

COUNCIL CORRESPONDENCE UPDATE TO JUNE 11, 2025 (8:30 a.m.)

Correspondence

- (1) 2 submissions, June 4 and 5, 2025, regarding Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2025 (Ambleside Centre Local Area Plan)**
- (2) D. Marley, June 4, 2025, regarding “DWV ‘goose mitigation strategy’ clearly isn’t working.”**
- (3) Howe Sound Biosphere Region Initiative Society, June 5, 2025, regarding “Biosphere's Vision for the "Boathouse" in Horseshoe Bay”**
- (4) 2 submissions, June 6, 2025, regarding Noise Complaint**
- (5) June 6, 2025, regarding “2024 Annual Report and Audited Financial Statements”**
- (6) 4 submissions, June 8 and 10, 2025 and undated, regarding Gleneagles Adventure Park Site Update**
- (7) June 9, 2025, regarding Creek Flooding**
- (8) June 9, 2025, regarding “Re: Protect our parks from fire risk”**
- (9) Ambleside Dunderave Business Improvement Association, June 10, 2025, regarding “Response to Questions About the ADBIA”**
- (10) June 11, 2025 regarding “WV's “Community Profile” on Housing and Bedrooms File: 2515.01”**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (11) Manager of Bylaw & Licensing Services, June 4, 2025, response regarding “Rescinding of Animal Control Compliance Policy & Procedure 02-80-332”**
- (12) Finance & Corporate Services, June 10, 2025, response regarding “2024 Annual Report and Audited Financial Statements”**

From: [REDACTED] s. 22(1)
Sent: Wednesday, June 4, 2025 4:42 PM
To: correspondence
Subject: "Advisor Report District of West Vancouver Ministry of Housing and Municipal Affairs" and Ambleside/LAP -Dundarave Housing

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 agree generally and support the following letters I happen to see in correspondence today and their many important points from M. Slater "May 26/25 Council Agenda item #3 - Proposed Ambleside Centre Local Area Plan" dated June 2, 202 from M. Slater, letter of June 3, 2025 "LAP Ambleside Commercial", and "Local Area Plan - Ambleside Centre" from Heather Mersey dated June 4, 2025.

The "Advisor Report District of West Vancouver Ministry of Housing and Municipal Affairs" makes sense in my view to formally designate Park Royal as WV's transit hub. Mayor Sager's comments about the infrastructure to make it a functioning transit hub makes sense. However, there is a critical omission in the above provincially solicited Advisor's Report on WV Housing.

The report critically omits the critical issue of the distinctive topography realities of West Vancouver. According to experts (e.g. UBC on atmospheric river events) we cannot be cutting down soil-stabilizing mature working trees in Ambleside-Dundarave; and blasting into rock especially in light of the realities of the lives and property lost in recent atmospheric river events that are pointing to development oversight lapses (e.g. Lions Bay) by this very provincial government.

Worse, while the report acknowledges the unique and anomalous environmental dps in West Vancouver effecting housing development permits, it waives it off, and even appears to give Staff a pat on the back for quickly dispensing with environmental dps - instead of flagging it as a cause of concern or at least inquiry:

"A review of the processed planning applications for 2022-2024 indicates ...the number of environmental DPs seems inordinately high, but it *may be* a function of the topography, vegetation, and terrain in West Vancouver. Staff process these DPs quickly, and they do not seem to impact project timelines. (p. 7) (emphasis added)

When considering timelines, it is noteworthy that Environmental DPs (which are technical and **do not require public input**) are processed relatively quickly compared to Development and Development (p.11)

Key Takeaways on **Development Challenges** in West Vancouver: ... **Environmental Constraints:** ...p. 18"

The report does not, as one would expect from such a report, on discovering this "inordinately high" anomaly, investigate or at least comment on the issue. Had it done so it would have found that Ambleside-Dundarave is at the foot of mountains down which flows rain water that, most of the year, flows into fast moving and fish bearing creeks for which the trees/riparian vegetation are necessary for wildlife to live, and work to prevent atmosphere river flooding.

Federal, provincial and municipal environmental laws are based on settled science to protect against our water, land, wildlife habitat and our homes from catastrophe.

In my view, before there is a public hearing and everyone in Metro Region who is unaware or unconcerned with the above realities in Ambleside is invited to speak, we need to limit input within the boundaries of the consequences of blasting into rock and irrevocably eroding our soil by cutting down large swaths of soil-stabilizing, heat dome-mitigating mature working trees, and any other topographical, geological, hydrological realities that must, of necessity, be considered in any kind of housing development plan.

Sincerely,

s. 22(1)

West Vancouver

From: Heather Mersey <adrawestvan@gmail.com>
Sent: Thursday, June 5, 2025 9:49 AM
To: correspondence
Subject: Fwd: Local Area Plan - Ambleside Centre

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From: **Heather Mersey** <adrawestvan@gmail.com>
Date: Wed, Jun 4, 2025 at 8:27 AM
Subject: Local Area Plan - Ambleside Centre

Dear Mayor and Council,

Since receiving the proposed LAP Ambleside Centre Plan on May 6, 2025, ADRA Directors have held several meetings to review this proposal. We have identified various concerns which we outlined in our email of May 25th. In our view, it is in the best interests of the community that these matters are addressed before the LAP proceeds further.

As a key stakeholder it is important to ensure we are reflecting the views of our membership, and ideally of the greater community. To that end, we are planning a town hall meeting for mid-September.

Key concerns we'd like to address include:

1. Recently introduced provincial mandates negate public hearings for development proposals that align with the LAP. Public Hearings are a legally constituted way to inform and engage the public. Eliminating public input sets a dangerous precedent and is contrary to ADRA's core belief that informed and engaged residents are key to a healthy community. We believe residents should have a say in how their community grows. Our concern is that wording in the LAP will prevent this by allowing development proposals that conform with heights prescribed in the LAP to circumvent public hearings. Of particular concern are the two "special" sites (Fresh Street and Village Square), with proposed heights of 16 and 14 storeys. Redevelopment applications that conform with these heights would not be subject to public input. Consider maintaining existing zoning on these two sites to enable public input on redevelopment proposals.
1. Community Amenity Contributions (CACs). Section 03, Land Use Designation and Policies, item #1 (Low-Rise Heart) proposes an increase in density of up to 2.0 FAR (3-4 storeys) with no amenity contributions required for most of the low-rise designated area. Our concern is the potential financial impact to the district and loss of flexibility to either require or waive CACs. Also, the potential financial impact to business owners and operators from property tax increases associated with upzoning. Consider maintaining existing zoning.
1. Masonic Hall site. Site has been zoned Community Use (CU) and enjoyed preferential tax treatment since approximately 1950. Given the added densification of our community, limited community facilities and scarcity of CU zoning, consider maintaining exclusive Community Use zoning for this site.
1. Activated Waterfront – proposed heights/densities cut off waterfront rather than "activate". This proposal is placing density at the very place we don't want height. Doesn't fit with village concept. Consider maintaining existing zoning.
1. 1800 block to be placed back in the Commercial Zone (currently in Apartment Zone).
1. When future development is looked at it should be considered in the context of whether it complements Ambleside's village character and maintains or enhances the quality of life of our citizens. Our past Official Community Plans all referenced quality of life aspects. Consider including this in the LAP.

To facilitate a town hall discussion, we request:

1. Heights in measurement be added to the proposed LAP (e.g. feet or meters, not just storeys).
1. Include currently zoned height and density alongside of proposed changes to allow a better understanding and ease of comparison.
1. 3D images created with computer software depicting current zoning and proposed changes. This would be useful not only in LAP discussions, but almost all rezoning processes.

We look forward to hearing from you as soon as possible as we continue to work towards a Local Area Plan that has broad community support.

