

COUNCIL CORRESPONDENCE UPDATE TO MAY 28, 2025 (8:30 a.m.)

Correspondence

- (1) 22 submissions, May 20-27, 2025 and undated, regarding Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2025 (Ambleside Centre Local Area Plan)**
- (2) 3 submissions, May 22-27, 2025, regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025 (2550 Queens Avenue)**
- (3) May 24, 2025, regarding “Rescinding of Animal Control Compliance Policy & Procedure 02-80-332”**
- (4) Westshore Place Strata Council President (650 16th Street), May 25, 2025, regarding “New Tower Proposal for Ambleside” (Preliminary Development Proposal for 1552 Esquimalt Avenue)**
- (5) P. Hundal, May 26, 2025, regarding “4798 The Highway proposed variance application and Heritage Alteration Permit”**
- (6) Memorial Library Board Meeting Minutes – April 16, 2025**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (7) Engineering & Transportation Services, May 21, 2025, response regarding Pay Parking**
- (8) Acting Director of Parks, Culture & Community Services, May 21, 2025, response regarding “Fw: Protect our parks from fire risk”**
- (9) Engineering & Transportation Services, May 21, 2025, response to Eagle Island Residents Association regarding “Ownership and responsibility for maintenance of grinder pumps”**
- (10) Manager of Bylaw & Licensing Services, May 22, 2025, response to Hollyburn Manor Strata Council (565 17th Street) regarding “Angle parking at 565 17th Street”**
- (11) Engineering & Transportation Services, May 26, 2025, response to Hollyburn Manor Strata Council (565 17th Street) regarding “Angle parking at 565 17th Street”**
- (12) Senior Manager of Parks, May 23, 2025, response to D. Marley regarding “Shared from North Shore News: West Vancouver called out for leaving Lighthouse Park cottages vacant and neglected”**

From: s. 22(1)
Sent: Tuesday, May 20, 2025 8:41 PM
To: correspondence
Subject: Re Ambleside Centre area Plan

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Please vote yes on May 26th to sending the Ambleside Centre area Plan to a public hearing as the next step in the process.

Thanks

s. 22(1)
Longtime Ambleside resident
s. 22(1)
West Vancouver

From: s. 22(1)
Sent: Wednesday, May 21, 2025 11:48 AM
To: Nora Gambioli; sthompson@westvancouver.ca; Mark Sager, Mayor; Peter Lambur; Christine Cassidy; Linda Watt; Scott Snider; correspondence
Subject: Request for Public Hearing - Ambleside Local Area Plan

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Hello Mayor and Council

I support sending subject plan to a public hearing in order for the community to review it and to offer comments and suggestions. Please confirm by return email.

Thanks,

s. 22(1)

s. 22(1)

WVan

From: [REDACTED] s. 22(1)
Sent: Wednesday, May 21, 2025 1:32 PM
To: Nora Gambioli; sthompson@westvancouver.ca; Mark Sager, Mayor; Peter Lambur; Christine Cassidy; Linda Watt; Scott Snider; correspondence
Subject: Ambleside Local Area Plan.

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I encourage you all to please vote "YES" to move the Ambleside Local Area Plan to a Public hearing .

[REDACTED] s. 22(1)

Ambleside resident

Sent from my iPhone

[REDACTED] s. 22(1)

WV

From: [REDACTED] s. 22(1)
Sent: Friday, May 23, 2025 12:45 PM
To: Mark Sager, Mayor; Nora Gambioli; Linda Watt; correspondence; Scott Snider; Christine Cassidy; Sharon Thompson; Peter Lambur
Subject: Ambleside Centre LAP proposal and the City of Burnaby's diminishing capital reserves dilemma
Attachments: Burnaby_s \$1.2B capital reserve _basica...pdf

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Your Worship,

The CBC online journal reports that the City of Burnaby has effectively run through its \$1 billion plus capital reserves which had been built up over the past decade. Replenishment of those reserves which depended upon the "density bonus" awarded to developers in exchange for developer contributions to the City's capital reserves dedicated to providing public amenities for the City's ratepayers is now effectively crimped by the provincial government's legislation and regulations governing such boodle.

The CBC article, appended, explains.

With the upcoming regular council meeting on Monday, we see a similar drive on the part of our planning department for developer contributions from among other things "density bonus" awards. Interestingly enough, the section in the report pertaining to Financial Impacts does not mention the subject of provincial legislation and regulations that the City of Burnaby decries as being an impediment to its need to replenish Burnaby's capital reserves to fund future public goods acquisitions (capital expenditures for public facilities, &c.)

The District's report includes four-colour cartoons illustrating what the planning department foresees for Ambleside's future development. The same sort of four-colour cartoons were featured prominently in the publications disseminated in support of the Horseshoe Bay LAP, none of which has in fact been realized to-date.

All of which leads me to conclude that the District might be better served by curtailing such planning efforts and devoting the savings to reducing the cost of local government here in West Van. where the single-largest component of this year's property tax levy is none other than the District of West Vancouver's combined Municipal Levy and the Asset Levy.

- *A penny saved is a penny earned.* -- Benjamin Franklin

Your servant,

s. 22(1)

West Vancouver, BC

s. 22(1)

s. 22(1)

CBC.ca will be undergoing scheduled maintenance on May 24 between 2 a.m. - 6 a.m. ET. There will be service disruptions during this time. We apologize for any inconvenience.

British Columbia

Burnaby's \$1.2B capital reserve 'basically exhausted.' What happened and what's next?

Burnaby homeowners can expect increased taxes after changes to how developers contribute to the city

[Lauren Vanderdeen](#) · CBC News · Posted: May 23, 2025 5:00 AM PDT | Last Updated: 7 hours ago



Burnaby is spending big on major civic projects like libraries and pools, but the city may not always have access to a large financial reserve for capital projects. (City of Burnaby/Facebook)

[comments](#)

Burnaby has long been the envy of neighbouring cities for its hefty capital reserves while being one of the few major cities in B.C. with zero debt — but now the city's "golden age" of surpluses is coming to an end.

The reasons are twofold: skyrocketing construction costs have depleted the city's reserves of more than a billion dollars faster than expected, and provincial legislation has recently limited the city's ability to replenish the money through its traditionally successful model of density bonuses.

"We added up all that investment and, by the end of 2024, it had basically exhausted a lot of our ... reserves," said Coun. Sav Dhaliwal, who is also chair of the city's financial management committee.

The city has approved more than \$1.2 billion for almost 20 community amenity projects and affordable housing initiatives, including the Burnaby Lake Recreation Complex, Cameron Community Centre and Library and a new RCMP detachment.

- [What will, or should, Burnaby do with its \\$1B reserve fund?](#)

But construction cost increases have meant five major projects are currently \$281 million over their original estimated budget, based on documents provided by city staff to council earlier this year.

It means the city's capital budget won't stretch as far as originally planned. Council has already cancelled the \$240-million Confederation Park Community Centre due to a lack of funding, and plans for a new city hall were pulled back in 2023 and still await a new clear direction.

The city says future projects are essentially on hold indefinitely until it can generate funds through a new provincially mandated funding tool, one it has repeatedly criticized.

Colleen Jordan, a former city councillor and frequent critic of current mayor, Mike Hurley, said Burnaby was in a tough spot as a result.

