is covered.



Please be advised that under the District's Traffic and Parking Bylaw, vehicles may not park on a street for more than 72 consecutive hours. You may contact our Bylaw Department at 604-925-7152 or BylawDept@westvancouver.ca to report these parking infractions.

Regarding the delineators on [REDACTED] s. 22(1), these were originally installed due to the property's proximity to the adjacent commercial area. This installation was carried out under practices that the District no longer follows.

Thank you,

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

From: Engineering Department
Sent: Tuesday, July 8, 2025 3:15 PM
To: [REDACTED] s. 22(1)
Subject: District of West Vancouver Engineering Public Enquiry - [REDACTED] s. 22(1) - Delineator Request

Hello,

Thank you for your email. The Engineering and Transportation Services Department is in receipt of your correspondence. Barring any operational emergencies or unforeseen circumstances, including extreme weather events, a response will be forthcoming within 10 business days. **Call number [REDACTED] s. 22(1) has been created for your enquiry.**

If this is a request for service your enquiry will be forwarded to dispatch@westvancouver.ca.

If this is an operational **emergency** please contact Dispatch at 604-925-7100. This line is monitored 24 hours a day, seven days a week. Emergency call out charges may apply.

Regards,

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

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

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.

[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.

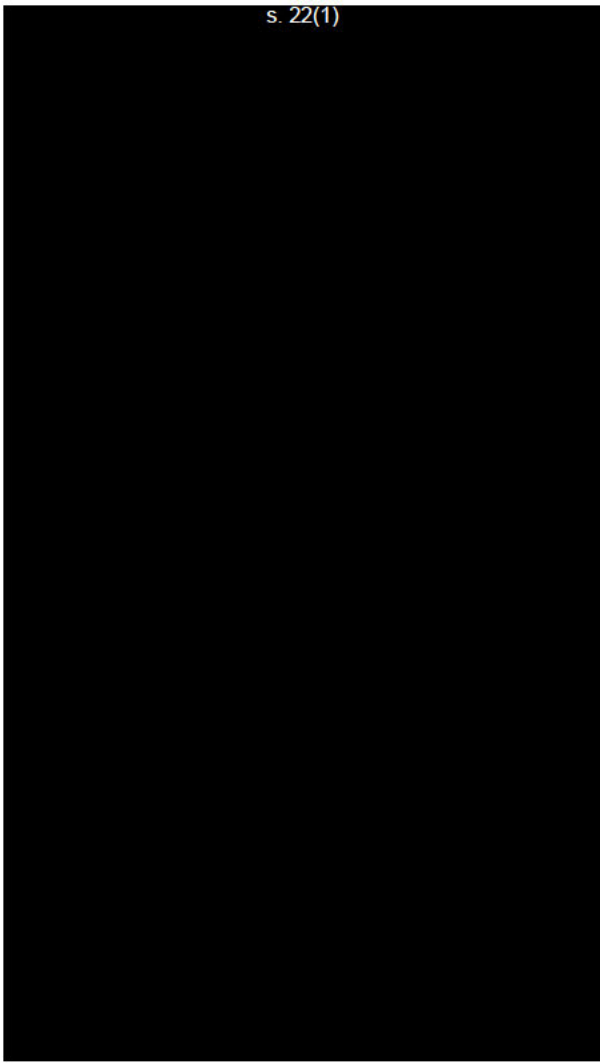
Sincerely,

[REDACTED] s. 22(1)

