

## **COUNCIL CORRESPONDENCE UPDATE TO MAY 14, 2025 (8:30 a.m.)**

### **Correspondence**

- (1) Strata Council President (460 14th Street), May 7, 2025, regarding “Bylaw infractions at Tiffany Place”**
- (2) D. Marley, May 7, 2025, regarding “Is it ‘curtains’ for Canada Geese in Horseshoe Bay?”**
- (3) May 8, 2025, regarding “Dog attack”**
- (4) May 8, 2025, regarding Flood Mitigation Inquiry**
- (5) May 8, 2025, regarding “HB Skatepark”**
- (6) Ambleside & Dundarave Residents Association, May 12, 2025, regarding “PROPOSED AMBLESIDE CENTRE LOCAL AREA PLAN - May 12, 2025”**
- (7) May 12, 2025, regarding “2550 Queens Avenue”**

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

No items.

### **Responses to Correspondence**

- (8) Acting Director of Parks, Culture & Community Services, May 13, 2025, response regarding “Dog attack”**

---

**From:** Marion Broadbent [REDACTED] s. 22(1)  
**Sent:** Wednesday, May 7, 2025 9:25 AM  
**To:** Matthew OConnor; Engineering Counter; correspondence  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Bylaw infractions at Tiffany Place  
**Attachments:** West Van Noise Bylaws.docx

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.

I am following up with you regarding our concerns about the ongoing issue with trucks unloading after hours in front of our building. I have taken many pictures of trucks unloading as late as 9:30 pm ; these include 7-Eleven trucks, Pepsi and Coca Cola trucks. I have made a poster that has the bylaws spelled out and I have handed them out to the drivers. The responses that I have been given are that the sign says loading zone but doesn't give a time frame. An easy solution would be to add the time zone to the sign. Another solution would be to change the parking signs that are at the corner of 14th and Marine Drive to signs that say loading zone. What I have noticed since talking to some of the more respectful drivers is that, if there are no cars parked in those parking spots, they will unload there.

I have included a letter signed by all the owners indicating our desire to be able to enjoy our suites during the evening hours without listening to the banging and clanging of goods being unloaded and rolled down the street. Included also is the poster I created to inform the drivers and 7-Eleven of the bylaws.

Last Sunday evening, May 4 at around 9:15 pm, my husband spoke with a driver who was aggressive so he called 911 and spoke to someone who was very helpful. The file number is [REDACTED] s. 22(1). This particular driver indicated that the company he worked for would just pay the fine and continue to unload in front of our building since it does say loading zone. Our Strata is looking for a permanent solution to this issue. We shouldn't have to keep going and speaking to the drivers on our own. We need the support of West Vancouver authorities.

Dear Strata 251 Owners,

The Strata Council has met with the West Vancouver ByLaw Manager to discuss the number of delivery trucks that are parking in front of our building after 9:00 pm with their lights flashing and unloading goods causing considerable noise that is disturbing to our ability to enjoy peace and quiet at this time of night. We have been given a copy of the bylaws which I have pasted below. These trucks are not allowed to make noise unloading their goods after 6:00 pm. I have also made up a poster alerting the truck drivers that they are in contravention of the West Vancouver bylaws as well as giving 7-Eleven a copy of the poster. Additionally, I spoke to the store Manager of 7-Eleven and she has agreed to forward our concern onto her head office. There are several more steps that we can take including taking our concerns to a West Vancouver City Council meeting.

The Strata council would appreciate owners signing this letter showing that the Strata Council has the support of the owners in pursuing a solution to this issue.

This letter will be placed on the table adjacent to the elevator. Please take a moment to read and sign below. Please also indicate your unit number.

s. 22(1)

Good Neighbour Bylaw No. 4380, 2004 Section 5.1.4(e) states:

"5.1.4 Without limiting subsections 5.1.1, 5.1.2 or 5.1.3:

(e) no person may cause or permit a Motor Vehicle engine to be left in operation for more than five minutes in a 60 minute period while the vehicle is stationary, except:

- (i) motor vehicles undergoing repairs at a service garage licensed under a bylaw
- (ii) emergency vehicles, or
- (iii) if the operation of the motor vehicle engine is necessary to power equipment by way of a power take-off to operate utility equipment such as a lift, mower, or similar equipment;"

Noise Control Bylaw 4404, 2005 Section 6.1.2(d) states:

"6.1 Without limiting sections 5.1 to 5.3 the following noises or sounds are deemed to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public and are prohibited:

6.1.2 any of the following noises or sounds:

(d) Noises or sounds from the loading or unloading of goods, materials, machines, equipment, waste or garbage by any means:

- (i) on a Sunday or holiday;
- (ii) before 0730 hours (7:30 a.m.) or after 1800 hours (6:00 p.m.) on any other day that is not a Sunday or holiday."