She doubts residents are happy with the delays to major projects like the one at Confederation Park.

"But it's not the city that they should be blaming, it's the province," she said.

WATCH | Burnaby is used to having a surplus, but that's coming to an end:



Burnaby financial woes in focus after years of surplus

▶ 18 hours ago 2:32

For years, Burnaby was known as the B.C. city with more than a billion dollars in its reserves and no debt. But both claims may end soon. CBC's Justin McElroy reports on the decision the city will soon have to make.

Burnaby's density bonus policy

City officials have complained that the new provincial tool, called amenity cost charges or ACCs, has limited Burnaby's previous policy that generated more than \$1 billion from developers over the last decade.

Burnaby's stockpile came from a policy called density bonusing, in which developers paid cash to the city in exchange for the right to build taller condos in places like its growing Metrotown and Brentwood city centres.

The density bonus policy was "very successful," according to Coun. Sav Dhaliwal, who noted that in some years, the city received more than \$300 million from developers.



The province's new funding tool requires municipalities to charge developers a certain amount of money based on the number of units built.

But Dhaliwal said the tool is more restrictive and also requires taxpayer money to fund a portion of a new amenity.

As a result, the city introduced a 1.9 per cent infrastructure levy on homeowners this year — on top of the regular property tax increase — in order to collect for the ACC fund.

LISTEN | What's happening with Burnaby's city finances?



The Early Edition 8:47

Metro Matters — Why has the financial health of the City of Burnaby gone so sour?

CBC British Columbia municipal affairs reporter Justin McElroy talks to Stephen Quinn about how major civic projects in Burnaby are diminishing city reserves from the black to the red.

Jordan said the city will now have to decide whether to wait to build the amenities or borrow money.

"And I don't think the citizens of Burnaby are particularly very favourable to borrowing money, so I guess they have to wait."

Dhaliwal estimated it could take 10 years to build up the city's ACC reserves and get started on the Confederation Park Community Centre.

An issue for many cities

Trish Mandewo, the president of the Union of B.C. Municipalities, said construction costs are growing at three times the rate of inflation.

"Local governments have to look at the projects that they have in line, and sometimes they're having to make hard choices," she said.

She said municipalities had reserves and were planning for the future, but escalating costs "way beyond" the consumer price index have made it difficult to meet budget expectations.

"It's going to be difficult for local governments to really meet the mandate when it comes to our infrastructure that we had planned," she said.

In a statement, B.C.'s Ministry of Housing said ACCs will replace lengthy negotiations over charges with an upfront planning process that gives a "more transparent understanding of costs associated with a housing project from the start."

It argued that Burnaby was already experiencing shortfalls before the introduction of ACCs.

"This predictable process will improve on Burnaby's previous amenity contributions program that experienced an unexpected \$175 million shortfall in 2023, which staff indicated put major projects at risk," it wrote.

City promises follow-through

Burnaby's chief financial officer, Noreen Kassam, said she's "very confident" the city can still complete the committed projects within the expected budgets.

"We will deliver on them," she said, while acknowledging the city will be developing fewer projects than hoped.

She called the density bonus program "instrumental" in funding the city's major projects over the last decade.

"It is maybe a bit alarming that it is depleting, but ... it is delivering on what the funds were collected for, which is all these large major amenities that are going to benefit citizens now and into the future."

Mayor Mike Hurley also criticized the province's new funding plan, but he wouldn't commit to taking on debt.

"It's not something that I would ever want to do," he told CBC. "I think we just have to find different ways and come up with a different business plan. Burnaby's motto has always been pay as we go, and hopefully we can stay that way."

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From: s. 22(1)
Sent: Saturday, May 24, 2025 10:53 AM
To: correspondence
Subject: Ambleside community plan

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I recommend Mayor and all Council members to vote in favour of the latest Ambleside community plan. There are always improvements that can be made, the plan will take many years to finalization.

Regards

s. 22(1) (member of West Vancouver since s. 22(1)) Sent from my iPad

s. 22(1)

West Vancouver

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, May 24, 2025 2:38 PM
To: Mark Sager, Mayor; Nora Gambioli; Sharon Thompson; Peter Lambur; Christine Cassidy; Linda Watt; Scott Snider; correspondence
Subject: Support for Public Hearing of Ambleside LAP

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May 24, 2025

To Mayor & Council:

At your meeting on Monday May 26 I understand you will be considering a motion to send the Ambleside Centre Local Area Plan to a public hearing,

I urge you to vote yes to this motion, so residents can review the Plan, ask questions, and offer suggestions.

It is vital that the public be given the opportunity to participate in the important work of bettering our community.

Thank you in advance for making this possible.

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, May 24, 2025 2:56 PM
To: correspondence
Subject: Ambleside Local Area Plan

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Dear Mayor and Council Members

I am really excited by the Ambleside LAP and really hope the West Vancouver Council will support it. We have been seeing this plan in the works for a few years now and I honestly believe the planners have come up with a winner. It looks like a wonderful area to live in without the need for a car and also an outing destination, the way that lower Lonsdale has become for my husband and me. Given the proximity to parks and beaches I think the restaurants, shops and brew pubs in the plan would attract many visitors, hopefully by transit. As a resident

[REDACTED] s. 22(1), I would be able to walk there myself.

I look forward to seeing a Yes vote on Monday so the public can weigh in.

[REDACTED] s. 22(1)

West Vancouver

From: Heather Mersey <adrawestvan@gmail.com>
Sent: Sunday, May 25, 2025 10:47 AM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Linda Watt; Peter Lambur; Scott Snider; Nora Gambioli; Sharon Thompson; Scott Findlay
Subject: Proposed Ambleside Centre Local Are Plan - Public Hearing Date

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Dear Mayor & Council,

We would like to start by commending David Hawkins and Staff for their leadership and time spent with ADRA and other community groups in developing this Plan to date.

One overriding thought ADRA Directors and many in the community share is that the concept for Ambleside should be as "A Village By The Sea". We recognize that with land prices in Ambleside, particularly with sea and mountain views available, the very concept of affordable housing is simply unrealistic. The goal of any development therefore should be to enhance the "Village By The Sea" concept.

The District of West Vancouver has significant new developments approved, in process or in the future, where affordable housing options are more likely to be attainable. Examples would be Taylor Way Corridor, Park Royal North, Cypress Village and Squamish Nation Development, etc.

Having said that, ADRA Directors have undertaken to review the proposal on the LAP Ambleside Business District in detail, with a view to holding a TownHall Meeting to enable community members to better understand the current plan, have questions answered and provide feedback.

As you are aware, ADRA is a named Stakeholder, involved from the beginning of this LAP process through workshops, etc. In spite of having a grasp of the overall plan and intentions, with short notice we have only been able to review in detail, Section 3. One cannot imagine how most community members will have the time to review and fully comprehend this complex document.

ADRA would like to be able to support the proposal, prepare a Coles Notes version and to provide this to our members and the community at a Townhall Meeting.

As our elected representatives, you have a great responsibility to the residents of West Vancouver to ensure they are given adequate time to understand and hopefully, support proposed changes. In our view it is important that this be done thoroughly as this LAP will define the look and liveability of our community as it develops over the next 20 years or so.