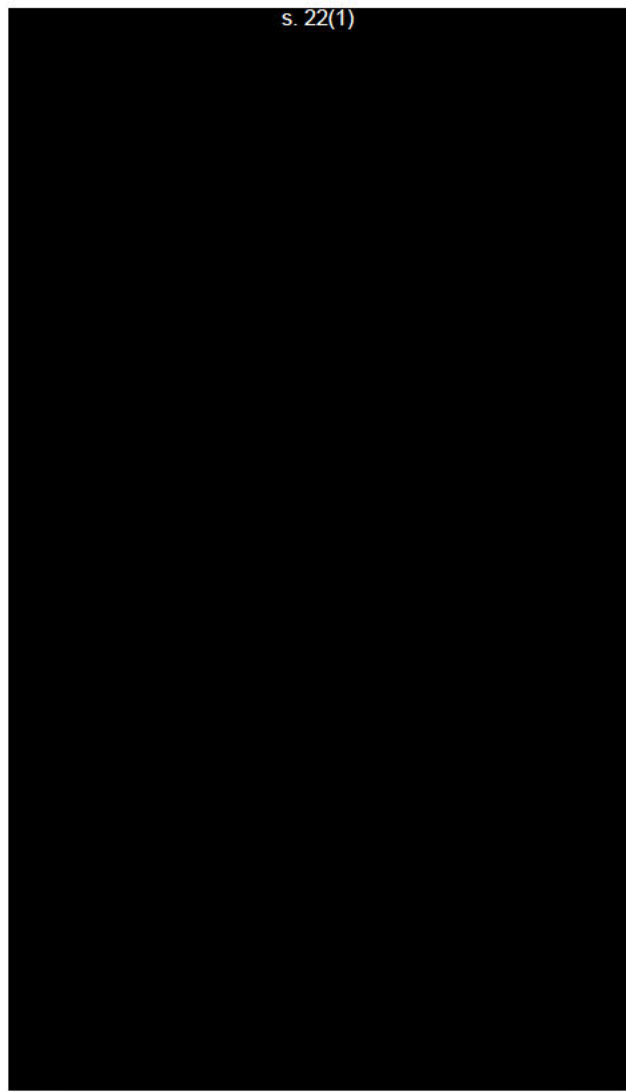
West Vancouver, BC

[REDACTED] s. 22(1)

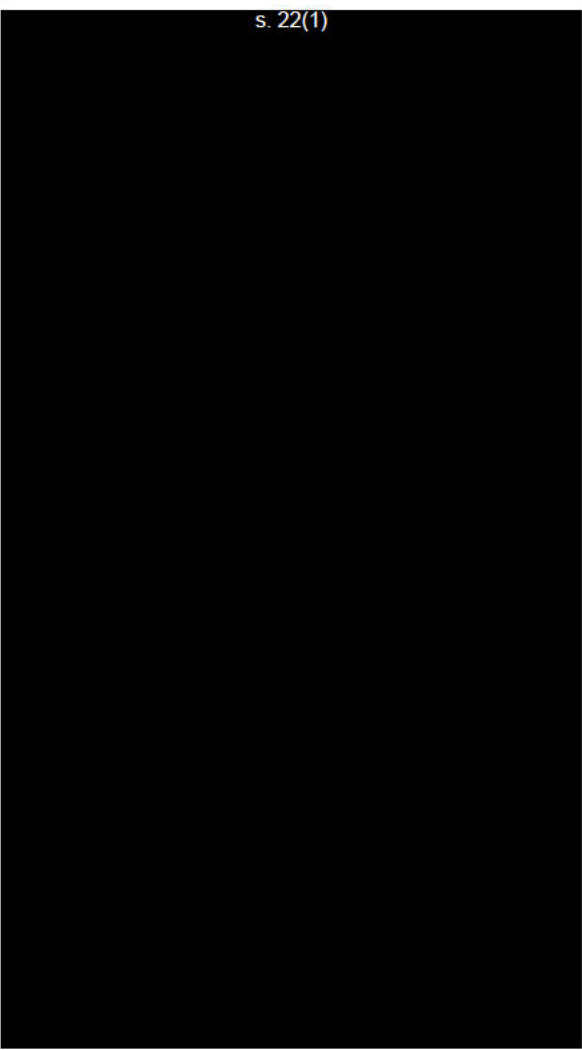
s. 22(1)





s. 22(1)



s. 22(1)