Respectfully submitted,

Heather Mersey, President
Ambleside & Dundarave Residents Association
s. 22(1) West Vancouver, B.C

Please do not redact ADRA information

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Visit our website: ADRAwestvan.ca

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

CAUTION: This email originated from outside the organization from email address domarley52@gmail.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

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

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

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

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

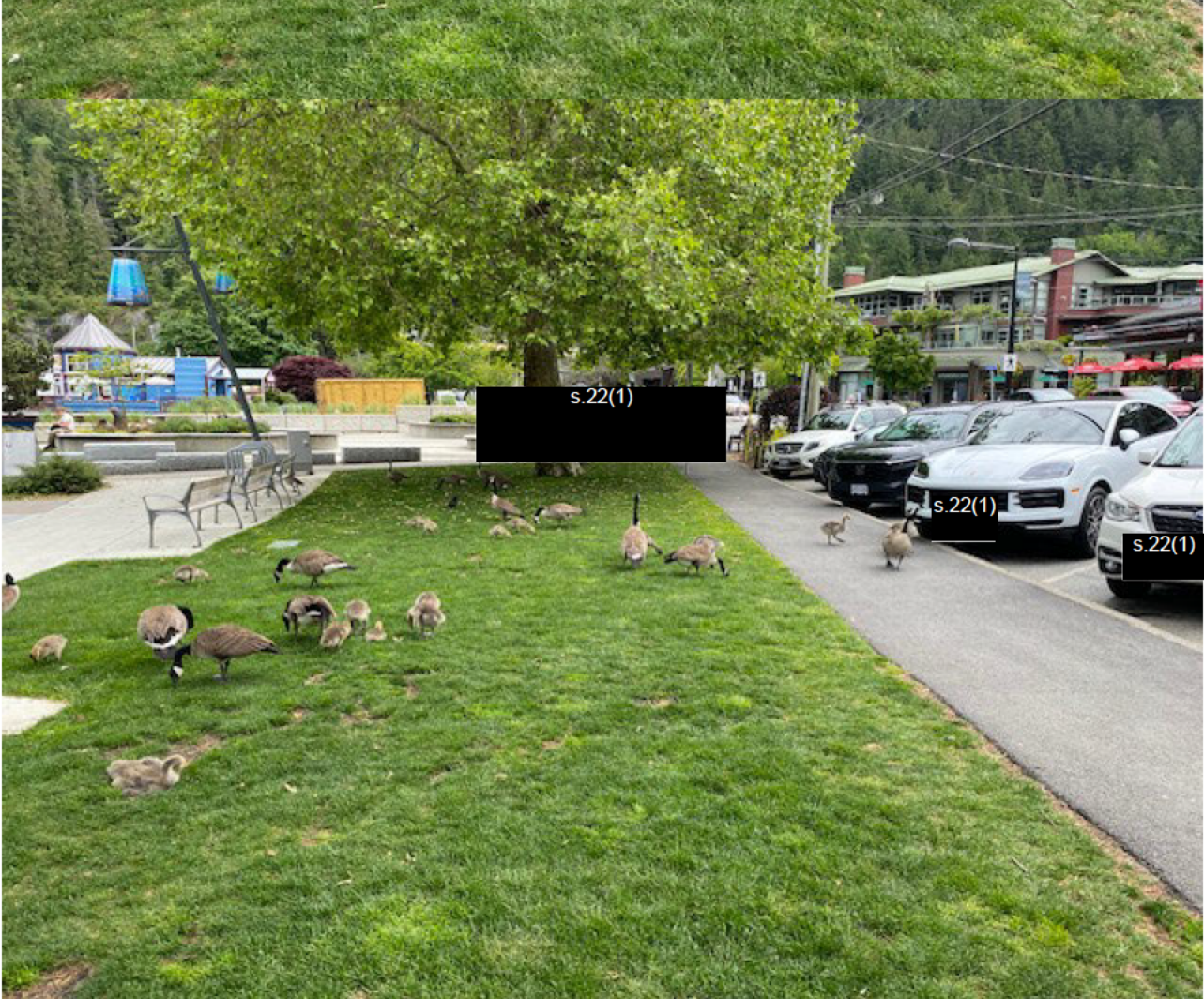
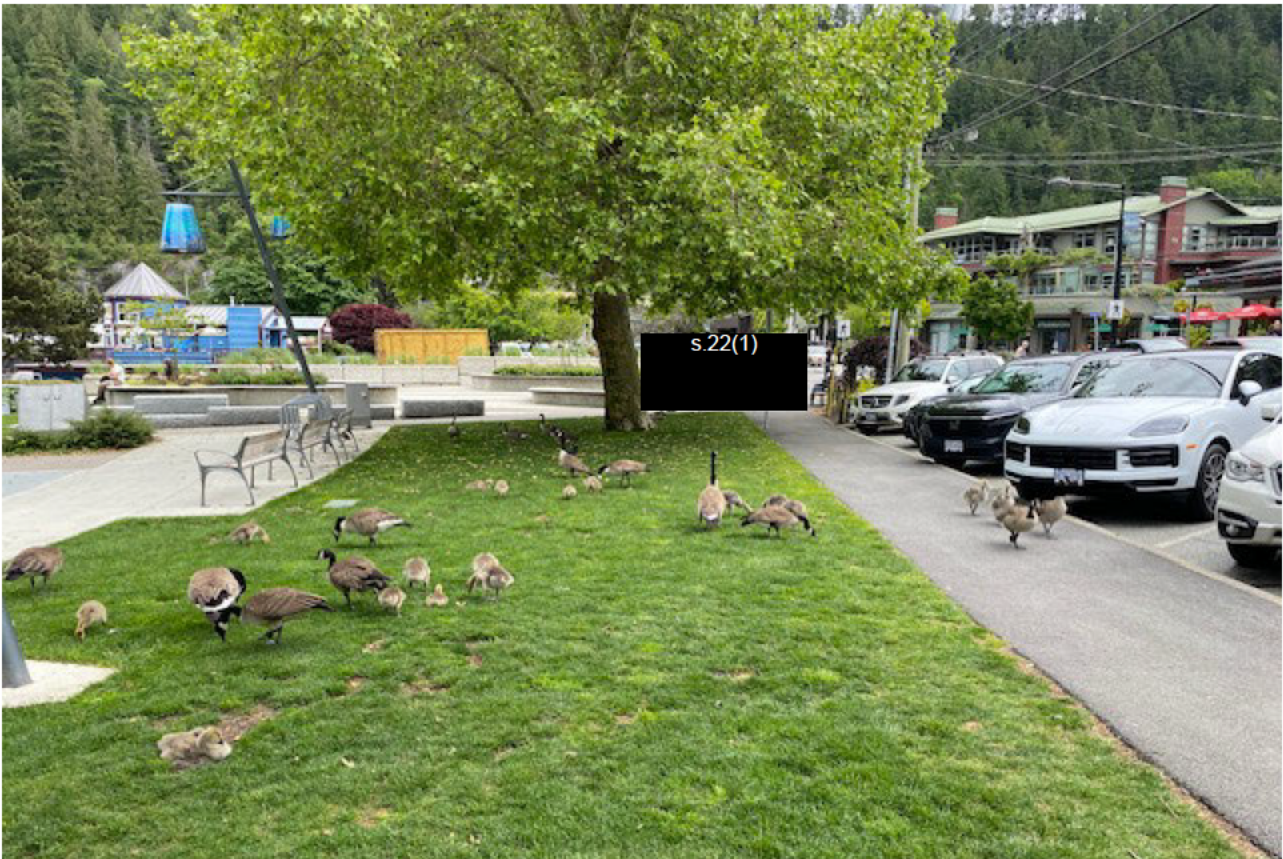
David Marley
[REDACTED] s. 22(1)
West Vancouver, BC
[REDACTED] s. 22(1)

604-926-8994

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From: Ruth Simons <ruthsimons@howesoundbri.org>
Sent: Thursday, June 5, 2025 3:27 PM
To: correspondence
Cc: Mark Sager, Mayor; Sharon Thompson; Linda Watt; Peter Lambur; Christine Cassidy
Subject: Biosphere's Vision for the "Boathouse" in Horseshoe Bay
Attachments: Letter for Council re Boathouse.pdf

CAUTION: This email originated from outside the organization from email address ruthsimons@howesoundbri.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 Members,

Please find our letter expressing our vision and opportunities for the former Boathouse building in Horseshoe Bay. Our board has approved this letter to be submitted and we look forward to hearing back.

I would be happy to present to the Council or a committee considering the use of the building in person at any time.

All the best,

RUTH SIMONS, D.Litt | Executive Director

Howe Sound Biosphere Region Initiative Society
Átl'ka7tsem/Howe Sound UNESCO Biosphere Region
WHERE NATURE AND HUMANITY THRIVE

c: 778 834-4292

w: howesoundbri.org

BIODIVERSITY CONSERVATION | RECONCILIATION | SUSTAINABLE DEVELOPMENT

s. 22(1)

Lions Bay, B.C.

s. 22(1)

June 5, 2025

Dear District of West Vancouver Mayor and Council

Re: Vision for the former Boathouse in Horseshoe Bay

The District's purchase of the Boathouse building in Horseshoe Bay presents a wonderful opportunity to showcase West Vancouver's place within the UNESCO-designated Átl'ka7tsem /Howe Sound Biosphere Region. Designated by UNESCO in 2021, this region is Canada's 19th World Biosphere Reserve. As you deliberate on the options for use of the space, we urge you to look not just inwardly at the boathouse structure but consider its place within the landscape of the sea to sky.

UNESCO is the UN's agency for education, science, and culture, and it is these elements that we envision for the Boathouse building.

The Biosphere region encompasses the height of land down to the ocean in West Vancouver, stretching from Cypress Creek, up the Sea to Sky Highway, to the Black Tusk, and across the Tantalus Range, extending down to just outside Gibsons, BC. Within the 2,000 square kilometres of this beautiful region, we have many stories to share. The rich history of coastal First Nations dating back 12,000 years, stories of environmental recovery from decades of industrial pollution, the rich biodiversity. Today, this region is one of the most desirable real estate locations in the world, continues to be a destination for over 22,000 youth headed to camps each year, thousands of visitors pass through, and where tourism and outdoor recreation industries have outpaced resource extractions. It is known for its world-class, internationally recognized glass sponge reefs and their incredible biodiversity and thriving forests. This region is also a beacon of hope in an ever more complex world of change as development advances in more sustainable ways.