As a result, we believe the Public Hearing should be delayed until September/October. By pushing it through on June 23rd you are short circuiting the process for public understanding and input.

These are **some** of the more detailed reasons why it would be better to delay the Public Hearing til late September or early October:

- 1) A 3D model **MUST** be made available. Priority! Looking at the changes on a piece of paper does not convey the actual concept of added height and density. We have been asking for this since the start of discussions.
- 2) A Public Hearing provides a limited time for the public to speak. Questions can be asked but no answers are provided. Once the Public Hearing closes, there is no further public discussion. After going through only Section 3, ADRA has a number of questions which require a response. The Public Hearing should be set in the evening, not at 4 pm on an afternoon in June, when people are at work, busy with school schedules, leaving on vacations, etc.
- 3) Heights need to be stated in a measurement, ie feet. A storey could be 8', 9', 10'....ADRA has asked for this from the outset.

- 4) Great concern over what becomes part of the Official Community Plan could negate future public hearings. An example, the Fresh Street site. The site covers an entire block. The community needs to have input into potential development options for this site and how it would benefit the community.
- 5) Community Amenity Contributions - Needs a deeper look at the intention, ie will density be the means for future funding of public facilities, ie library, arts centre, hockey rink, etc.?
- 6) 1800 Block to be placed back into the Commercial Zone. Now in the Apartment Zone.
- 7) Ambleside "Village By The Sea" begins at 13th Street and ends at 19th Street.
- 8) Ambleside "Village By The Sea" - As stated above, this should be a governing concept for future development.
- 9) Masonic Hall - This site is currently zoned for Community Use. Given the additional population to be added, should this zoning be retained or if developed, a significant part of the development be retained for community use?

We hope this will give you some sort of idea as to why this document should not go forward to a June Public Hearing and recognize that revisions are necessary.

Let's try to move this important LAP with the intent to have community support behind the Plan for Ambleside Centre and not create a divided community. ADRA is happy to meet with Planning Staff and Councillors to discuss further if desired.

Respectfully submitted

Heather Mersey, President on behalf of the Directors,
Ambleside & Dundarave Residents Association
s.22(1) West Vancouver, B.C.

Please do not redact the name or contact information

--

Visit our website: ADRAwestvan.ca

From: Michael Geller [REDACTED] s. 22(1)
Sent: Sunday, May 25, 2025 6:54 PM
To: correspondence
Cc: Peter Lambur; Christine Cassidy; Linda Watt; Mark Sager, Mayor; Scott Snider; nora gambioli; Sharon Thompson
Subject: Ambleside Local Area Plan - Referral to Public Hearing

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Greetings.

It has been brought to my attention that some of you may have reservations about approving the staff recommendation to forward the Ambleside Local Area Plan to Public Hearing in June.

Our of respect for the considerable and diligent effort by staff and all the community members who provided input into the plan, including me, I do hope that notwithstanding any individual opinions you might have about the appropriateness of the plan, you will agree to forward it to Public Hearing Monday evening.

If you would like any further information as to why it would be so very inappropriate to reject the staff recommendations, please feel free to contact me at [REDACTED] s. 22(1).

Clerk, please feel free to include my name on this message.

Sincerely,

Michael Geller [REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Sunday, May 25, 2025 8:06 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: May 25, 2025 Newsletter

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Hello everyone,

I just received the latest newsletter and I was pretty shocked at the rendering of the 16 story building in front of Fresh Street. How could anyone think this is a good idea? It's going to look completely out of place and out of character. Is that not an allowed consideration anymore?

This building would be the beginning of the end.

Please reconsider this and vote no!

On the other hand, I seem to remember that restricted access to public spaces has already had a precedent at a park that closed up country (?) a year or two ago, because Indigenous peoples had to do something to or at, the park. So does this mean it's a done deal?

Just wondering what we can do legally about the province pushing us past our limits of population, which is already a major problem with the bridges and infrastructure.

Yours truly,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, May 26, 2025 9:55 AM
To: Nora Gambioli; sthompson@westvancouver.ca; Mark Sager, Mayor; Peter Lambur; Christine Cassidy; Linda Watt; Scott Snider; correspondence
Subject: Support for Ambleside LAP to include arts center and public hearing

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Dear Mayor and Council

I am writing to you to show my full support for:

- a dedicated, purpose-built arts center to be included in the Ambleside Local Area Plan to house the West Vancouver Art Museum permanently and centrally
- your vote in favour of a public hearing for the Local Area Plan for Ambleside (including the arts center/art museum location). I have participated in previous workshops for the LAP and it was a valuable experience to learn from others, share my input, and feel heard.

Thanks for listening.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, May 26, 2025 9:58 AM
To: correspondence; Mark Sager, Mayor; Nora Gambioli; Peter Lambur; Sharon Thompson; Linda Watt; Christine Cassidy; Scott Snider
Subject: Need to move got public hearing on LAP tonight

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Dear Mayor and Council,

I was bewildered a couple of weeks ago to learn that the Commercial Ambleside LAP-which has had thorough discussion and input from our community and stakeholders for over six months had been delayed a couple of weeks from moving to a public hearing because of one last minute request for more time.

Time is what a public hearing is about . It s about providing the time for all constituents to come forward and openly give their views on a proposal from city staff which itself is a result of discussions and review.

To postpone it anymore will only serve to suggest that Council is not interested in the views of the many-but rather needs to follow the suggestions of the few.

I urge your support to move forward openly the discussion of the commercial Ambleside LAP , by supporting the move to a public hearing as soon as is possible.

With respect,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, May 26, 2025 11:02 AM
To: correspondence; Nora Gambioli; Peter Lambur; Christine Cassidy; Sharon Thompson; Linda Watt; Scott Snider; Mark Sager, Mayor
Subject: Support for Ambleside LAP/Art Center/public hearing

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Dear Mayor and Council,

The current West Vancouver Arts and Culture Strategy as a Priority states Council to confirm a location for a purpose-built art center.

Now is the time to act.

We need and I fully support:

- a dedicated, purpose build arts center to be included in the Ambleside Local Area Plan for a permanent Art Museum
- Council's vote in favour of a public hearing for the LAP for Ambleside

Please take this opportunity to build the much needed Arts Center for our community. It will be a benefit for all of West Vancouver.- now and in the future.

Respectfully,

[REDACTED] s. 22(1)

West Vancouver.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, May 26, 2025 11:52 AM
To: correspondence; mark@westvancouver.ca; Linda Watt; Nora Gambioli; Christine Cassidy; Peter Lambur; Sharon Thompson; ssnider@westvancouver.ca
Subject: West Vancouver Art Museum

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Dear Mayor and Council,

I am writing to add my strong support for the development of a new West Vancouver Art Museum to be included in the Ambleside Local Area Plan. Many people have expressed their support and have identified all the reasons that a new museum is vital to our community. I wholly endorse those sentiments.

Please vote in favour of a public hearing on this important issue.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, May 26, 2025 12:34 PM
To: Mark Sager, Mayor; Nora Gambioli; sthompson@westvancover.ca; Christine Cassidy
Cc: Linda Watt; Peter Lambur; Scott Snider; correspondence
Subject: Support for Ambleside LAP to include arts center and public hearing

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Dear Mayor and Council

I am writing to you to show my full support for:

- a dedicated, purpose-built arts center to be included in the Ambleside Local Area Plan to house the West Vancouver Art Museum permanently and centrally
- your vote in favour of a public hearing for the Local Area Plan for Ambleside (including the arts center/art museum location).