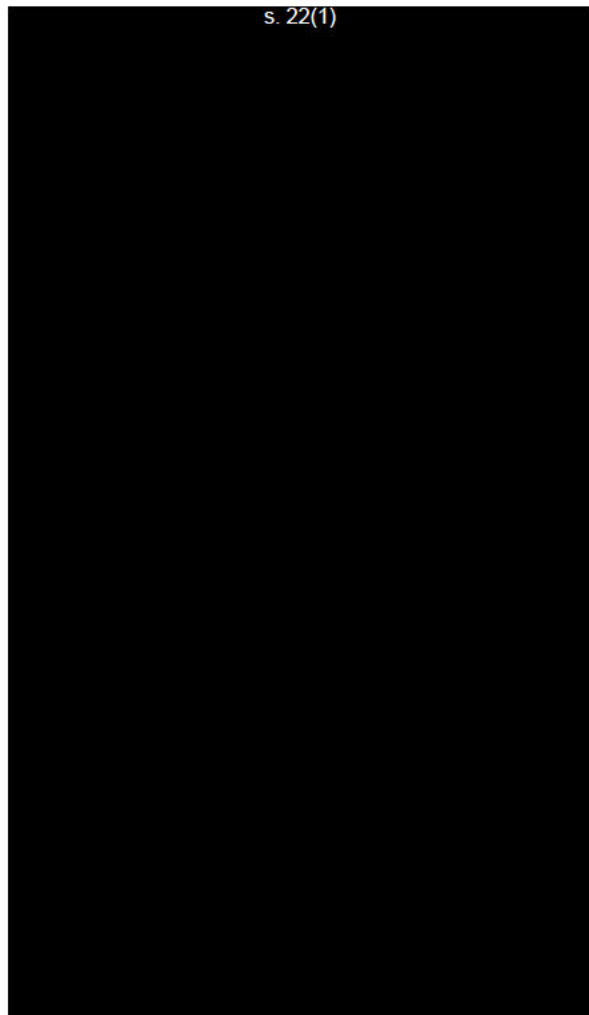
iPod  12:31 AM 



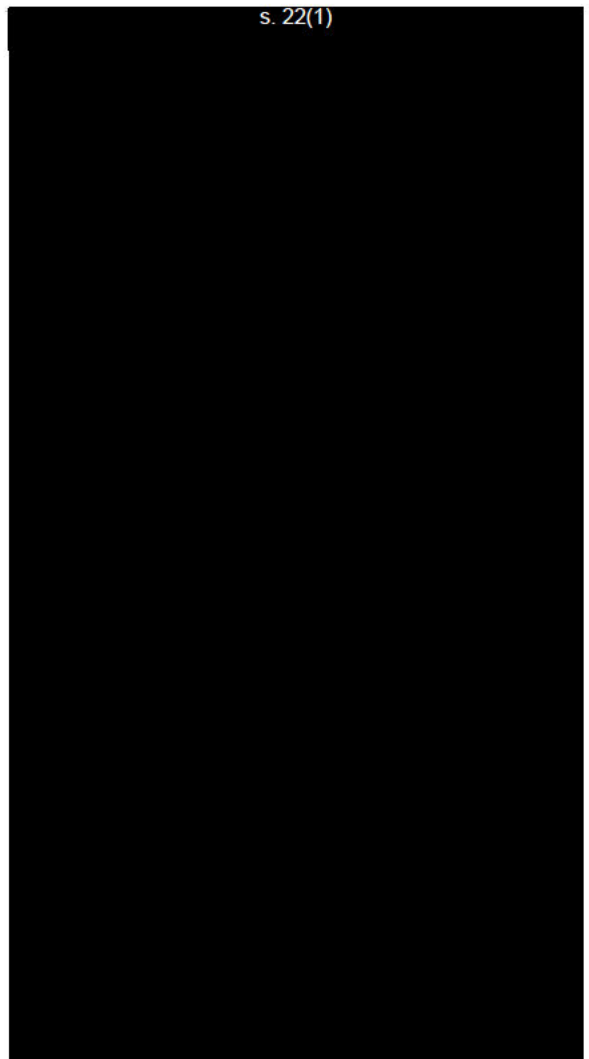


bcsiteservice.com — Private

s. 22(1)



s. 22(1)