Last evening two trucks unloaded; one in front of our building and the other in the lane beside our building which I assume is a fire lane. I have included these recent photos. This occurred around 7:30 pm. I have many other photos as well.



Sent from my iPad

Marion Broadbent, Strata Pres. At 460 14th Street WV

# ATTENTION

## You are in contravention of the following West Vancouver Bylaws

### **Good Neighbour Bylaw No. 4380, 2004 Section 5.1.4(e) states:**

"5.1.4 Without limiting subsections 5.1.1, 5.1.2 or 5.1.3:

**\*\* (e) no person may cause or permit a Motor Vehicle engine to be left in operation for more than five minutes in a 60 minute period while the vehicle is stationary, except:**

- (i) motor vehicles undergoing repairs at a service garage licensed under a bylaw
- (ii) emergency vehicles, or
- (iii) if the operation of the motor vehicle engine is necessary to power equipment by way of a power take-off to operate utility equipment such as a lift, mower, or similar equipment;"

### **Noise Control Bylaw 4404, 2005 Section 6.1.2(d) states:**

"6.1 Without limiting sections 5.1 to 5.3 the following noises or sounds are deemed to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public and are prohibited:

6.1.2 any of the following noises or sounds:

**\*\* (d) Noises or sounds from the loading or unloading of goods, materials, machines, equipment, waste or garbage by any means:**

- (i) on a Sunday or holiday;
- (ii) before 0730 hours (7:30 a.m.) or after 1800 hours (6:00 p.m.) on any other day that is not a Sunday or holiday."

---

**From:** David Marley <domarley52@gmail.com>  
**Sent:** Wednesday, May 7, 2025 7:06 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Is it 'curtains' for Canada Geese in Horseshoe Bay?

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.

Last Monday evening, having had supper at The Orchard, my wife and I decided to enjoy the lovely evening further by taking a stroll through our District's recently renovated waterfront park in Horseshoe Bay. We purchased a take-out coffee at Goldie's and entered the park at about 7:30 pm, whereupon we were perplexed to discover an array of black curtains strung along wires so as to block the view of anyone who chose to sit in one of the various chairs facing the water. What on Earth might be the purpose of such a peculiar set-up we wondered?

Today, I was back in the park over the lunch hour. The curtains were pulled back so as not to impede the view. I approached one of three DWV employees tending to the park's grounds and enquired as to the purpose of the curtains. According to this pleasant young man, the curtains have been installed as part of a 'Canada Goose mitigation effort'. Apparently, when the geese awaken in the morning and are unable to see the water it makes them feel unwelcome, poor darlings, and they are likely to depart for more friendly locations. I feel a certain sympathy with them when, presumably due to staffing constraints, the District is drawing these curtains early in the evening while local residents and visitors alike are still attempting to enjoy our park, one on which DWV tax-payers have spent a lot of money.

I'm going to assume this fellow was not having me on and was being serious. In which case, one must ask why would the District engage in such an absurd pursuit? If Canada Geese are a blight on our community, and they most definitely are, why not simply cull them. That will definitely make them feel unwelcome! Apparently, these creatures are highly edible. They could be donated to the Union Gospel Mission or another such worthy institution to help feed the indigent. I checked out the cost of a pack of a dozen shotgun shells on-line. Much less expensive no doubt than the cost of these truly incongruous and ugly black-out curtains.

I hereby request that neither my name nor contact information be redacted from this communication.

David Marley

s. 22(1)

West Vancouver, BC

s. 22(1)

604-926-8994

**From:** s. 22(1)  
**Sent:** Thursday, May 8, 2025 7:05 AM  
**To:** correspondence  
**Subject:** Dog attack

**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, Staff West Vancouver District

s. 22(1) I was attacked and bitten by a dog in s.22(1) Park.

This is a designated "on leash " park and No dogs at the beach. At best only 1 in 5 owners have their dogs on leash and No Dogs on the small beach is often just ignored. There are increasing amounts of dog feces in this relatively small park as well.

In the aftermath I questioned the dog owner why they didn't have their dog on leash , in fact there were two dogs, the response was " oh I didn't know it was " on leash ,". The owner was just steps away from a sign. Were they being dishonest or are the signs and education of dog owners inadequate?