Horseshoe Bay serves as a key launching point for accessing Howe Sound. Once known as Ch'axáy, famous for its sizzling waters and abundance of fish, and famous for Sewell's salmon derbies. It is part of the Trans-Canada Highway, connecting people from across the country and the world to this stunning landscape. Within the biosphere region, three ferry routes transport thousands of visitors every day. Horseshoe Bay acts as a gateway, connecting people to the sea and the sky.

With the District of West Vancouver's recent rezoning at the Eagle Ridge lands, visitors can walk and hike from Cypress Provincial Park, located within the biosphere's boundaries, down to Horseshoe Bay along scenic trails and pathways leading to the ocean. If one were adventurous,

they could launch a kayak where the Trans-Canada Trail, meets the Sea to Sky Marine Trail around the Islands and up the fjord to Squamish. Horseshoe Bay is a vital location for journeys from land to sea.

The Boathouse is an ideal location to showcase the remarkable aspects of this biosphere and to share the rich history with youth, community and visitors from around the world. With today's technology and scientific advancements, our organization, the Howe Sound Biosphere Region Initiative Society, would welcome the opportunity to help realize this vision.

Our mandate makes it essential to share this space with community, ensuring it remains a venue where people can interact with artists who tell the stories of this beautiful place. It is also imperative that we educate visitors about the importance of maintaining this fragile environmental recovery, inspiring creativity and engagement in sustainable future practices.

Technology enables innovative, interactive exhibits that share a wealth of information and wow people about the nature below and above the sea with those passing by the doors of the Boathouse.

I hope you will consider this opportunity to utilize the Boathouse as a space connecting people to the landscape, expanding beyond the interior of the building to the sea and sky. Our organization is eager to collaborate with potential funders to rejuvenate this building as a community space for both visitors and West Vancouver residents.

When I was very young, I operated a business in Horseshoe Bay, which marked the beginning of my career. I sincerely believe that the Boathouse building can also serve as an opportunity for youth and others to work and learn in a place where they can be proud of and fortunate enough to live.

Sincerely,

s. 22(1)

Ruth Simons,
Executive Director,
Howe Sound Biosphere Region Initiative Society
PO Box 465, Lions Bay, BC V0N2E0
www.howesoundbri.org
ruthsimons@howesoundbri.org 778 834-4292

From: [REDACTED] s. 22(1)
Sent: Friday, June 6, 2025 8:00 AM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Sharon Thompson; Linda Watt; Mark Sager, Mayor; Scott Snider; correspondence
Subject: Endless Disruption in Eagle Harbour - please take note!

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Dear Mayor and Council,

I have lived [REDACTED] s. 22(1) for [REDACTED] s. 22(1) years and care deeply about our community and my neighbours.

I concur with the submissions [REDACTED] s. 22(1), regarding the noise and disruption of the quiet enjoyment of our homes here in Eagle Harbour, in the vicinity of the Aquila Development. From early 2025 there has been daily chainsaws, banging, clanging, horns, vibration, in our homes. I certainly hope that the developer and his family continue to stay in their "forever home" each day when all of this commotion happens – why should they escape the stress that this noise is causing the rest of us?

The scope of this work seems extreme – as all of the trees on this parcel of land have been removed with what seems to be no regard for the environment. So much for the District's concern for tree canopy, climate change, erosion and slope stability, etc. Please go and take a look for yourselves what this parcel of land has now become (view up from the Daffodil Drive entrance – it is very sad). It would seem that 10 single family homes would have been a much better choice for this development.

In addition to the noise and blasting issues, the developer has continued with his conflictive behaviour and has targeted [REDACTED] s. 22(1), creating no end of stress with regard to access to a power line that runs onto the access road off of Daffodil road that was connected for DECADES [REDACTED] s. 22(1). He has denied access to Hydro crews who are required to work on this line. His comment [REDACTED] s. 22(1) was something to the effect of "you made my life hell for the past 3 years, so I will now make your life hell"... a real life and current example of the attitude this developer has towards the neighbourhood. Does this mean that when any resident of WV voices concerns regarding a development that the developer can then retaliate and cause more issues for the resident?

I would advise DWV Planners, Mayor and Council members to give deep consideration to the approval of any development applications that are submitted by this developer in the future – given their track record of bullying and disdain for residents' concerns, not to mention what seems to be a total disregard for the environment.

I am not sure what is worse ... the constant blasting over the last week or two, or the noise created after each blast as they move debris with large excavators. [REDACTED] s. 22(1) is a nervous wreck from 7:30 a.m. through to 5:30 p.m. 6 days a week – pacing the house, crying, and shaking each time the blasting horn goes off and the house shakes, then the large equipment removes debris. I feel bad for any shift worker that may be living nearby and trying to sleep during the day.

In addition to this, we now have a crack in the ceiling of our home running down the wall that continues to get larger as this work at Aquila continues.

When will this disruption of our lives stop???

It is 7:20 a.m. Friday morning. Me and [REDACTED] s. 22(1) have 10 more minutes of peace before the disruption starts for all EH residents (including dogs, cats and wildlife) of what used to be our peaceful neighbourhood.

Thank you for taking the time to read this submission.

s. 22(1)

[REDACTED]

From: [REDACTED] s. 22(1)
Sent: Friday, June 6, 2025 8:49 AM
To: correspondence
Cc: mayorandcouncil@westvancouver.ca
Subject: Noise Complaint about Aquila Development

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Begin forwarded message:

From: [REDACTED] s. 22(1)
Date: June 5, 2025 at 9:52:00 PM PDT
To: ccassidy@westvancouver.ca, ngambiolli@westvancouver.ca,
plambur@westvancouver.ca, ssnider@westvancouver.ca,
sthompson@westvancouver.ca, lwatt@westvancouver.ca,
mark@westvancouver.ca
Cc: mayorandcouncil@westvancouver.ca
Subject: Noise Complaint about Aquila Development

Dear Mayor and Council

As a long-term resident of Eagle Harbour, I wish to formally complain about the 6-days per week noise levels coming from the Aquila development.

Why are they allowed to blast on the weekends – all day Saturdays in addition to all week? And why are they allowed to start so early – at 7.30am?

This developer has shown a contempt for our community right from the start which has carried through into their approach to this project.

Please can you advise what checks and controls are in place to ensure the developer is following the agreed plans and protocols – including removal of specific trees, noise levels and hours of blasting. It is making many lives miserable and should not have to be like this.

Thank you.

[REDACTED] s. 22(1)

West Vancouver BC

From: [REDACTED] s. 22(1)
Sent: Friday, June 6, 2025 11:00 AM
To: Mark Sager, Mayor; correspondence
Subject: 2024 Annual Report and Audited Financial Statements
Attachments: District of West Vancouver Annual Reports Webpage 2025-06-06.pdf

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Your Worship,

I note that the 2024 audited financial statements and annual report has not yet been posted to the District's website (Financial Reports--screen shot capture--see appended PDF file).

According to the Community Charter, s. 167, ss. 4., "[b]y May 15 in each year, a municipality must submit to the inspector its audited financial statements for the preceding year and any other financial information requested by the inspector."

I had expected that the June 9th regular council meeting would have been included as an agenda item, a report on the audited financial statements for the year ending Dec. 31, 2024, given the May 15th deadline for submission of the of the audited annual financial statements for the fiscal year ending December 31, 2024. But, no such agenda items is to be found in the published agenda for the regular council meeting scheduled for the 9th of June.

This observation prompts the question: When the District will publish the audited annual financial statements for the year ending 12/31/2024? And, when will the audited financial statements for the year ending 12/31/2024 be made available for inspection by the public, given the May 15th deadline for submission of the same to the the Inspector of Municipalities?

I would further note that the municipal council has reduced the number of quarterly financial reports presented to the public by 50% in recent years, presumably as a cost-saving measure, but only a *de minimus* savings in cost as all four quarterly reports are likely still presented *in camera* to the financial advisory and/or finance & audit committees.

I note, unlike prior administrations, there has been a weakening in the commitment of council to inform the public of the financial and operational results of the District's undertakings in absolute numbers and relative to the budgeted financial plan by quarter and by year.

I should like to think that presentation of the audited financial statements would, in light of the reduced quarterly reporting frequency, assume a higher priority with council and

staff. But, perhaps I am venturing under a misapprehension and my way thinking is, like the dinosaur age and the stone age, passé and retrograde.

Your servant,

[Redacted] s. 22(1)

West Vancouver, BC

[Redacted] s. 22(1)

[Redacted] s. 22(1)

Annual Reports

Print as PDF 

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Report Type: Financial

Dec 31, 2023

The District of West Vancouver was awarded the Canadian Award for Financial Reporting for its 2023 Annual Report, marking the 19th consecutive year it has received this prestigious award. The award is given to governments that publish an Annual Report that goes beyond the minimum requirements of the Public Sector Accounting Board (PSAB) standards, demonstrates an effort to communicate the municipal government's financial picture, and enhances the understanding of financial reporting standards, procedures, and compliance requirements.