From: Eric Villeneuve
Sent: Tuesday, July 22, 2025 3:26 PM
To: s.22(1)
Cc: correspondence
Subject: Response to noise complaint regarding Aquila development

s.22(1)

In your July 17, 2025 email to Mayor and Council, attached, it appears most of your primary concerns have been addressed, or actions have been taken towards resolution, s.22(1). Thank you for your update.

On a point of clarification to point 1: Engineering & Transportation staff will not be installing “No Parking” signage during construction, instead staff will be distributing notices to the neighbourhood notifying residents that street parking on either side of the portion of Daffodil Dr leading to the site entrance/ s.22(1) is not permitted as per the District’s traffic and parking bylaw.

Eric Villeneuve P.Eng. (he/him)
Manager, Land Development | District of West Vancouver
t: 604-921-3494 | westvancouver.ca



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

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 16, 2025 8:39 AM
To: Mark Sager, Mayor; Peter Lambur; Scott Snider; Christine Cassidy; Linda Watt; Nora Gambioli; Sharon Thompson; correspondence
Cc: s. 22(1)
Subject: Aquila Developments, Easement Road (or AQUILIA AVENUE??? As referred to by Lisa Berg) at Daffodil Drive
Attachments: Saturday 9.50am Aquila Roadblock 1.jpg; Saturday 9.50am Aquila Roadblock 2.jpg; 20250716_062603.jpg; 20250716_062543.jpg

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.

Mayor and Council Members,

Our patience is about to expire due to the significant health hazard, physiological and psychological, concerning the never-ending construction noise, blasting, and resulting dust, pertaining to the Aquila development at Daffodil dr.

Today, 16 July 2025, workers already on jobsite at 6.25am???, creating noise (as per time-stamped photos attached) against municipal noise bylaw, yet it is music to our ears, compared to what we are experiencing over the last many weeks&months, having earplugs indoor/outdoor, every day.

After submitting several emails expressing concerns about our **road safety, health and structural damages, parking violations, trees removals in contravention of Development Permit**, in fact half mountain removed, yet to receive any response from Council save, Engineering and Transportation Department, regarding road safety requirements for parking restrictions due to lack of compliance to Transport Canada/West Vancouver ByLaw at corner of Easement Road and Daffodil Drive. We contacted Engineering and Transportation Department to follow up and act as advised by ByLaw however, yet to receive any response.

IT WOULD BE OUR PLEASURE TO INVITE COUNCIL TO HOLD THE NEXT COUNCI MEETING AT OUR HOUSE – LUNCH WOULD BE ON US – ONLY TO SEE IF YOU COULD CONDUCT YOUR MEETING WHILE BLASTING AND SCREECHING NOISE LASS THAN s.22(1) AWAY, AS HALF THE MOUNTAIN BEING REMOVED! WOULD BE UNLIKELY TO CONDUCT YOUR MEETING IN DUE PROCESS AS PER PREVIOUSLY EXPRESSED CONCERNS!

Over last many weeks, we cannot take a phone call as is impossible to even hear what the caller has to say! Our lives have been dramatically impacted; our health and s. 22(1) requiring medical care due to stress from blasting, blocked driveways, non-stop cloud of dirt and dust as **no preventive measures being taken** to mediate resulting problems inside/outside of our home.

We herewith request West Vancouver Council to take action, **to arrange for an immediate structural review of our home due to blasting** – in fact, yesterday (15 July 2025), there was a blast that did NOT precede any warning signal and later another, that was so strong that our windows were shaking from the blast, similar to a 3.5 earthquake.