Sincerely,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Monday, May 26, 2025 12:49 PM
To: Nora Gambioli; sthompson@westvancouver.ca; Mark Sager, Mayor; Peter Lambur; Christine Cassidy; Linda Watt; Scott Snider; correspondence
Subject: Ambleside LAP, Public Hearing, WVAM
Importance: High

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Dear Mayor and Council,

I'm writing to urge you to vote tonight in favour of a public hearing to be held asap for the Local Area Plan for Ambleside, and for the LAP to include a dedicated, purpose-built arts centre to become the new location for the West Vancouver Art Museum, preferably in the vicinity of Bellevue Avenue and 16th Street.

As we're all aware, decades of study and community input has identified the Ambleside area as the ideal location for a centrally located arts centre, one that will embody the cultural identity of West Vancouver and become a vehicle for even deeper cultural programs that will benefit the community and the arts alike.

With thanks in advance for your continued commitment to the arts in West Vancouver,
Best regards

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver BC

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Monday, May 26, 2025 1:58 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson
Subject: Approve the LAP to Ensure Sidewalk Safety and Future Growth

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Dear Mayor and Council,

I'm writing to strongly urge you to approve the proposed Local Area Plan (LAP) at tonight's meeting to move it forward to a public hearing.

This plan is the result of extensive consultation with residents, local businesses, and community stakeholders. Their input has meaningfully shaped the vision and priorities reflected in the current plan. It represents a thoughtful and balanced path forward for Ambleside.

The density provisions in the plan are not just a matter of growth. If density targets are reduced, the financial viability of new projects — including those that would deliver badly needed public realm improvements — may disappear.

This is a pivotal moment. I urge you to take action tonight and approve the plan so we can move toward a safer, more inclusive, and vibrant future for our community.

Kind regards,

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, May 26, 2025 3:56 PM
To: correspondence <correspondence@westvancouver.ca>
Cc: Sharon Thompson <sthompson@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; Mark Sager, Mayor <mark@westvancouver.ca>; Christine Cassidy <ccassidy@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>
Subject: Points of View - appear to differ.....West Van Community Stakes Holders vs. Reality

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 appreciate all points of views, WVCOSH's included, (found the following info in my mail, not a member). However information has to be correct and not exaggerated. The proposed building height illustrations WVCOSH are showing, are a) in the wrong location and b) twice as high as what is only proposed in the Community Plan, to my eye. [REDACTED] s. 22(1)

Considering the height of the surrounding buildings, our height illustrations below are closer to the proposed than those exaggerated views by WVCOSH. I also think both height proposals by the districts plan are entirely reasonable.

FRESH STREET SITE - WVCOSH's massing block is sitting in John Lawson Park. Also the height of the proposal is the same height, roughly at Hollyburn Place, as seen at right of my photo. Also height massing is not a block wide, its highest massing is on the corner of Bellevue Ave and 17th Street.

Thanks, [REDACTED] s. 22(1)

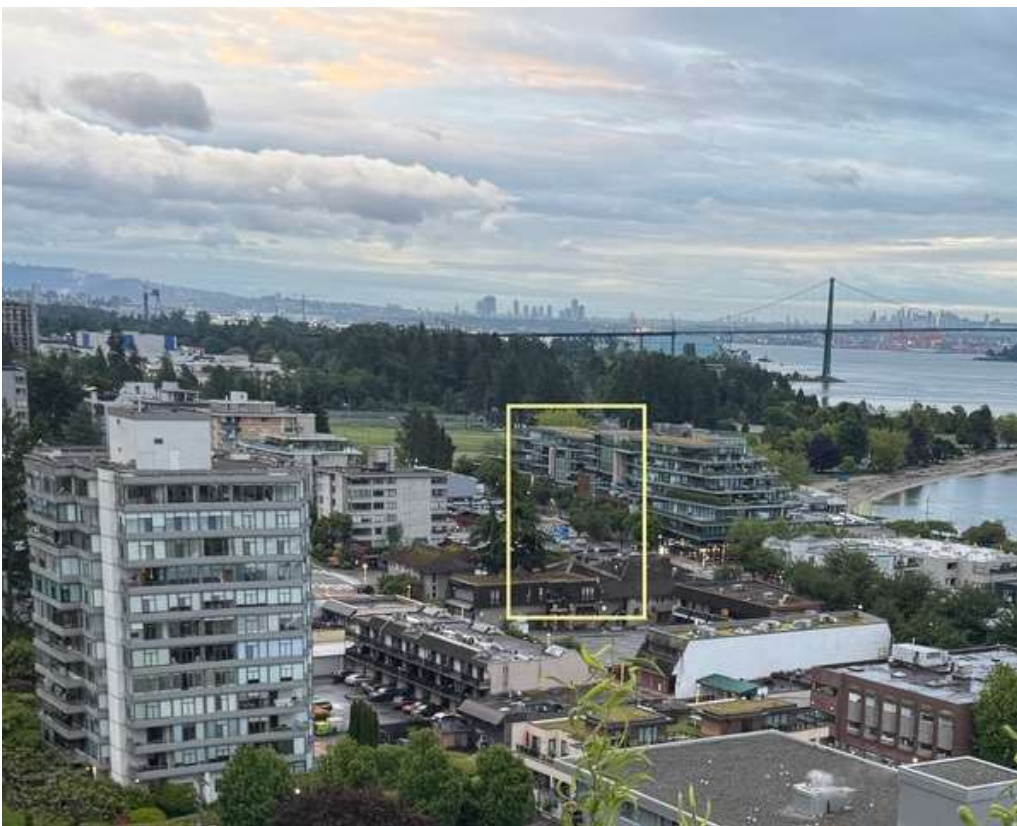
[REDACTED] s. 22(1)
West Vancouver, BC
[REDACTED] s. 22(1)



What yoare presenting, s.22(1)



FAIR IN THE SQUARE SITE - WVCSS's height massing is shown on the north side of Clyde Avenue. I believe the highest massing is located closer to Marine and 14th, the Fair in the Sq site? And again considering the surrounding buildings, the illustration on right shows a version closer to reality, which is again, fitting in very well.



From: [REDACTED] s. 22(1)
Sent: Monday, May 26, 2025 10:27 PM
To: correspondence
Cc: Mark Sager, Mayor; Linda Watt; Christine Cassidy; Peter Lambur; Sharon Thompson; Scott Snider; Nora Gambioli
Subject: Your Decision Was Prudent & Necessary: Proposed Ambleside Centre Local Area Plan (File: 1610-20-5386)

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Dear Acting Mayor and Council,

I support your decision tonight based on common sense and data.