Documents

 [Annual Report 2023](#)

 [Annual Report 2022](#)

 [Annual Report 2021](#)

Figure 1 Webpage screen capture, 10:30 A.M. P.D.T., 2025.06.06

<https://westvancouver.ca/government-administration/strategies-reports/reports/annual-reports>

From: [REDACTED] s. 22(1)
Sent: Sunday, June 8, 2025 3:44 PM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Support for a Balanced, Multi-Use Glen Eagles Adventure Park

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Dear Mayor and Council,

I'm writing in strong support of the Glen Eagles Adventure Park upgrade proposal being presented on June 9. This plan is a thoughtful and balanced approach that creates a true multi-use space, which our community needs more than ever.

By including a pump track, a skate bowl, a small street skate zone, and a modest amount of pickleball space, the design serves a wide range of ages and interests. It is not just a park for one sport or group, but a shared and inclusive space for everyone including kids learning to ride, teens who skate, adults looking to stay active, and families who want to spend time outdoors together.

This kind of intentional, mixed-use design helps communities thrive. It creates opportunities for different generations to connect, reduces the pressure on single-use spaces, and ensures that no one activity overwhelms the others.

I hope Council will move forward with this well-rounded proposal and continue to prioritize shared public spaces that bring people together, not apart.

Thank you,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, June 8, 2025 9:43 PM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Support for a Balanced, Multi-Use Gleneagles Adventure Park

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Dear Mayor and Council,

I'm writing in strong support of the Gleneagles Adventure Park upgrade proposal being presented on June 9. This plan is a thoughtful and balanced approach that creates a true multi-use space, which our community needs more than ever.

By including a pump track, a skate bowl, a small street skate zone, and a modest amount of pickleball space, the design serves a wide range of ages and interests. It is not just a park for one sport or group, but a shared and inclusive space for everyone including kids learning to ride, teens who skate, adults looking to stay active, and families who want to spend time outdoors together.

This kind of intentional, mixed-use design helps communities thrive. It creates opportunities for different generations to connect, reduces the pressure on single-use spaces, and ensures that no one activity overwhelms the others.

I hope Council will move forward with this well-rounded proposal and continue to prioritize shared public spaces that bring people together, not apart.

Thank you,

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, June 10, 2025 11:45 AM
To: correspondence
Cc: Mark Sager, Mayor; Linda Watt; Christine Cassidy; Peter Lambur; Nora Gambioli; Sharon Thompson; Scott Snider
Subject: My Two Cents on the Pickle Ball Courts

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Dear Mayor and Council,

I am neither a pickle baller nor a skateboarder, but a taxpayer and someone who totally supports physical fitness for all ages.

In hindsight, the pickle balling playing, tax-paying seniors in my view should have *actually* requested the removal of the no/low use skateboard bowl at the outset. This would have given them 4-6 very high demand and highly socially and physically beneficial pickle ball courts.

If there was an actual demand for skateboarding, skateboarders and/or their parents would have over the past many years been speaking up, or at least mentioning, they want to use the skateboard bowl if only it were designed better and was polished. However, this simply never happened.

Most people are fully in favor of youth having youth sports facilities. The Ambleside sports fields are fantastic. It is so great to see so many youth out on those fields.

What is not in WV taxpayers' interest in my view, are hollow demands incentivized by non-WV taxpayers who don't just want to keep a no/low use skateboard bowl, but add a pump track - which would bump off two of the seniors' high demand/use pickle ball courts.

It seems skateboarders may have to accept that their chosen sport is just not popular enough to justify the high cost for their relatively low demand sport, evidenced by e.g. the closure of the Capilano Mall bike park due to low demand and take up another sport; or go where there are skateboard parks are currently at e.g. Ambleside, North Vancouver, Burnaby, etc.

The ideal solution in my view is to periodize a plan for youth having a wonderful inter-generational experience with the senior pickle ball players and participate at the new pickle ball courts:

- make the four pickle ball courts
- keep the skateboard bowl for now and do the needed polishing, without the pump track.
- Let time tell if the skateboard bowl once polished is used or not. If not, relief that money was not wasted. If it is used, a pump track location is sought.

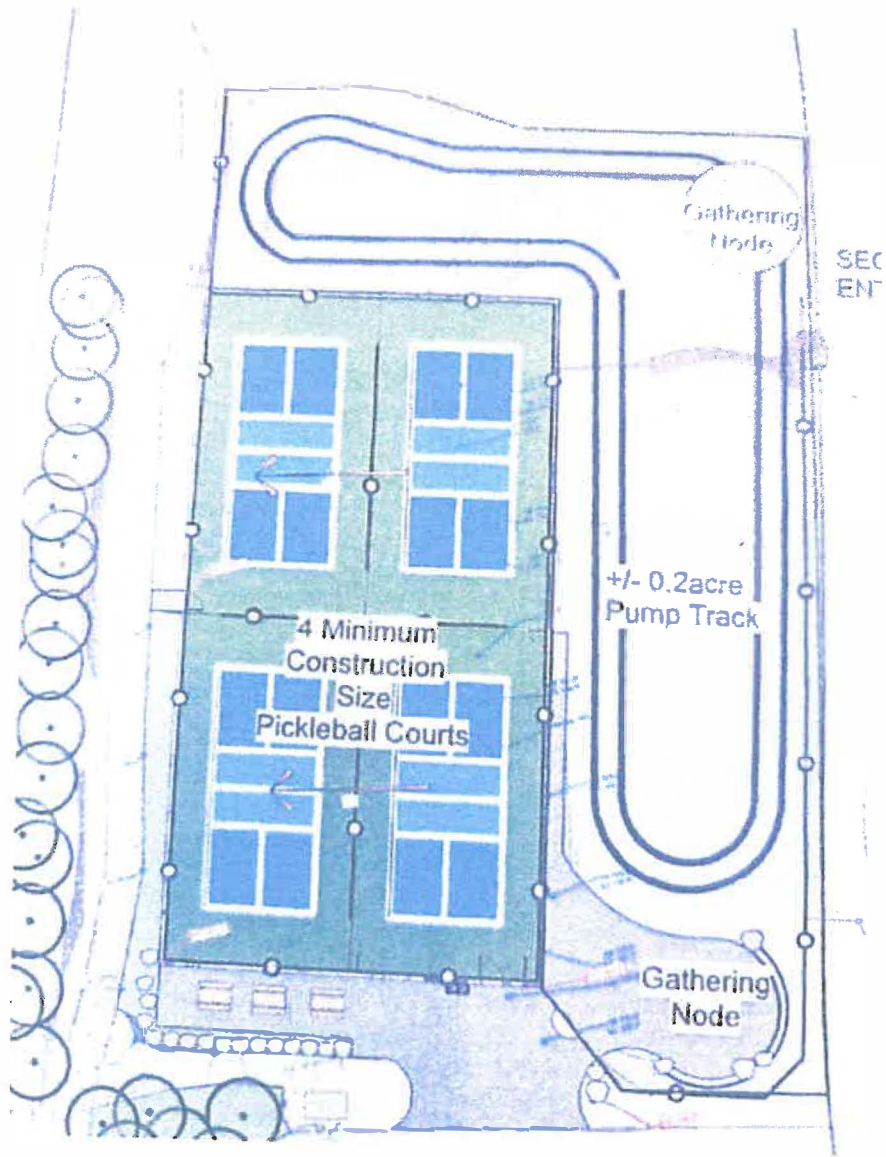
It is highly unlikely there will be the numbers of skateboarders coming across metro region and travelling minimally 40 minutes to get to a Gleneagles to cost justify a new pump track will happen (explaining the low/no use of the skateboard bowl now). Most likely skateboards will be lobbying their local Burnaby, North Vancouver, etc Mayor and Council's to build them a skateboard bowl and pump track for all the reasons raised at the WV council meeting.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED], West Vancouver