Also were they suggesting if it was on off leash area it would have been OK if the dog attacked and bite me? He simply wasn't in control of his dog. I do believe he was as startled as we were, so past non aggressive behaviour of a beloved family pet does not ensure that they will never become aggressive and dangerous.

s. 22(1) fortunately had a railing near by to steady myself... otherwise I think I would have been knocked to the ground. The bite was on s. 22(1). Need I say the "what ifs", a child?

All in this was a terrifying event.

Where can I go to walk without fear of dogs? Lighthouse Park is now impossible. Now dogs are allowed on the Seawall. Along John Lawson Park there is a steady parade of dogs, yes mostly on leash but this is a No Dogs area. Dogs are often allowed to wander on to the lawn area to urinate...? a picnic area.?

The signage, education and enforcement of the Dog regulations needs to be improved and reiterated.... more signs in more visible locations.

More presence of By Law reinforcement , please.

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, May 8, 2025 1:41 PM  
**To:** correspondence  
**Subject:** FW: District of West Vancouver Public Enquiry [REDACTED] s. 22(1) - Flood Mitigation

**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.

---

**From:** [REDACTED] s. 22(1)  
**Sent:** May 8, 2025 1:38 PM  
**To:** Engineering Department <[engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca)>  
**Cc:** correspondence@westvancouver.ca; [REDACTED] s. 22(1)  
**Subject:** RE: District of West Vancouver Public Enquiry [REDACTED] s. 22(1) - Flood Mitigation

Hi Jenn  
I am [REDACTED] s. 22(1).  
We have losses in excess of [REDACTED] s.22(1) the municipality but need to know that the engineering dept. has a plan to prevent recurrence of this disaster.  
I would have thought that the Engineering Dept would reach out to property owners to come up with a solution to what will be an ongoing problem.  
Just wondering if the creek diversion along 25<sup>th</sup> street is incorporating any design considerations to this problem?  
Would appreciate a call  
Thanks

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

---

**From:** Engineering Department <[engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca)>  
**Sent:** May 8, 2025 12:02 PM  
**To:** [REDACTED] s. 22(1)  
**Cc:** Engineering Department <[engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca)>  
**Subject:** District of West Vancouver Public Enquiry [REDACTED] s. 22(1) - Flood Mitigation

Hello [REDACTED] s. 22(1)

Due to the numerous notices of claim the District has received concerning the Atmospheric River event on October 19, 2024, we are currently unable to publicly comment on or discuss the flooding or any related matters.

Updates, when available, will be posted on the District of West Vancouver website Services section.

Kind regards,

Jenn Moller, Director of Engineering & Transportation Services  
Engineering & Transportation Services | District of West Vancouver  
[engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca) | 604-925-7020

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, May 8, 2025 7:48 PM  
**To:** correspondence  
**Subject:** HB Skatepark

**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.

I am totally opposed to the demolition of the skate park. Even though I do not use the facility nor do I have children, I still believe this is an integral part of the WV recreational infrastructure. Skateboarding is not a fringe sport and is great for people of all ages to enjoy both mental and physical fitness.

Regards,

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

**From:** Heather Mersey <adrawestvan@gmail.com>  
**Sent:** Monday, May 12, 2025 12:18 PM  
**To:** Mark Sager, Mayor; Peter Lambur; Christine Cassidy; Linda Watt; Nora Gambioli; Scott Snider; Sharon Thompson; correspondence  
**Subject:** PROPOSED AMBLESIDE CENTRE LOCAL AREA PLAN - May 12, 2025

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

ADRA Directors met on May 8th at which time we discussed the document that will be before Council tonite. This document is very detailed and is the culmination of a significant amount of work by David Hawkins and his team. Their efforts to be applauded

ADRA would like additional time to fully review and consider the LAP Ambleside Centre Local Area Plan proposal and suggest Council postpone first reading of the bylaw or to postpone the Public Hearing. At this point we are not in a position to fully endorse to ADRA membership as we have not yet had the time to go through it in detail and examine the outcomes. A week is not enough time .This is not a reflection of Planning's work, but rather a situation where adequate time needs to be allotted to the community.

What is proposed is a very detailed document, which, when approved, will result in significant changes to Ambleside. We are on the right track, make no doubt about it, but the final phase is probably the most important.

- ADRA has a number of points to be addressed, some of which date back to initial discussions:
- 1000 to 1200 units (potentially 3000 residents) added to Ambleside with existing community facilities, parking, traffic, etc. Since this OCP guide, DWV has approved 3700 units(potential addition of 7000 residents)for Cypress Village. Should we not re-examine our housing requirements now?
  - height of buildings need to be a measurement, example 37.5 feet, not in storeys
  - the Village of Ambleside contained between 13th Street and 19th Street. The 1800 block of Marine to be included in the Commercial Zone.
  - the importance of maintaining the unique, seaside character of Ambleside and Dundarave through building, landscape design guidelines.