1. The delay over the LAP tonight was not caused by Mayor and Council. The delay *was caused* by Mr. Khalon sending a vague letter of demand that withheld critical information making it impossible for an informed decision to be made.
2. Taking a couple of weeks to think through a demand letter only just received in the last (48) hours from the BC government on a most significant matter is a widely considered a responsible, astute business practice. It would have been reckless in my view to forge ahead with the LAP decision tonight without having the critical information from Mr. Khalon, just to avoid the wrath of a few individuals at the meeting tonight.
3. In my view, Mayor and Council should provide Mr. Khalon with the industry data below showing the **catastrophic decline of condo/investor/rental units due to oversupply dictated by provincial governments. It's even worse in Toronto.**
 - **“Unsold condos piling up in Metro Vancouver” Business in Vancouver**, “Completed and **unsold inventory could spike 60 per cent this year**,” according to Rennie April 16, 2025
 - Globe and Mail April 25, 2025: **Vancouver swamped by Unsold Condos as Supply**
 - Daily Hive, Apr 16, 2025 — **With weakened demand and uncertainty, Metro Vancouver's unsold condominium inventory could soar by 60 per cent in 2025.**

I agree with many points made by Acting Mayor and Council tonight including that we should at least wait and see if, after the Park Royal demands are defined, that Ambleside-Dundarave may not only *not* need more housing, but we would be digging up the ground and cutting down our irreplaceable mature working trees to create empty cell blocks and create more atmospheric river flooding.

I also agree with the comment that the Acting Mayor did well in a difficult situation. Ultimately, the Acting Mayor and Council took the prudent step in a very pressured situation.

I would like to add that there seemed to be some people at the meeting tonight very confused about the difference between communism and democracy:

“In a communist society, housing is typically viewed as a basic need, not a commodity, and is often centrally planned and allocated [e.g. the current NDP Government]. This means that instead of a free

market where individuals buy and sell housing, the government or the community as a whole owns and controls all housing, ensuring access for everyone. “

In a democracy “housing models prioritize the needs and interests of residents [this would be taxpayer stakeholder groups e.g. ADRA], often through participatory decision-making and community ownership.”

Sincerely,

s. 22(1)

West Vancouver

From: Ambleside Dundarave BIA <info@ADBIA.ca>
Sent: Tuesday, May 27, 2025 7:51 PM
To: correspondence; Scott Snider; Christine Cassidy; Linda Watt; Peter Lambur; Sharon Thompson; Nora Gambioli
Cc: Scott Findlay; Jim Bailey; David Hawkins
Subject: Request to bring the Proposed Ambleside Local Area Plan forward for First Reading

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

Dear Members of Council,

On behalf of the Ambleside Dundarave Business Improvement Association (ADBIA), I am writing to respectfully request that Council consider bringing the proposed Ambleside Local Area Plan (LAP) forward for first reading at the earliest opportunity.

The proposed LAP is the result of years of work and extensive public engagement led by District staff. As one of the key stakeholder groups, the ADBIA has been actively involved in this process, and we commend staff for their inclusive approach. Input from residents, businesses, landowners, and advisory committees has shaped a balanced and forward-looking plan, one that reflects the unique character of Ambleside while addressing the urgent need for housing, economic vitality, and infrastructure improvements.

We understand that some members of Council may still have questions or concerns. To that end, we encourage all members to meet with Planning Director David Hawkins to review the plan in detail and work collaboratively to ensure the LAP is something Council can confidently support moving forward. Bringing the LAP to first reading is not a final approval, it is an essential step in advancing the plan to a public hearing, where the broader community can continue to engage in open, transparent discussion.

With recent recommendations and expectations from Minister Ravi Kahlon and the Ministry of Housing, the need to make tangible progress on local planning and housing readiness is more important than ever. Delaying this plan further puts the District at risk of falling even farther behind in meeting its housing targets and the opportunity for the Ministry of Housing to step in with a vision of their own for the Ambleside commercial area.

The ADBIA represents over 650 business and property owners in Ambleside and Dundarave. Our members understand that a thriving local economy depends on welcoming new residents, improving infrastructure, and ensuring that our town centre remains vibrant, inclusive, and economically sustainable.

We urge Council to demonstrate leadership by moving the Ambleside LAP forward to first reading and continuing the important dialogue needed to shape a better future for West Vancouver.

Respectfully,

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 Dr

West Vancouver

V7T 1B8

Received at the 2025 05 26 regular Council meeting regarding Item 3.

March newsletter

(1)(u)



Ambleside & Dundarave Residents Association

adrawestvan@gmail.com

<http://adrawestvan.ca>

Dear ADRA Members,

The first few weeks of March have been busy for ADRA. We hope you will enjoy catching up on the news and also take some time, if you haven't already, to give your input into the Local Area Plan Ambleside for the Commercial zone.

March 1st - ADRA ANNUAL GENERAL MEETING



*Part of
Minutes
Presentation*

Thank you to all those in attendance in support of ADRA's work and for electing our directors for 2025/26 as follows:

Trudy Adair, Judy Chalmers, Elaine Fonseca, Sandi Leidl, Nigel Malkin, David Marley, Graham McIsaac, Heather Mersey, Nigel Malkin and Barbara Shard.

Mayor Mark Sager provided an update of Council's activities followed by a question period. Maureen O'Brian, Executive Director of the Ambleside and Dundarave Residents Association gave an overview of activities in our two seaside villages. As one of the attendees stated, "this was a most informative meeting, I learned a lot!".

LAP AMBLESIDE - COMMERCIAL ZONE - FINAL DEADLINE MARCH 17, 2025



ADRA directors participated in a workshop hosted by Planning, held February 10th, along with the Ambleside and Dundarave Business Improvement Association. It

was a good opportunity for representatives of residents and business owners to discuss proposed changes and potential outcomes. While we agreed on several points, we also had differences of opinion. Both groups are looking to working towards an outcome that benefits the community.

One major concern from the outset of LAP discussions concerns the requirement to add 1000 to 1200 units (2,000 - 3000 residents) to Ambleside. Given Cypress Village has been approved with a potential of 7000 new residents, ADRA would like to see Council reconsider these numbers. Is our infrastructure adequate? Can our community facilities, i.e. Library, Recreation Centre, Seniors Centre handle the increased use? Traffic? Parking?

ADRA recognizes that change is part of our future but wants to ensure that it will result in a positive outcome and retain the character of our unique, seaside village. We support enhancements that include wider sidewalks, added green space, patio space, varied building heights, more north/south traffic flow, daylighting of creeks where possible.

ADRA sees the Ambleside Village beginning at 13th and ending at 19th. The option being proposed is to end the Village at 18th and the remaining block to be in the apartment zone.

The end of Ambleside Village would be at Memorial Park, thus including all the businesses that exist in the 1800 block currently.

Another main contention is the discussion around Hollyburn Corner, in the vicinity of 22nd and Marine Drive. For many, many reasons, we would like to see this discussed separately and not be included in the Ambleside Commercial Zone.

ADRA supports the use of a 3D vision of the proposed changes for Ambleside. It is challenging to imagine the overall look of a revitalized Ambleside based on block by block illustrations.

THERE IS STILL TIME FOR YOU TO SUBMIT YOUR VIEWS ON THE COMMERCIAL ZONE, IF YOU HAVE NOT ALREADY DONE SO. DEADLINE: MARCH 17, 2025.