Received at the 2025 06 09 regular Council meeting(6)(d)
for Item # 4

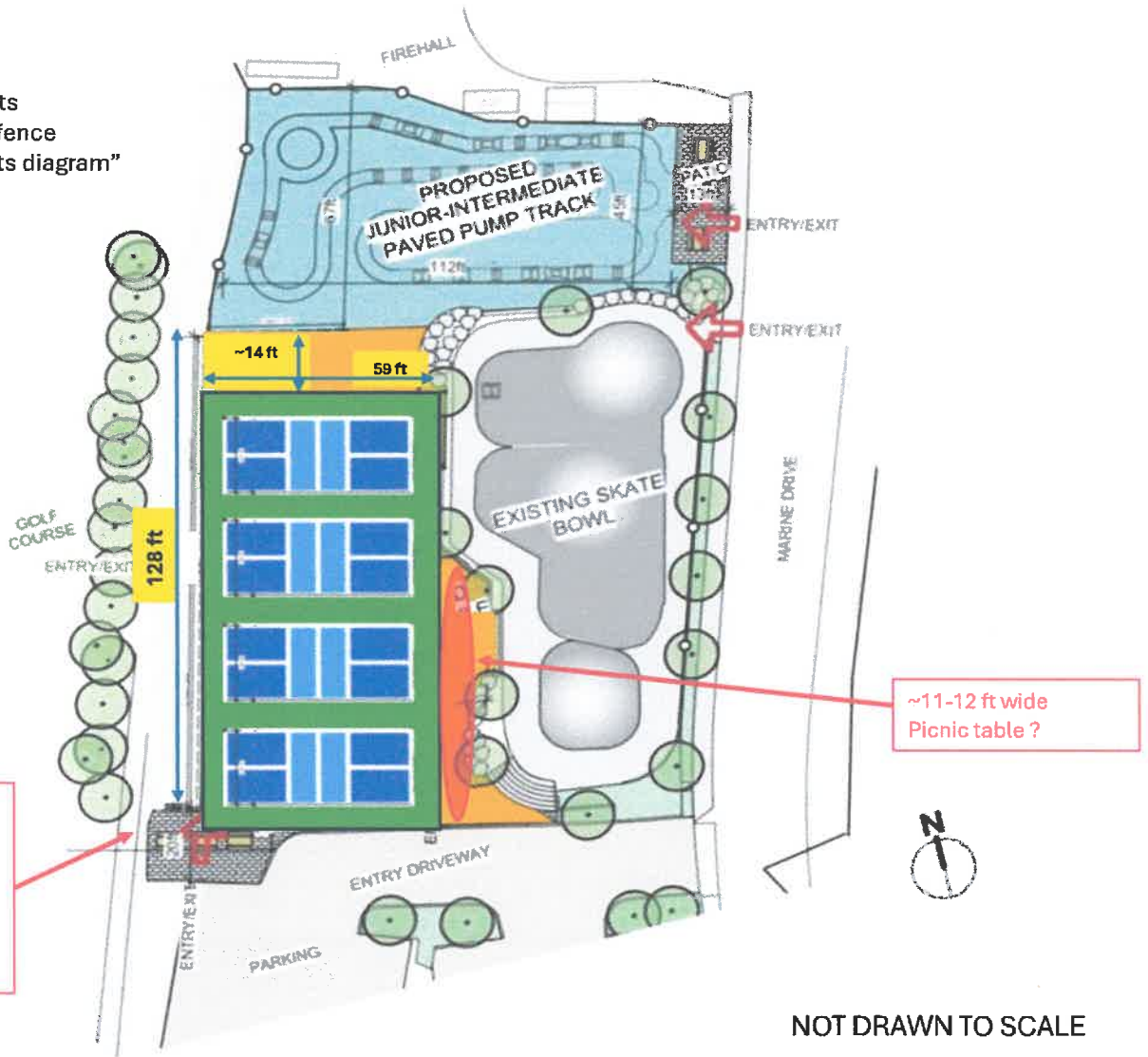


The above was the proposal for the GE site by park which was approved at the March 2025 council meeting



4 Courts

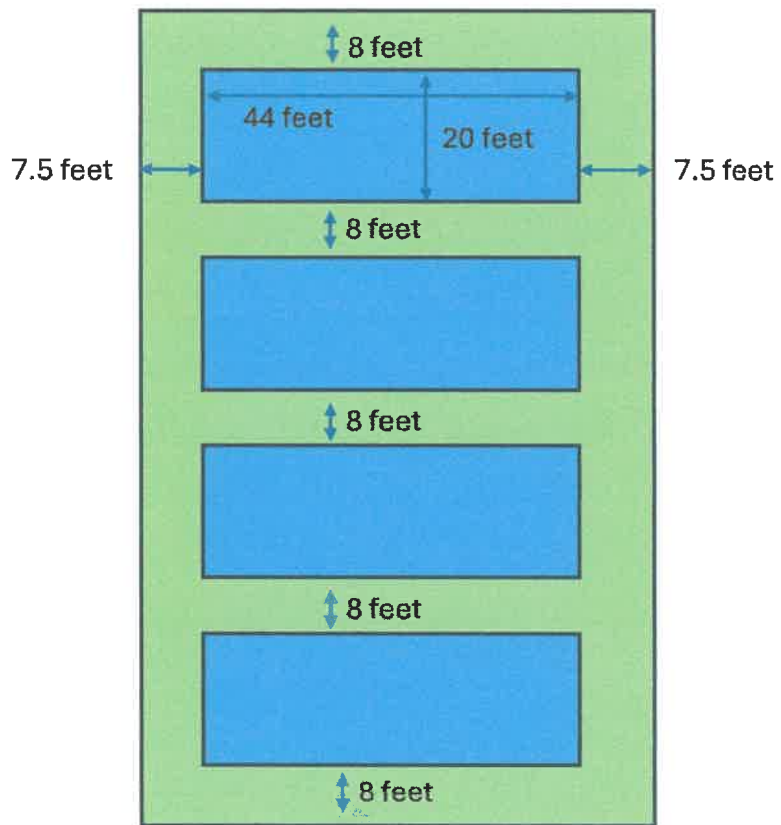
- 8 ft between courts
- 7.5 ft baseline to fence
- See page "4 Courts diagram"



4 Courts Diagram

- 8 feet between courts
- 7.5 feet between baseline and fence

120 x 59 feet



NOT DRAWN TO SCALE

From: s. 22(1)
Sent: Monday, June 9, 2025 1:30 PM
To: correspondence
Cc: Mark Sager, Mayor; David Hawkins; Michelle McGuire; Lisa Berg
Subject: s.22(1) Creek flooding

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Dear Mayor and councillors,

My name is s. 22(1) and I live at s.22(1) West Vancouver. s.22(1) Creek runs completely s.22(1) and until recently, I was unaware of the damage done to the creek walls from the Atmospheric/flooding in October of 2024.

During the time of the flooding s.22(1) the property, s.22(1) I was left a little lost when this occurred. I myself s.22(1).

Just recently a friend of mine went into s.22(1) and found the damage done by that flooding. I am certain that it was the October flooding as there had been previous repairs done a few years prior and I was in the creek last fall before all the flooding happened.

What we also noticed were sandbags left in s. 22(1) the creek. If the city put sandbags s. 22(1), does that not show that the city thought that there was damage to s.22(1) the creek? The damage done from my understanding was due to the grating added on the creek on Mathers that caught all the debris and was then flushed down the creek, after the diggers moved the debris. That causing all the damage to all the properties below. I have video and pictures of that flooding s. 22(1) the day it occurred.

I contacted our insurance company but they will not have anything to do with this and suggested that I contact the district as they understood there was emergency funds available s. 22(1) because of this. I was unaware that there was any funding available for emergency repairs.

I am currently speaking with s. 22(1) and I was in touch with Marie Maddatu in the permitting office who suggested these above contacts.

I would appreciate it if someone from the city involved in the emergency repair/funding could contact me directly to advise me of what s.22(1) damage due to the October 2024 flooding.

Respectfully Yours,

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

From: s. 22(1)
Sent: Monday, June 9, 2025 8:09 PM
To: Jill Lawlor; correspondence
Subject: Re: Protect our parks from fire risk
Attachments: DWV-#5824974-v1-2025 05 16 2327-s.22(1).pdf (1).pdf

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Dear Jill,

Thank you for your letter of May 21st in response to my May 15th letter to Mayor and Council (attached).

I'd like to respond to a few points that you raise and ask some additional questions:

1. Ranger presence and reliance on the public: I'm glad to read that the Parks Department considers the Shore Pine Point fire on May 11 a reminder of the importance of continued vigilance in Lighthouse Park and, by extension, in other District parks.

I'm very concerned, however, that so much responsibility for that vigilance is put on the general public and that the Parks Dept relies on the public to report concerns and issues.

I do not think that relying on a passerby to notice and report a fire is sufficient or wise. I think it's asking an awful lot of the public to be responsible for noticing fires and knowing what to do.

- What if the passerby is in an area of the Park where there is no cell phone reception? There are many such areas.
- What if the passerby doesn't have a cell phone?
- What if the passerby simply doesn't know what to do?
- What if the fire is spreading and the person can't easily get out of a more remote area of the Park and fire equipment can't get in?
- What if there is no passerby?
- What if the passerby sees people in the process of using a flame, reminds them of the bylaw, and is assaulted verbally or physically?
 - This has happened to me on numerous occasions when I have reminded people smoking cigarettes that smoking is not allowed in the Park. I've had men yell and swear at me and shake their fists at me. It's scary! When I reported this to the Parks Dept, staff advised me to stop reminding people not to smoke for my own safety. So I no longer tell people not to smoke, and that in itself feels like a fire risk for the Park - particularly as you rely on members of the public, like me, to monitor fire risk.

Relying on the public to monitor the Park for fires is not enough.

I no longer feel safe walking in Lighthouse Park in the hot, dry summer months because of the fire risk that's posed by Park users who disobey the rules, particularly when there is not full-time day and evening Ranger presence.