We live under insane conditions 6 days a week save, when Harpers had a birthday party two weeks ago, they stopped for three hours to enjoy themselves – while we must live with this non-sense 86% of our time!

As a last resort, reaching out to you to seriously consider if/when you may yet approve further development for Aquila at the site, as planned and, provide continued oversight over the current development if it was being in compliance to Bylaws and their Development Permit. We do hope to see Permit/ByLaw to attend to expressed concerns otherwise, we will have to consider our citizens' rights as a **small community being totally turned upside down** already. Many families' lives, including retired members of this small tranquil community being impacted – not for a year or so but most likely for many years, while this multi-family, residential development carries on – many of us would not even live long enough to enjoy again a nice, peaceful day (other than Sundays?).

As our concerns for safety, health and impacted financial losses are continually on the rise, unless actions will be taken to remedy, at least in part by, our expressed concerns, will be left with no other choice but to openly share with the wider, lower mainland community, including videos/photos, **WHAT DOES IT REALLY LOOK LIKE TO LIVE IN WEST VANCOUVER – before they make their decision if it was worth their effort to consider living in hell!!** What does it feel when OCP being ignored or conveniently changing bylaws, while our neighborhood being torn apart for the sake to squeeze in multi-family development into an otherwise tranquil, peaceful community for over the last many decades.

Previous email communications posted below for your further review.

Respectfully,

A West Vancouver citizen that is most likely being forced out of this community and/or, may not even see the end of development!

Good afternoon Lisa;

We hope, you may have time to review our concerns especially, in response to your email communications to [REDACTED] s. 22(1), pertaining to Aquila developments. We are very confused, concerned as nothing makes much sense as development is not within scope as per your understanding nor in compliance to development permit – at least, what we could see. Therefore, would like to invite you (and all Council members) to development site to review what was approved and subsequent permit (s) issued and, what their current plans are. The following issues are unlikely within previously issued development permit, nor were we presented any changes whereas, our community is in the dark as to what is yet to come.

1 Your reference to Aquila Avenue – what does that refer to

Based on development permit, Aquila was supposed to replace the DIRT ROAD with trees and green space (further confirmed by developer) upon completion of phase one development yet, trees removed and assume your reference was not related to Easement Road to become Aquila Avenue.

2 Constant Parking concerns

Due to several close calls and, never-ending contravention to development permit, workers continually parked (parking) on Daffodil dr., restricting traffic. Submitted request for review to West Vancouver Engineering department and *their response was:*

We have reviewed the roadway, and its width is less than 6 metres. Due to this, parking on either side is not permitted as per the District's traffic and parking bylaw.

You may contact our Bylaw Department for enforcement at bylawdep@westvancouver.ca or 604-925-7152.

Which we did but yet to hear from them.

In fact, years ago, this corner was stated as not being in compliance with Transport Canada Safety compliance. Therefore, we cannot wait years for this construction to complete only to have the ability to [REDACTED] s.22(1) (as per photo above - last Saturday could not even leave [REDACTED] s. 22(1), blocked from both directions, until had a cement truck eventually moved.

3 Noise related health concerns

I am very sorry, but it is time for Council to understand/acknowledge the magnitude of impact on our community, as this construction causing significant health issues, anxiety and stress, resulting in phycological health issues as being within [REDACTED] s. 22(1) of blasting, screeching sounds 6 days a week. It is one thing to make a decision in a soundproof office, it is another for our partially retired community that paid taxes over 40+ years, not only to live with constant screeching noise and blasting each day, but not even be able to escape from it due to lack of access to public road. In fact, this matter must be resolved to allow for emergency vehicles in time of need.