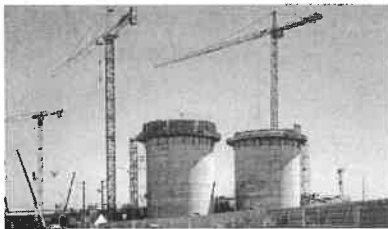
<https://www.westvancouverite.ca/plan-ambleside> or call Planning at 604-921-3459

DWV BUDGET - COUNCIL MEETING MARCH 3, 2025



Council met on Monday, March 3rd for a Special Meeting related to the Budget. At that time reports were received from Staff and the Finance & Revenue Advisory Committee with proposed strategies to address property tax increases. Council voted to go with the Finance & Revenue Advisory Committee recommendation of a 2% operating levy increase and a 1% asset levy increase for 2025.

UTILITIES - NORTH SHORE WASTEWATER TREATMENT PLANT (NSWWTP)



DWV residents will see significant increases to their utility bills, in large part due to the massive cost overruns of the NSWWTP. Initially estimated to cost \$590 per household (and costs still rising) for North Shore residents, there seems little hope of further contribution from the Provincial or Federal government for the unexplained, unaccounted for actions of Metro Vancouver in this mess.

PARKING



On February 24, 2025, Council passed a Notice of Motion that would see the Ambleside and Dundarave Business Association named as a participant in the processes to examine and formulate parking policies that would affect our local businesses.

DWV RESIDENT PARK FOR FREE!

Effective February 12, 2025, DWV residents will be able to park for free. To register your vehicle call Impark 1-833-374-7275 or apply at <http://impark.com/westvan>

B-LINE RETURNING?????



No doubt you will remember the B-Line issue that rocked our community in late 2018/early 2019. Nigel Malkin, a current ADRA Director was instrumental in stopping the B-Line. On a recent Council Agenda, an item appeared relating to the removal of parking spaces to facilitate a few bus stops along Marine Drive in Ambleside. A significant number of parking spaces were to be removed, which is not very supportive of our businesses. The item was subsequently pulled from the Agenda but it has left us with many questions, i.e. why was this placed on the agenda when only a few weeks earlier we were addressing the significance of parking in the business areas? Is this a mandate from Translink or from our Staff? Residents also reported getting surveys about a potential 250X to go from Dundarave to downtown. Don't we already have a 250A?

PROPOSED REZONING OF FULTON LANDS



A proposal to rezone lands owned by the DWV will be heard by Council on April 14, 2025. Public Input at this time is not permitted. **(pursuant to Council Procedural Bylaw No. 5005, 2019)**. The lands in question are located at 1542 Fulton, 1538 Fulton, 775 15th Street and 791 15th Street. This area currently falls within the OCP Apartment Zone. The rezoning will permit up to a maximum of eight storeys and could include variable use, i.e. seniors housing, below market housing, etc., which will be directed by Council.

SCHOOL TRUSTEE ELECTION - April 5, 2025



Three candidates have put their names forward for election. We encourage you to check out their websites to learn about their platforms. Then VOTE! Also visit the DWV website for information on advanced polls and voting locations. Let's see if we can help get a bigger voter turnout than 2%!!!!

Sheelah Donahue - [http:// sheelahdonahue.com](http://sheelahdonahue.com)

Neil Jensen - <http://NeilJensen.ca>

Roman Nurpeissov - <http://romannurpeissov.com>

Voting details: <https://westvancouver.ca/news/notice-2025-election>

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adrawestvan@gmail.com <http://adrawestvan.ca>

Our mailing address is:

Ambleside & Dundarave Residents Association
772 - 20th Street
West Vancouver, BC V7V 3Y7
Canada

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Ambleside & Dundarave Residents Association

adrawestvan@gmail.com

<http://adrawestvan.ca>

Dear ADRA Member,



April Newsletter

Spring has sprung! Such a beautiful time of year with all the cherry blossoms, daffodils, and tulips bursting with colour throughout Ambleside and Dundarave! We hope you are taking some time to enjoy the beauty of our seaside villages and get a refresh from Mother Nature. It is a good balance to the other “things” going on in the bigger picture of the world around us....

Kudos to Mayor and Council for finalizing the purchase of the last remaining waterfront house at 1444 Argyle. Ambleside oceanside looks spectacular with lots of activity and all ages enjoying our precious seaside location - whale sightings, eagles soaring and refreshing breezes off the ocean. Check out the activity in the community gardens. The Silk Purse and Music Box are always busy. Navy Jack House renovation is well on its way.

Don't forget to support our local businesses! Find out the latest updates through the **Ambleside and Dundarave Business Improvement Association** website: <https://adbia.ca/>

Here are some items for your consideration and information:

HOUSING SURVEY – online with a deadline of 4 p.m. on May 5/2025



“SHAPE OUR FUTURE HOUSING OPTIONS”

<https://www.westvancouverite.ca/housing-2025/surveys/housing>

Here is an opportunity for you to let Mayor and Council know your views on what housing options should be considered for West Vancouver's future development. The survey will require about 10 minutes of time and your thoughtful input. What kind of housing should we have going forward? There are many options including multiplexes, row and townhouses, low rise apartments, six storey apartments, rental, and seniors housing to give an idea. Be a part of shaping our community's future.

DEVELOPMENT OF DWV OWNED LANDS



On April 14th, Council approved the zoning bylaw to allow for redevelopment of District owned lands at the southwest corner of 15th and Fulton Street: 1538 and 1542 Fulton Avenue, 775 and 791 15th Street. The Comprehensive Development Zone 88 allows for a maximum of 8 storeys (excluding basement levels), parking to be provided on site with permitted uses allowing for apartment buildings, home based business and townhouses. A maximum of 2.5 Floor Area Ratio (FAR) is permitted which will also not include basement levels.

Further details are available from the DWV website. ADRA is following and will keep you updated.

<https://westvancouver.ca/media/5965>

FEDERAL ELECTION! - MONDAY, APRIL 28th!



If you haven't already done so, your last chance to cast a vote during the federal election is

this Monday, April 28th. West Vancouver has been divided into two ridings with the boundary placed at 21st Street.

NORTH VANCOUVER-CAPILANO - East of 21st

WEST VANCOUVER-SUNSHINE COAST-SEA TO SKY - West of 21st

MUNICIPAL ELECTION – SCHOOL TRUSTEE - APRIL 5TH - RESULTS!



One of three candidates, SHEELAH DONAHUE, has been elected to the WV School Board. Voter turnout was very low at 2% of eligible voters. WV electors will have a chance to change those numbers in October 2026 during the next Municipal Election. Let's work on this!

UPCOMING:

Regular Council Meetings - May 12th, May 26th @ 6 p.m. Municipal Hall

Finance and Revenue Advisory Committee - May 13 @ 9 a.m. Municipal Hall

Arts & Culture Advisory Committee – May 22 @ 4:15 p.m. The Music Box

Planning Committee – May 28th @ 4 p.m. Municipal Hall

WV Community Cultural Fest – June 6 & 7 at Ambleside Park

HELP SUPPORT YOUR LOCAL RESIDENTS' ASSOCIATION! SHARE ADRA NEWSLETTER WITH A FRIEND, WITH A NEIGHBOUR!

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adrawestvan@gmail.com <http://adrawestvan.ca>

Our mailing address is:

Ambleside & Dunderave Residents Association

772 - 20th Street

West Vancouver, BC V7V 3Y7

Canada

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You can [update your preferences](#) or [unsubscribe from this list](#).