When I was growing up here, our family frequented Lighthouse Park. At the time, there were Rangers on duty full-time and two lighthouse keepers and their families living in the cottages at the lighthouse that are now empty. Until four years ago, s. 22(1) lived in one of the cottages and acted as a caretaker for the Park, daily walking the trails and checking for hazards. Another couple lived in the second cottage until two years ago, and while they weren't caretakers per se, at least their full-time presence in the Park helped.

Why have we lost the oversight and caretaking that we used to have in the Park?

If we used to have full-time Rangers, why can't we have them again?

The need for full-time Rangers is even more important today than it was when I was younger now that our summers are warmer and drier. This type of weather is likely going to continue and potentially worsen. We need more Rangers.

I'd like to see a return of full-time Park Rangers and an enhancement of Ranger presence in the Park during the hot, drier months that includes evenings (until at least 10pm) when Park users are more likely to have campfires or cook a meal. I really believe that's the only wise thing to do. The fire risk from people disobeying the rules is too great. We should be paying for that level of protection.

2. Ban on charcoal, briquette, hibachi BBQs and allowing propane BBQs: You mentioned in your letter that you are implementing a ban on all charcoal, briquette, and hibachi-style barbecues this year, allowing only propane barbecues.

I'm confused - does that mean that propane barbecues are allowed in Lighthouse Park?

I thought all of these were already banned in Lighthouse Park.

Could you please explain specifically what you mean and how this ban will help prevent fires in our parks?

3. Working with Bylaws: In your letter you mention that you "work closely with our Bylaws, Police, and Fire partners to assist with both preventative patrols and emergency response."

If Rangers cannot issue tickets to people disobeying the fire and smoking bans in parks, could you please explain how you will ensure an immediate response from Bylaw officers in these instances?

My personal experience when I have phoned Bylaw officers for issues requiring immediate attention is that their response has been too slow to be effective, i.e. the perpetrator of an illegal activity has left the scene by the time Bylaw officers arrive.

4. Education campaign: I am pleased that Fire and Parks will explore a targeted education campaign to bring fire safety awareness to park users. That's great. As human activity is the most likely cause of fires in our parks, educating the public is a necessary prevention measure.

Could you please provide more details of your education campaign and when it will be implemented?

- For instance, will it include an education campaign in West Van schools before school ends for the summer?
 - The small park s. 22(1) that I referenced in my May 15 letter is frequently used by groups of teenagers in the summer for socializing and evening partying. They often are smoking despite non-smoking signs that the Parks Dept installs each summer in that park. As I mentioned in my May 15 letter, in the summer of 2023 there was a fire there that by chance s.22(1) happened to notice.
 - I hope your education campaign will include raising awareness amongst school students before the summer holidays.
- Will your education campaign be regional and coordinated with education campaigns of other municipalities in Metro Vancouver? Many of the visitors to West Van parks come from other cities, so how will they be made aware of the necessity to follow rules related to fire risk in our parks?

In addition to my four questions above that pertain directly to points in your May 21 letter, I have some further questions related to protecting Lighthouse Park:

5. Staff at entrance gate to the Park: Over the past few summers during the driest periods, additional staff have been on duty at the entrance to Lighthouse Park parking lot to monitor and remind visitors as they arrive that smoking and flames are banned. This staffing has been great.

Will this staffing at the entrance gate occur again this summer? And will these staff be on duty throughout the evening hours? (i.e. until 10pm when it gets dark).

Please note, I do not view additional staffing at the Park entrance as an alternative to increased Ranger presence in the Park. The staff at the entrance do not monitor behaviour inside the Park, which Rangers do. We need both.

6. Metal boxes with fire equipment throughout the Park: I remember seeing metal boxes dispersed throughout the Park that I understood contained fire equipment so that it was readily accessible in the event of a fire. They seem like a great idea, particularly for more inaccessible areas of the Park.

Do these boxes still exist throughout the Park?

7. Fire hydrants in the Park: There are a number of fire hydrants in Lighthouse Park. Are they in good working order and inspected regularly?

8. Revenue from pay parking: Pay parking has been in effect in Lighthouse Park and other parks for over a year now. How is the revenue from Lighthouse Park pay parking being used to protect and maintain Lighthouse Park?

I look forward to hearing back from you with more information and responses to my questions.

Thank you very much for your time,

Kind regards,

s. 22(1)

West Vancouver

s. 22(1)

On Wednesday, May 21, 2025 at 01:22:29 p.m. PDT, Jill Lawlor <jlawlor@westvancouver.ca> wrote:

Good afternoon s. 22(1),

Thank you for taking the time to share your thoughtful message and concerns about Lighthouse Park.

We share your concern about the risk of fire in our parks, particularly as we head into the summer season. The fire at Shore Pine Point on May 11 is a serious reminder of the importance of continued vigilance. We're grateful to the passerby who reported the incident, and to the quick response of our Park Ranger and the Fire Department, which thankfully prevented a more serious outcome. Like many parks across the province, we rely on the public to report concerns and issues as a vital part of keeping our parks safe.

To clarify, Park Rangers are present in Lighthouse Park during the day three days a week and also conduct daily visits unless unforeseen circumstances arise. We recognize that fire risks tend to increase during evenings and weekends, and we work closely with our Bylaws, Police, and Fire partners to assist with both preventative patrols and emergency response.

While bylaws and signage are in place to prohibit smoking and open flames, we understand that enforcement alone is not always sufficient. In response to ongoing concerns, we are implementing a ban on all charcoal, briquette, and hibachi-style barbecues this year, allowing only propane barbecues. This policy is being adopted across the North Shore, and updated signage will be installed shortly. Additionally, Fire and Parks will explore a targeted education campaign to bring fire safety awareness to park users.

Thank you again for your dedication and concern for our parks. If you have any further questions, please don't hesitate to reach out.

Warm regards,

Jill

Jill Lawlor (she, her, hers)

Acting Director of Parks, Culture & Community Services | District of West Vancouver

t: 604-921-3467 | c: 604-418-3657 | [westvancouver.ca](https://www.westvancouver.ca)



We acknowledge that we are on the traditional, ancestral and unceded territory of the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation), səliłwətał (Tsleil-Waututh Nation), and xʷməθkʷəy̍əm (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

From: s. 22(1)
Sent: Friday, May 16, 2025 11:27 PM
To: correspondence
Subject: Fw: Protect our parks from fire risk

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Dear Council Correspondence,

I forgot to cc the Council Correspondence email when I sent this letter (below) to Mayor and Council on Thursday May 15. Could you please add it to the correspondence file?

Thank you,

s. 22(1)

----- Forwarded Message -----

From: s. 22(1)
To: Mayor Mark Sager <mark@westvancouver.ca>; Christine Cassidy <ccassidy@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Lambur Peter <plambur@westvancouver.ca>; Snider Scott <ssnider@westvancouver.ca>; Thompson Sharon <sthompson@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>
Sent: Thursday, May 15, 2025 at 09:28:19 p.m. PDT
Subject: Protect our parks from fire risk

May 15, 2025

Dear Mayor Sager and Councillors Cassidy, Gambioli, Lambur, Snider, Thompson, and Watt,

I live in s.22(1) and am fortunate enough to have grown up here. It's wonderful to live in a place like West Vancouver with access to such incredible nature, specifically, beautiful parks and forests, like the unique old growth forest in Lighthouse Park, and to a healthy beneficial tree canopy. Thank you for protecting them.

I'm very concerned about the risk of fire in our parks, particularly as we enter into another summer season.

Last weekend, on Sunday May 11, there was a fire in Lighthouse Park at Shore Pine Point.

A passerby noticed it, and found the one Park Ranger on duty. They called 911 and fire trucks came into the park. Luckily, the fire was put out before it spread far. Apparently, the fire started from a campfire the night before. I was told that one of the firefighters was surprised when he learned that a Park Ranger is in the park only three days a week and not in the evenings, so no one was on duty on Saturday evening when the campfire was illegally lit. By Sunday morning, the fire had spread.

What if that passerby had not been there or had not seen it on Sunday?

I too was shocked to learn that there was only one Park Ranger on duty on Sunday, and that he is in the park only three days a week, and not past 4pm. When I asked about summer Ranger duty, I learned that in previous summers, Ranger presence has increased in that Park Rangers have been in the park more than three days per week, but only in the day time. Rangers have not been on duty in the park after 4pm even in the summers. Yet it is during evenings and after-dark hours that park visitors are likely to light a campfire or cook a meal on a hibachi or barbecue.

Without a sufficient number of Rangers in the park during the days *and* evenings, who is monitoring human activity and fire risk?

I'm terrified to think of a fire in Lighthouse Park, particularly with so few Park Rangers and with so many relatively inaccessible areas within the park.

The risk of another human-caused fire in Lighthouse Park or other parks is real.

The main cause of fires in our parks and forests in West Van is human activity. Despite bylaws and signage prohibiting smoking and other flames, people continue to disobey them, illegally smoking and using campfires and open-flame barbecues, stoves and hibachis in parks.