4 Noise Assessment

We have engaged a third party to conduct noise assessment and, constant high pitch, screeching noise of moving half the mountain, results in decibel levels that are harmful to most of us, [REDACTED] s.22(1) to this development. It is one thing to approve and build one or even two homes, but to allow this development in an established neighborhood, should have been carefully studied prior to allowing development.

5 **Property Pre-Post Blast Assessment and effects of same – loss of income and deteriorating health condition (s)**

We are very concerned about extended, never-ending blasting. In fact, half the hillside already disappeared. We incurred expenses for [REDACTED] s. 22(1) due to [REDACTED] s. 22(1) deteriorating health and, additional on-going medical expenses being incurred by our family due to stress, lack of sleep and substantial losses not being able manage our [REDACTED] s. 22(1). We assumed the City of West Vancouver would offer pre-post structural assessment due to extended blasting. We never had any and requesting assessment by City of West Vancouver as are concerned about integrity of our house foundation ([REDACTED] s. 22(1) from blast site).

4 **District's Transportation Engineer Report**

I have no idea what you referred to as is in contradiction what we received from Engineering Department re; *site to offer a direct connection between Westport Road and Daffodil Drive to give people an alternative to navigate the neighbourhood – this was never approved*. There was supposed to be one entry to upper site from Westport Road and another to lower site from Daffodil Drive. Current dirt road was to retain trees, plant shrubs, maintain creek on easement – Aquila already removed trees that was not supposed to - your reference would be correct if city approved and amendment to development permit, Would it be the case, it would create major concerns as cutover traffic from Westport to Daffodil dr. for people shortcutting to Marine Dr., and onto Cranley Dr., and beyond. Such change post-approved/amended without community input, would warrant investigation and further action (s) to prevent any changes to approved development plan.

5 **4-lot Subdivision**

At Council meeting, despite being in proximity and subject to these conditions, did support Aquila development. Had I known that they would not only proceed with this development but deviate from the Site Plan approved, ie; trees removed that were not supposed to, draining water from development site into creek that is on easement property, proposing to create a cut-over from Westport road to Cranley Dr., proposing yet another 4 lot Subdivision, when on record at council meeting they said; we purchased this property to be our future home and be part of community – well it does not seem to be the case. Would there be a road, instead of protected green belt on current easement property, we will take any action necessary to enforce compliance to originally approved development permit.

Am reaching out to you in frustration being [REDACTED] s. 22(1) and having seen the OCP turned upside down, resulting is serious health concerns. All I sincerely ask is for above reasons, would you be kind to arrange for a brief site view to see, feel and observe what our community concerns are as blasting continues.

Thank you in advance,

Email 07 July 2025 – to West Vancouver Engineering Response below)

Good morning;

Thank you for your expeditious response and having completed site review at [REDACTED] s. 22(1).

We reached out to ByLaw several times over the years as the [REDACTED] s. 22(1) represents safety concerns. In view of current Aquila developments, it is even more so important to have Traffic and Parking Bylaw to review, approve and implement parking restrictions.

As of last **Saturday, 05 July 2025, 9.50am**, several workers parked on EACH side of the roadway as well as a cement truck (please refer to images attached). We have NOT been able to leave [REDACTED] s. 22(1) until reaching out to the truck driver to move his truck while waiting to unload to Aquila property. Even after, was difficult to get out [REDACTED] s. 22(1) having cars parked each side. It is a safety issue as well as constant stress in communicating with workers parking here, only to be able to get out [REDACTED] s. 22(1) on a Saturday morning...it is nonsense.

We are reaching out to Traffic and Parking Bylaw to implement parking restrictions at this part of [REDACTED] s. 22(1) to:

To allow for traffic safety at [REDACTED] s. 22(1) . and, entry/exit from [REDACTED] s. 22(1) [REDACTED] s. 22(1) onto roadway;

- 1 have [REDACTED] s. 22(1) be restricted for parking due to “no line of sight”, and meet required Ministry of Transportation compliance
- 2 restrict Aquila development’ workers to park on Daffodil drive and remain within compliance to their development permit as workers, suppliers, contractors constantly park on adjacent roadways (from Marine drive through Daffodil drive).