From: s. 22(1)
Sent: Thursday, May 22, 2025 7:13 AM
To: correspondence
Cc: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; sthomopson@westvancouver.ca; Linda Watt; Jim Bailey; David Hawkins; Lisa Berg; Michelle McGuire
Subject: Re Proposed Development 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.

I am writing to voice my opposition to the proposed subdivision of the lot at 2550 Queens Avenue.

s. 22(1) and I do not feel like this is good for our community for the following reasons:

- the subdivision creates 40 foot frontages - which is an anomaly to the RS3 zoning and does not fit with the character of the neighbourhood.
- s.22(1) would be negatively impacted

Furthermore, I am concerned the proposed development could negatively affect s.22(1) discussions with the owner/developer of 2550 Queens, but was not able to get satisfactory assurances of how s.22(1)

I appreciate the desire to increase residential spaces in our community however I believe this should happen along marine drive, at intersections within our community - not mid-block.

Furthermore, I also would support the development of a duplex - if densification is the prime objective - however this would still be a single structure on a single lot - vs subdividing the lots themselves.

I trust the council will take into consideration the wishes of the s.22(1) community - who have worked hard to build just that - a community - s.22(1).

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, May 26, 2025 9:29 PM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur
Cc: Linda Watt; Sharon Thompson; Scott Snider; Jim Bailey; David Hawkins; Michelle McGuire; Lisa Berg
Subject: West Van Building and Development 2550 Queens Avenue

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WEST VAN BUILDING & DEVELOPMENT / District of West Vancouver

“West Vancouver is a community with a high quality of life, unmatched natural setting, and valued community amenities. Our processes ensure that any change respects and enhances what is primarily a residential community and adheres to relevant legislation. “

Relevant Legislation is pertinent on the municipal level to regulate various aspects of the quality of life.

The BC Provincial Government's Bill 44 **does NOT require** the Mayor or the Councillors of West Vancouver to approve the subdivision of Residential lots or properties – period! Nor does BC Bill 46 or BC Bill 47, and I have read them all.

The **Importance of Planning** for densification cannot be understated. Ambleside and British Property's Cypress Village are examples. There has not been any such planning for Dundarave, and we are all aware that Marr Creek has flooded twice (1955 and 2024) in West Van's development history. Adding wall to wall houses and garages with a lack of trees and garden to steep sloped properties is a recipe for disaster.

The developer of 2550 Queens Avenue is proposing too many variances; basement height exemption which is beyond the maximum 9-foot ceiling height exemption. Side yard exemptions, developer wants less than the **Minimum combined 16 feet Side yard** per lot. Roof panels that would add to the building height. Exposed back of panels are, wires, and supports visible to Queens Avenue and the neighbours living above.

In the last few years, the Municipality reduced the minimum lot size of the properties in this area by 12.5 % to **10,500 square feet minimum lot size**. Lot width was reduced 25% to a **minimum of 60-foot frontage**.

Simply put, the proposed development is an Unwanted Precedent and does not fit in the Neighbourhood. The immediate Neighbours are **opposed** to this development and have sent emails. The majority of Neighbours have also emailed opposition to this proposed Development.

Please **Oppose** this Development as there are other options that do not include Subdivision, over building, lack of trees, privacy, or Variances.

Thank you for your careful consideration.

s. 22(1)

Resident of West Van

s. 22(1)

West Vancouver, BC

s. 22(1)

May 26, 2025

From: s. 22(1)
Sent: Tuesday, May 27, 2025 4:10 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Jim Bailey; David Hawkins; Michelle McGuire; Lisa Berg; correspondence
Cc: s. 22(1)
Subject: Proposal for 2550 Queens Avenue subdivision

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My husband, s. 22(1) and I, s. 22(1) are the owners of s. 22(1) West Vancouver, BC s. 22(1). We are opposed to the proposal to allow a subdivision at 2550 Queens Avenue and to any future subdivisions on lots with 80 foot frontage or less on the hillsides of Dundarave.

We are not concerned about densification per se as we recognize the need for increased housing. However we are very concerned about increased housing without adequate infrastructure to support it. At present this infrastructure clearly does not exist s.22(1)

During the flood of October 2024 s.22(1) sewer back up leading to water flooding s. 22(1) and inundating s.22(1) restoration work took place. s.22(1) insurance for the sewer backup damage but s.22(1) damage done outdoors by the flood to retaining walls and pathways. As you are probably aware this area is already uninsurable for flood damage and will likely be uninsurable for sewer backup damage in the future, making future sale of homes in this area difficult.

In light of the above we strongly urge you to vote NO to any further densification of these slopes until adequate infrastructure is developed and instigated. Development of increased density in the absence of a complete and extensive upgrade of infrastructure can only be considered irresponsible and seriously detrimental to current homeowners in this area.

s. 22(1)
West Vancouver,
s. 22(1)
Sent from my iPhone

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

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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)

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

From: Gary Andrishak <[REDACTED] s. 22(1)>
Sent: Sunday, May 25, 2025 8:03 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: New Tower Proposal for Ambleside

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25 May 2025

Mayor Mark Sager & City Council

Our remarks below regard the prospect of a new tower proposal on Esquimalt Avenue by the Wall Corporation. They are prepared regarding the impact of the tower, should it be approved, on the lives of residents of nearby Westshore Place, in advance of the proposal's discussion at the Council Meeting on Monday, 26 May 2025.

While Westshore Place Strata Council realizes and respects the need for additional, affordable housing within Ambleside, it is our hope that our observations will contribute to the right sizing of an end-product on the Wall Esquimalt property that will be an attribute to the larger community.

Our concerns are:

1) Density — the North Shore Daily Post describes a 19-storey tower, in contrast to a 17-storey proposal in 2019, and a successive proposal of a two-building, seven-storey complex in 2021, the latter alternative moving much closer to our acceptance of it as a plausible neighbour. The fact that Wall Corporation seems now to suggest a more aggressive building height is both regressive and disappointing, to say the least!

2) Parking — the proposal, as we read it, suggests a total of 205 parking stalls for the combined existing tower of 185 rental units, and an additional 139 rental units in the proposed tower, for a combined count of 324 units. The equates to a ratio of 63% parking stalls per total units, a number well below local building codes. The excess number of cars will wind up searching for non-existent on-street parking with Ambleside.

Even more daunting, if we understand the proposal, is that the current underground parking structure will need to be demolished to make way for the new tower, forcing 150+ cars from the current tower onto the street during construction. The surrounding area, including City Hall, the Police Department and Fire & Rescue Service will be caught up in this 'parking zoo.'

3) Design — while we're aware that 'beauty is in the eye of the beholder', to our eye the form and character of the Wall proposal is void of any aesthetic character that one would come to expect for what, arguably, is suitable for the inner core of our spectacular, beloved waterfront community. Wall Corporation can certainly do better; City Hall must insist that it does!

In closing, consistent with our most recent evaluation of the second proposal in 2021, if Wall Corporation moves forward with a sensitive two-building mid-rise complex, phased so that its current parking obligation can be reasonably accommodated, the Westshore Place Strata Council will encourage its residents to fully support this initiative.