For example, during a recent summer in Lighthouse Park in the middle of the dry weather, I walked past two men in a remote east section of the park carrying a portable barbecue that they told me they were going to use to cook their dinner, saw people cooking on a hibachi at Juniper Point, saw a man cooking on an open flame in the parking lot, and saw the remains of campfires on a number of rocky outcrops. I frequently see individuals and groups of people smoking cigarettes in Lighthouse Park. As well, I have regularly seen the remains of campfires along Caulfeild Park in the summers.

I also frequently observe people smoking in a small park on Clovelly Walk [REDACTED] s. 22(1). It's a beautiful spot just off the Clovelly Walk trail and with a view of the ocean. It is bordered on the north by the trail, and on the west, south and east by private properties and homes. It has understandably become a popular place for people to sit and enjoy the view, and for evening and night-time social gatherings, particularly in the summer. Despite the Parks Department placing a no-smoking sign in high summer, people still smoke there. [REDACTED] s. 22(1). In the summer of 2023, there was a fire there, which [REDACTED] s. 22(1) only happened upon by chance as he walked by. Luckily, he was able to put it out. What if he had not been there and it had spread?

Last May, as you may have read in the news, there was a fire on the Stanley Park causeway that is believed to have been caused by a discarded cigarette. [BLOCKEDvancouver\[.\]citynews\[.\]ca/2024/05/14/fire-stanley-park-causeway-cigarette/BLOCKED](#)

The Lighthouse Park fire last Sunday, the Stanley Park fire last May and the Clovelly Walk Park fire in the summer of 2023 are warnings for all of us. They are obvious examples of the risk cigarettes and other human-caused flames pose to our parks and, by extension, to the lives of visitors in the parks.

I urge you to put in place measures to protect our parks from fire risk. This will cost money; but the potential consequences of not doing so will have so many more far drastic costs.

Please note that by "measures to protect our parks from fire risk," I am not referring to the BC Fire Smart guidelines. Removing trees comes with its own huge costs and would drastically alter our environment. I do not think that is the solution.

I look forward to hearing about the steps you will take to protect our parks from fire.

I would be happy to meet or talk with you to discuss ideas.

Thank you,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: Ambleside Dundarave BIA <info@ADBIA.ca>
Sent: Tuesday, June 10, 2025 1:49 PM
To: correspondence
Cc: Mark Sager, Mayor; Linda Watt; Christine Cassidy; Scott Snider; Sharon Thompson; Nora Gambioli; Peter Lambur; Scott Findlay
Subject: Response to Questions About the ADBIA

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Dear Mayor and Council,

Further to my comments made at last night's Council meeting, I am writing in response to a letter (5f) submitted to Correspondence last week, which raised several questions and concerns about the Ambleside Dundarave Business Improvement Association (ADBIA). Unfortunately, the author's name was redacted, so I am unable to respond to them directly. However, I wanted to ensure that Council and the public are fully informed about our practices and the context behind our work.

Membership and Voting:

Membership in the ADBIA is indeed open to both commercial property owners and business tenants within our boundaries. Both groups have the right to vote on ADBIA matters, including board elections and annual budgets. This is consistent with how all BIAs in British Columbia operate under the Community Charter. If there is information suggesting otherwise, I'd be happy to discuss this further or clarify any misunderstandings.

Board Composition and Potential Conflicts of Interest:

Our board includes a mix of business tenants and property owners, ensuring diverse perspectives. None of our current board members are owners of any properties in the Ambleside commercial area that would be impacted or rezoned in the proposed Local Area Plan. All board members are required to declare any potential conflicts of interest and to recuse themselves from discussions or votes where they may have a direct financial stake. This process is in place to maintain transparency and fairness.

Purpose of the ADBIA:

The ADBIA's primary mandate is to support and enhance the vitality of the local business district, focusing on economic development, placemaking, and community vibrancy. Our goal is to benefit the entire business community, including property owners and tenants alike, and, by extension, the entire community who wants to see a thriving business district.

Executive Director's Role:

As Executive Director, my role is to implement the strategic direction set by the board, which is informed by membership feedback. My efforts aim to represent the interests of the ADBIA as a whole, while also working closely with the general public to ensure Ambleside and Dundarave remain vibrant, welcoming, and inclusive neighbourhoods. If at any time it appears that this role is leading to public alienation, I would be keen to understand those concerns.

I hope this helps clarify how the ADBIA functions and who it serves. I would encourage Legislative Services to forward this to the original author of the letter from last week. Please do reach out if there are any further questions or concerns.

Regards,

Maureen

Maureen O'Brien

Executive Director

Ambleside Dundarave Business Improvement Association

604-210-3500

info@adbia.ca

"It Takes a Village to Make a Village"

200 - 1497 Marine Drive

West Vancouver, BC

V7T 1B8

From: [REDACTED] s. 22(1)
Sent: Wednesday, June 11, 2025 8:23 AM
To: correspondence
Cc: Mark Sager, Mayor; Linda Watt; Christine Cassidy; Sharon Thompson; Nora Gambioli; Scott Snider
Subject: WV's "Community Profile" on Housing and Bedrooms File: 2515.01

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Good Morning Mayor and Council,

First, below is the email I sent last week to Mayor and Council regarding the information highlighted in the text version of West Vancouver's "Community Profile." E.g. page 1 "While two-thirds of our housing is single-detached, with multiple bedrooms, over half of households do not have children living at home" and Page 3 "With an average household size of 2.5 people, many homes in West Vancouver likely have "unused" bedrooms."

For the reasons below, would it not be best for everyone that WV's Community Profile simply follow the same pattern as other community profiles, generally e.g. starting with demographics, etc.?

Below are excerpts from a speech by Roman Baber (York Centre, CPC), House of Commons Publications, June 2, 2025 that I happened across specifically on this issue of empty bedrooms and housing in Canada. **Roman Baber (York Centre, CPC), House of Commons:**

"...Those who do not learn from history are doomed to repeat it. I rise in the House for my inaugural address with humility to share my unique story in the hope that I do not go back to the future.

I clearly remember the Communist Soviet Union. I lived there until I was nine. Those of us who come from the eastern bloc are afraid. Please, do not dismiss us.

I will begin by asking a question: How many bedrooms are in members' home? Are there more bedrooms than people? Why? It is because we have a housing crisis. Why do people need so many bedrooms?

"How many bedrooms?" is the precise question the Red Army asked my great-grandmother after the Bolsheviks barged into my family's home in St. Petersburg, Russia, in 1918. It turned out my family had too much house, so the Bolsheviks settled in two more families. That was the hell that were communal apartments in eastern Europe

....Some folks in Vancouver are talking about a vacant bedroom tax, and we are already asked how many bedrooms we have on the national census.

Let me draw a scenario. An article in The Globe and Mail claimed that there is no version of reality where housing supply can meet the rising demand. ... imagine what is going to happen when people have no place to live and the federal government declares housing a national emergency. We all have to do our part. People who own large homes should do their fair share. Why do they need all these extra bedrooms? Why not redistribute housing?

I am not saying this will happen, but who knows anymore? My fear is the new phenomenon we are seeing in Canada called collectivism. It is accelerating, and it is exactly the path that Venezuela and so many other countries took, slowly, step by step.

Everything is the biggest crisis ever now. We have a new crisis every week. The problem is that at a time of crisis, even when collectivism is well intentioned, it is just a step away from Communism. There are no limits to where collectivism will go, because the bigger the crisis, the bigger the government's solution, especially from the Liberals...

Then, all of a sudden, we do not recognize our country".
BLOCKEDourcommons[.]ca/documentviewer/en/45-1/house/sitting-6/hansardBLOCKED
Video.BLOCKEDinstagram[.]com/reel/DKo_cNOAE76/BLOCKED

Secondly, I totally support Councillor Watt's point that the community profile should compare "apples and apples" to reflect where WV is comparable and doing better in terms of housing than many other communities and note the distinct differences that directly impact housing possibilities in WV. Our unique transportation situation is significant given the ocean.

Also, it would seem the community profile should highlight in the housing section that West Vancouver, North Vancouver Districts are "mountainous terrains" versus places like Langley and Surrey which are "flat terrains." I am not a housing expert, but this would explain why e.g, Langley and Surrey are building more housing and likewise increasing their population: they can build because they can on flat terrain without risk of atmospheric rivers coning down the mountains, etc.) It would be comparing apples to oranges to compare housing growth where it is often impossible to regions where it is very easily done.

Also, to compare apples to apples, I came across the Metro Region Housing Book. It compares population growth *from 2016 to 2021* in Metro Region, not from 20 years ago as was the graphic in our WV Community Profile, which is most relevant.

If our Community Profile did so (instead of reaching all the way back 20 years) West Vancouver, despite its mountainous terrain often making it impossible and sometimes outright dangerous to build (e.g. blasting rock, etc.) it is pulling more than its fair share of population growth since 2016:

Region	Population Growth	
District North Vancouver	2.9%	mountainous terrain
District West Vancouver	4%,	mountainous terrain
Vancouver	4.9%	flat and hilly terrain (no. atmospheric rivers)
Versus		
Langley	13%	flat terrain (no atmospheric rivers)
Surrey	10%	flat terrain (no atmospheric rivers, etc.)

s. 22(1)

West Vancouver

Dear Mayor and Council,

I am providing the below input not as an expert but based on an urgency that Canadians need to speak now or possibly, forever hold our speech. I read the Community Profile yesterday.