As the public input is not permitted tonite on this agenda item, ADRA is sending our comments for your consideration prior to tonite's Council meeting.

How fortunate we are, to live in a community that has genuine engagement with local residents in working together on change in such a way that will preserve the unique way of life and seaside lifestyle so highly valued.

Respectfully submitted,

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

Please Do Not Redact Name

--

**From:** s. 22(1)  
**Sent:** Monday, May 12, 2025 12:33 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Michelle McGuire; Lisa Berg  
**Cc:** s. 22(1)  
**Subject:** 2550 Queens Avenue

**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.

**THE MAYOR AND COUNCIL NEEDS TO  
SAY 'NO'  
TO THE ZONING CHANGES, SUBDIVISION AND VARIANCES TO  
2550 QUEENS AVENUE**

We, s. 22(1) believe that the subdivision and variances needed for this property are unjustly extensive, and pursuing this proposal is a waste of the Mayor and Councillors time, a waste of staff's time, and a waste of tax payors money.

1. There are many other options available to this developer for densification of 2550 Queens Avenue. What is being proposed simply does not work for this property.
2. Affordability would not increase for new buyers with this proposal.
3. Forty 40 foot frontages are anomaly in RS3 zoning and just too small. These small, long, narrow lots do not fit into the character this neighbourhood.
4. There are twenty-six 26 properties which have been identified in the area surrounding 2550 Queens that are subdividable to sixty 60+ foot frontages.
5. The proposal would set an unwanted intrusion into a well-established neighbourhood.
6. All other replacement homes on Queens and surrounding area are being constructed as single family homes.
7. The proposed development would lead to loss of privacy, including decreased quality of life for everyone else.
8. The proposal would have a negative impact on the neighbourhood character and is not in keeping with the distance between homes, and the ability to have adequate landscaping for privacy.

Thank you.

s. 22(1)

---

**From:** Jill Lawlor  
**Sent:** Tuesday, May 13, 2025 12:18 PM  
**To:** [REDACTED] s. 22(1)  
**Cc:** correspondence  
**Subject:** RE: Dog attack

Dear [REDACTED] s. 22(1),

Thank you for your email to Mayor and Council. Your correspondence has been forwarded to me in my capacity as the Acting Director of Parks, Culture & Community Services.

We appreciate you taking the time to share your recent experience in [REDACTED] s.22(1). We are sorry to hear of this incident and hope you are recovering well. Your letter raises concerns that we take to heart, that you were bitten by an unleashed dog in a designated on-leash area.

We have shared your concerns to our Bylaw and Parks Departments and we will do an internal review and explore options for the future.

Thank you again for bringing this matter to our attention. Your safety, and that of all residents, is a top priority. We hope to restore your confidence in enjoying our parks and public spaces.

Sincerely,

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](http://westvancouver.ca)



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

**From:** s. 22(1)  
**Sent:** Thursday, May 8, 2025 7:05 AM  
**To:** correspondence  
**Subject:** Dog attack

**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, Staff West Vancouver District

s. 22(1) I was attacked and bitten by a dog in s.22(1) Park.

This is a designated "on leash" park and No dogs at the beach. At best only 1 in 5 owners have their dogs on leash and No Dogs on the small beach is often just ignored. There are increasing amounts of dog feces in this relatively small park as well.

In the aftermath I questioned the dog owner why they didn't have their dog on leash, in fact there were two dogs, the response was "oh I didn't know it was "on leash,". The owner was just steps away from a sign. Were they being dishonest or are the signs and education of dog owners inadequate?

Also were they suggesting if it was on off leash area it would have been OK if the dog attacked and bite me? He simply wasn't in control of his dog. I do believe he was as startled as we were, so past non aggressive behaviour of a beloved family pet does not ensure that they will never become aggressive and dangerous.

s. 22(1) fortunately had a railing near by to steady myself... otherwise I think I would have been knocked to the ground. The bite was on s. 22(1). Need I say the "what ifs", a child?

All in this was a terrifying event.

Where can I go to walk without fear of dogs? Lighthouse Park is now impossible. Now dogs are allowed on the Seawall. Along John Lawson Park there is a steady parade of dogs, yes mostly on leash but this is a No Dogs area. Dogs are often allowed to wander on to the lawn area to urinate...? a picnic area.?

The signage, education and enforcement of the Dog regulations needs to be improved and reiterated.... more signs in more visible locations.

More presence of By Law reinforcement, please.

s. 22(1)