Again, thank you for your assessment and looking forward to Bylaw to implement necessary parking restrictions. Rotating site visits to Aquila development site to ensure their respective compliance to their development permit would also be welcomed.

Email 04 July 2025 – received from West Vancouver Engineering and Transportation Department

Hello,

We have reviewed the roadway, and its width is less than 6 metres. Due to this, parking on either side is not permitted as per the District’s traffic and parking bylaw.

You may contact our Bylaw Department for enforcement at bylawdep@westvancouver.ca or 604-925-7152.

Regards,

From: [REDACTED] s. 22(1)
Sent: Friday, June 20, 2025 3:08 PM
To: Engineering Department <engineeringdept@westvancouver.ca>
Cc: [REDACTED] s. 22(1)
Subject: PARKING CONCERNS AND ROAD SAFETY - [REDACTED] s. 22(1) West Vancouver [REDACTED] s. 22(1)

Good afternoon Caleb;

Further to our telephone communication pertaining to road safety and accessibility to/from [REDACTED] s.22(1) [REDACTED] s.22(1) West Vancouver [REDACTED] s. 22(1), we kindly invite you to an onsite review/assessment.

It is our opinion that parking may require restrictions within 15 meters from [REDACTED] s. 22(1) to allow for road safety as there is NO SITE OF VIEW, which represents safety and access concerns. Besides, vehicles parked there, cause complications/restrictions from [REDACTED] s. 22(1) due to concerns for local road traffic and parked vehicles (not to mention, it is impossible to [REDACTED] s. 22(1) with our [REDACTED] s. 22(1)).

Please refer to photos taken. Your assessment and assistance would be appreciated.

Thank you in advance,

[REDACTED] s. 22(1)
[REDACTED]

[REDACTED] s. 22(1)

s.22(1)



s.22(1)



s.22(1)



From: [REDACTED] s. 22(1)
Sent: Thursday, July 17, 2025 7:23 AM
To: Mark Sager, Mayor; Peter Lambur; Scott Snider; Christine Cassidy; Linda Watt; Nora Gambioli; Sharon Thompson; correspondence
Cc: [REDACTED] s. 22(1)
Subject: Aquila Development

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 Members,

Purpose of this email to advise Mayor and Council, that [REDACTED] s. 22(1)
[REDACTED]

- 1 Primary cause of frustration was/is due to the lack of any corrective actions taken by City of West Vancouver to reduce/eliminate vehicular traffic/parking concerns at [REDACTED] s. 22(1), as narrow road and surrounding hedge restricts site of view and accessibility [REDACTED] s. 22(1).

Resolution: an interim no parking sign will be posted by Developer on private property [REDACTED] s. 22(1), to alleviate road safety and accessibility concern until planned stop/parking signs will be posted by City

Retraction: further to previous reporting, while construction worker did park on Daffodil dr., and cement truck temporarily blocking [REDACTED] s. 22(1), during the last many weeks, Developer has continually maintained compliance in having workers parking on construction site is herewith acknowledged

- 2 Previously requested assistance in getting seismic assessment and/or possible impact [REDACTED] s. 22(1) due to blasting

Resolution: developer offered an immediate resolution in having seismic assessment taken and advised of safety measures taken reducing impact of blasting

- 3 Concerns due to continued high pitch, screeching noise from construction equipment

Resolution: Developer shared his efforts of taking preventive measures to reduce screeching noise and continue consideration for limited work stoppage on Saturdays

- 4 Circumstantial conclusions pertaining to contravention to compliance by Developer

Correction: there have been several reported concerns by our community requiring correction (s) even though Developer remained within compliance.

This development is causing lots of frustration; however, it is acknowledged that Developer has all rights in continue developing property. It would support our community if the City of West Vancouver would take proactive, interim steps to resolve primary concerns expressed avoiding misleading reporting.