In my view, Mayor and Council should not receive the "Community Profile "for information at Monday's meeting because: the information is incomplete and out of context. As a result, it (presumably unintentionally) baselessly

perpetuates the undercurrent of anger at WV residents, especially homeowners. For example, the provincial housing report repeatedly says WV has a well-deserved reputation as a wealthy enclave whose taxpayers are simply NIMBYs who have no right to speak and are slowing down housing projects, instead of acknowledging property owners raising valid and important concerns and ideas on/for sensible housing development based on their familiarity with e.g. the topography.

In particular, the “Community Profile” *highlights* how many homes in West Vancouver are mortgage free and how many bedrooms those homes have. I could not find another Community Profile that makes this point or as the front and centre focus.

Even the North Shore News Feb 17, 2024 article (“West Van has highest percentage of mortgage-free homeowners in B.C.) provided context for the mortgage free seniors in WV by a housing advocate from SFU: “Part of those statistics could be a reflection of West Vancouver’s older population. People who bought property decades ago before prices increased and who are now in their retirement years are more likely to be mortgage-free, said Yan.”

Also, the “Community Profile” is based on the standard that **housing is to 30% or less of a person’s income. That is not at issue. What is at issue and not being said is that Canadian workers are exactly 30% less productive than our US neighbours and all major economies in the world.** “

This is from **RBC’s report,** “Canada’s Growth Challenge” June 4, 2024

“Globally, we’ve fallen behind most major economies since 2000. At the turn of the century, the economic output of the average Canadian was on par with Australia. Today, Australians are almost 10% more productive, while their economy has grown 50% per person faster than Canada’s over the quarter century. We’re further behind the United States. **Canada is 30% less productive than the U.S. and closer to lower-income** states like Alabama in terms of economic performance than tech-rich California or New York. The result: We’ve fallen from the 6th most productive economy in the Organisation for Economic Co-operation and Development in 1970 to the 18th as of 2022....The productivity gap with the U.S. stands at about \$20,000 per person a year, putting Canadians’ wages roughly 8% below their U.S. counterparts....Simply closing the productivity gap with the U.S. would add roughly \$20,000 of GDP per person per year.

\$20,000 per year is \$1,600/month extra for any Canadian worker who chooses to be as productive as all of the workers in the other major economies in the world including the US. **That \$1,600/month in extra work productivity will provide Canadian workers with “free housing”** – and be proud of their hard day’s work and contribution to e.g. innovation, etc. The average rent in:

“Surrey, BC is around \$1,738 per month, as of June 2025”.

“ [CMHC data](#) lists an average rent of \$2,134 for one-bedroom apartments in **Ambleside, with \$1,576 for bachelor units.**”

We don’t have a housing crisis. We have a productivity crisis. When people don’t work and aren’t productive, the money runs out and things get very, very bad with food bank reliance and no emergency hospitals, etc.

To be clear, I am not one of those homeowners who have the luxury of an extra bedroom. However, I do not spend my days angry at people who do. I bought a studio condo that I worked and sacrificed for communizing across LGB by bike and bus to get to a job **s. 22(1)** so that I have a place where I will not be a burden on society and can age in place. This is what Canadians of all stripes have done and made us a functioning economy.

In my view, this federal/provincial housing issues come right down to the municipal level Mayor and Council should not be contributing to what I believe people are realizing: we have a productivity crisis, not a housing crisis. And in my view the “Community Profile” information is inaccurate without required context and (again I assume this is unintended) fosters unwarranted anger at WV property owners. The hard work Mayor and Council do navigating these very difficult times is much appreciated.

Sincerely,

s. 22(1)

, West Vancouver

From: Matthew OConnor
Sent: Wednesday, June 4, 2025 2:06 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: Rescinding of Animal Control Compliance Policy & Procedure 02-80-332

Good afternoon, s. 22(1)

I am in receipt of your email and will respond in my capacity as Bylaw and Licensing Services Manager.

I understand your concerns with rescinding the Animal Control Compliance Policy & Procedure 02-80-332. It is important to note that the tools outlined in the policy are still readily available to Bylaw staff. Several sections remain outdated as our department has evolved. This was the main reasoning behind rescinding the policy. This will not impact our ability to undertake actions outlined in the policy.

Given that our departmental procedures have shifted, it is at a detriment to our enforcement team to follow a policy that may no longer reflect the enforcement standards we are looking to cultivate and provide to the public. Officers do maintain discretion to educate and/or enforce, with compliance being the primary goal, however we are bound to explicitly follow outlined policy to the best of our abilities.

I am happy to discuss your concerns further, please feel free to reach out and we can set up a time to go over them more in-depth.

Sincerely,

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

.....
I acknowledge that I am on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), sə́ilwətaʔt (Tseil-Waututh Nation), and xʷməθkʷəy̓əm (Musqueam Nation). I recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

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

From: [REDACTED] s. 22(1)
Sent: Saturday, May 24, 2025 9:55 AM
To: correspondence
Subject: Rescinding of Animal Control Compliance Policy & Procedure 02-80-332

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 Council,

On the May 26 Council Meeting Agenda, I see the proposal to rescind the Animal Control Compliance Policy & Procedure 02-80-332 . The agenda item mentions that there will be work over 2025 to replace the policy and procedure, but no definitive target date is mentioned.

I suggest that the current Policy and Procedure is not rescinded until a replacement Policy has been agreed to.

Maybe this process has already been considered, but it is not evident from the Agenda documentation for this item.

Regards,

[REDACTED] s. 22(1)

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

From: Finance
Sent: Tuesday, June 10, 2025 12:37 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: Council correspondence - email from s. 22(1) "2024 Annual Report and Audited Financial Statements"

Hello s. 22(1)

The 2024 Annual Report (draft) was uploaded to the District of West Vancouver webpage on Friday June 6.

<https://westvancouver.ca/government-administration/strategies-reports/reports/annual-reports>.

The 2024 Annual Report (draft) includes the audited financial statements as at December 31, 2024. The report is an agenda item for the Monday June 23 regular Council meeting.

Sincerely,

Finance & Corporate Services
District of West Vancouver



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

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From: [REDACTED] s. 22(1)
Sent: Friday, June 6, 2025 11:00 AM
To: Mark Sager, Mayor; correspondence
Subject: 2024 Annual Report and Audited Financial Statements
Attachments: District of West Vancouver Annual Reports Webpage 2025-06-06.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.

Your Worship,

I note that the 2024 audited financial statements and annual report has not yet been posted to the District's website (Financial Reports--screen shot capture--see appended PDF file).

According to the Community Charter, s. 167, ss. 4., "[b]y May 15 in each year, a municipality must submit to the inspector its audited financial statements for the preceding year and any other financial information requested by the inspector."

I had expected that the June 9th regular council meeting would have been included as an agenda item, a report on the audited financial statements for the year ending Dec. 31, 2024, given the May 15th deadline for submission of the of the audited annual financial statements for the fiscal year ending December 31, 2024. But, no such agenda items is to be found in the published agenda for the regular council meeting scheduled for the 9th of June.

This observation prompts the question: When the District will publish the audited annual financial statements for the year ending 12/31/2024? And, when will the audited financial statements for the year ending 12/31/2024 be made available for inspection by the public, given the May 15th deadline for submission of the same to the the Inspector of Municipalities?

I would further note that the municipal council has reduced the number of quarterly financial reports presented to the public by 50% in recent years, presumably as a cost-saving measure, but only a *de minimus* savings in cost as all four quarterly reports are likely still presented *in camera* to the financial advisory and/or finance & audit committees.

I note, unlike prior administrations, there has been a weakening in the commitment of council to inform the public of the financial and operational results of the District's undertakings in absolute numbers and relative to the budgeted financial plan by quarter and by year.

I should like to think that presentation of the audited financial statements would, in light of the reduced quarterly reporting frequency, assume a higher priority with council and

staff. But, perhaps I am venturing under a misapprehension and my way thinking is, like the dinosaur age and the stone age, passé and retrograde.

Your servant,

[Redacted] s. 22(1)

West Vancouver, BC

[Redacted] s. 22(1)

[Redacted] s. 22(1)

Annual Reports

Print as PDF 

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Report Type: Financial

Dec 31, 2023

The District of West Vancouver was awarded the Canadian Award for Financial Reporting for its 2023 Annual Report, marking the 19th consecutive year it has received this prestigious award. The award is given to governments that publish an Annual Report that goes beyond the minimum requirements of the Public Sector Accounting Board (PSAB) standards, demonstrates an effort to communicate the municipal government's financial picture, and enhances the understanding of financial reporting standards, procedures, and compliance requirements.

Documents

 [Annual Report 2023](#)

 [Annual Report 2022](#)

 [Annual Report 2021](#)

Figure 1 Webpage screen capture, 10:30 A.M. P.D.T., 2025.06.06

<https://westvancouver.ca/government-administration/strategies-reports/reports/annual-reports>