Respectfully,

s. 22(1)



Virus-free. www.avast.com

From: Eric Villeneuve
Sent: Tuesday, July 22, 2025 3:33 PM
To: s. 22(1)
Cc: correspondence
Subject: Response to noise and disruption complaint

The District has received multiple concerns from residents regarding blasting operations, noise levels, and parking issues. The following message is intended to provide a general response addressing these matters. The District is working with the developer to ensure that the work is conducted in compliance with District bylaws and to minimize disruptions to neighbours.

The developer and blasting operator have been reminded of their obligations to comply with the Noise Control Bylaw and the Soil Removal, Deposit, Blasting and Rock Breaking Bylaw. Seismographs have been installed surrounding the construction site to monitor ground vibration. The geotechnical engineer has confirmed that activity remains within permissible limits.

Rock removal limits within the Soil Removal, Deposit, Blasting and Rock Breaking Bylaw only apply to single-family developments. These limits do not apply to multi-unit developments, which is the case for this project.

We recognize that this work is noisy and may be disruptive. The *Noise Control Bylaw No. 4404, 2005* restricts construction noise to the hours between 7:30 a.m. to 5:30 p.m., Monday through Friday and between 8 a.m. to 5 p.m. on Saturdays. The developer has been reminded of the permissible noise levels and construction hours, and Bylaw and Land Development staff will be conducting random site visits to ensure Noise Control Bylaw hours are being followed.

Construction vehicles must be parked on site and are not permitted to park on streets within a 3-block radius of the site. Engineering & Transportation staff will be distributing notices to the developer and nearby households as a reminder that parking on either side of the portion of Daffodil Dr leading to the site entrance is not permitted, as per the District's Traffic and Parking Bylaw.

Please let me know if you have any additional questions or concerns.

Eric Villeneuve P.Eng. (he/him)
Manager, Land Development | District of West Vancouver
t: 604-921-3494 | westvancouver.ca



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

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: 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

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.

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: Eric Villeneuve
Sent: Tuesday, July 22, 2025 3:33 PM
To: [REDACTED] s. 22(1)
Cc: correspondence
Subject: Response to blasting complaint

The District has received multiple concerns from residents regarding blasting operations, noise levels, and parking issues. The following message is intended to provide a general response addressing these matters. The District is working with the developer to ensure that the work is conducted in compliance with District bylaws and to minimize disruptions to neighbours.

The developer and blasting operator have been reminded of their obligations to comply with the Noise Control Bylaw and the Soil Removal, Deposit, Blasting and Rock Breaking Bylaw. Seismographs have been installed surrounding the construction site to monitor ground vibration. The geotechnical engineer has confirmed that activity remains within permissible limits.

Rock removal limits within the Soil Removal, Deposit, Blasting and Rock Breaking Bylaw only apply to single-family developments. These limits do not apply to multi-unit developments, which is the case for this project.

We recognize that this work is noisy and may be disruptive. The *Noise Control Bylaw No. 4404, 2005* restricts construction noise to the hours between 7:30 a.m. to 5:30 p.m., Monday through Friday and between 8 a.m. to 5 p.m. on Saturdays. The developer has been reminded of the permissible noise levels and construction hours, and Bylaw and Land Development staff will be conducting random site visits to ensure Noise Control Bylaw hours are being followed.

Construction vehicles must be parked on site and are not permitted to park on streets within a 3-block radius of the site. Engineering & Transportation staff will be distributing notices to the developer and nearby households as a reminder that parking on either side of the portion of Daffodil Dr leading to the site entrance is not permitted, as per the District's Traffic and Parking Bylaw.

Please let me know if you have any additional questions or concerns.

Eric Villeneuve P.Eng. (he/him)
Manager, Land Development | District of West Vancouver
t: 604-921-3494 | westvancouver.ca



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

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: [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

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.

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 people's 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>