Yours truly,

Gary Andrishak
President
Westshore Place Strata Council
650 16 Street
West Vancouver BC
V7V 3R9

CC Westshore Place Strata Council Members

From: Paul Hundal [REDACTED] s. 22(1)
Sent: Monday, May 26, 2025 10:05 PM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Linda Watt; Nora Gambioli; Scott Snider; Sharon Thompson; Peter Lambur
Cc: Erik Wilhelm; Jim Bailey
Subject: 4798 The Highway proposed variance application and Heritage Alteration Permit

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.

To Mayor and Council

As former Chair of the Lower Caulfeild Advisory Committee I would like to express my deepest concern about the 4798 The Highway variance application being treated as a minor variance. I believe the proposed variance (it is actually three variances lumped together as one) should be treated as a major variance and be considered by Council, in particular, because it is within a designated Heritage Conservation Area and the proposed new building appears to clash with the character of the Conservation area with significant to extreme impact on the streetscape.

The variances will aggravate the impact by putting this large, out of character house closer to the street. This property is located right by an important focal point within Caulfeild Cove where three narrow roadways meet right at one of the main views of the cove. If you walk through there now, as many in the community do, you will experience the beauty of Caulfeild Cove itself. If this large house is built as proposed it will scar up the beauty of this special site with a large, flat roofed house with no "English cottage character" dominating the streetscape.

This is what the Heritage Conservation Guidelines were trying to prevent. Considering the significance of the impact on an important focal point by the Cove (one of only two) this should be looked upon as a major variance to be decided by Council. The Lower Caulfeild Heritage Conservation Area deserves nothing less.

Paul Hundal [please do not redact name]

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

from the unceded territories of the Squamish, Tsleil-Waututh and Musqueam people



WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES

April 16, 2025, 7:00 p.m.

Welsh Hall

- Present:** A. Krawczyk [Chair], A. Donovan, B. Hafizi, H. Kaart, P. Morris, A. Sanajou, S. Thompson, H. Vanee, T. Wachmann
- Absent:** E. He, W. Marais, A. Nimmons, L. Yu
- Staff:** S. Hall, S. Gill, S. Dale

1. Call to Order

The meeting was called to order at 7:02 p.m.

2. Land Acknowledgement

3. Approval of Agenda

Moved by: P. Morris
Seconded by: S. Sanajou

THAT the Agenda be approved.

CARRIED

4. Delegation

E. Jarvis expressed concern regarding the lack of religious, and in particular Christian representation in WVML displays. E. Jarvis highlighted the importance of ensuring that the Library consistently reflects the diverse religious and cultural backgrounds of the community it serves and suggested that there be public involvement in creating these displays.

The Board thanked E. Jarvis for her presentation and received the delegation for information.

5. Approval of Consent Agenda

S. Hall mentioned that the physical circulation stats are down as the mezzanine has been closed; however, this has been somewhat offset by digital borrowing.

In response to a question from the Board regarding tariffs, S. Hall advised that there is a potential for proposed tariffs targeting cultural materials that libraries lend, including print materials. This would hit us hard, as libraries contend with other significant budgetary pressures. Public libraries serve a wide range of people, from kids, families, seniors, newcomers, to vulnerable sectors experiencing poverty or with specific accessibility needs. During a federal consultation on tariffs, S. Hall sent feedback on our behalf suggesting three main ideas:

- Exempting cultural products
- Exempting libraries from these tariffs
- Creating an overall tariff rebate structure modelled on GST rebates for libraries and other covered entities, like local governments.

Moved by: S. Sanajou

Seconded by: P. Morris

- THAT the Consent Agenda be approved.

CARRIED

6. Business Arising from Minutes

None.

7. Director

a) Update

Please see report attached report from the Director.

S. Hall highlighted the Friends of the Library Shred-It event on Saturday, May 10 from 10-2p.m. and thanked the Trustees for their strong response in volunteering for the event.

8. Chair Update

A. Krawczyk mention that the Joint School/Library Board Presentation will be held on Tuesday, May 13 from 3-4:30 p.m. at the Inglewood Learning Centre (1735 Inglewood). This will replace the May 21 Board Workshop, and he encouraged Trustees to attend commenting that it is important to continue to build strong relationships with the School Board.

A. Krawczyk reported on his attendance at the groundbreaking event of Cypress Village on April 16, 2025.

9. Governance

None.

10. Strategy

a) 2024 Q4 Business Plan Update and YE Summary

S. Hall provided an overview of the Q4 Business plan progress report and year end analysis.

In response to a question from the Board, S. Hall advised that the library will be offering a WVML library card to every owner of a local business in West Vancouver. Local business owners have always been eligible for library cards, but many may not know about their access to the library. The goals are to connect business owners to library resources and services and connect library staff with business owners in West Vancouver.

S. Hall mentioned that she will provide an update on the SPARC BC accessibility audits at the next Board meeting.

b) 2025 Q1 Business Plan Update

S. Hall provided an overview of the Business Plan progress for Q1. She advised that she will report on the progress of these goals throughout the year.

11. Finance

a) 2023-2025 Provincial One-Time Library Public Enhancement Grant Proposed Expenditures

S. Gill advised that a portion of the grant has already been expended in 2023 and 2024 and there is a remaining amount of \$205k to be spent in 2025. The Library proposes to expend the remainder of the Enhancement Grant in the same categories as communicated to the Board previously, which included staff wellness, inclusion & outreach, technology equipment, honouring reconciliation, programs & services, facilities & equipment, temporary project staffing and third-party services and service improvements/enhancements. However, we are requesting approval to reallocate some amounts between categories in order to fully expend the grant in 2025. Given that this is one time funding, one-time projects that can be managed with our existing capacity will be prioritized.

Moved by: B. Hafizi

Seconded by: S. Sanajou

To approve the expenditure of the remaining funds from the one-time Provincial Public Enhancement Grant for the library, as specified in the indicated categories, and to permit the Library to reallocate funds within these categories to ensure the complete utilization of the grant.

CARRIED

b) Board Policy Manual Update – Travel Expenses

S. Gill advised that the District of West Vancouver has recently updated its travel expenses policy, now presented as separate policy and procedure documents.

Key changes in the new policy/procedure compared to the old policy include:

- Receipts Requirement: Emphasis on obtaining receipts for expenditures where possible.
- Procurement Cards (P-Cards): Recommendation to use P-Cards for expenses requiring pre-payment, such as flights, hotels, and registration fees. Previously, P-Cards were permitted for use but not recommended.
- Terminology Update: Replacement of "mileage" with "kilometres".
- Meal Expense Reimbursement: Increase in the breakfast meal expense reimbursement for Category 1 travel from \$15 to \$20.
- Per Diem Increase: Increase in the non-accountable per diem for Category 2 travel from \$65 to \$75.
- Meal Provision Adjustment: If a municipal business event includes a meal, the Category 2 per diem is reduced by \$15 for breakfast (previously \$10), \$20 for lunch, and \$25 for dinner (previously \$30). A \$15 per diem per day (previously \$5) may still be claimed for incidental expenses.
- Title Changes: Replacement of "CAO" with "Municipal Manager".
- Travel Advances: Travel Advances for estimated business travel expenditures are no longer offered, and all references to Travel Advances have been removed.
- Department Name Update: Replacement of "Financial Services" with "Finance & Corporate Services".
- New Procedures: References to the new 2024 "Vehicle Use and Allowance Procedure" and "Mobile Device Policy and Procedure", included in the Board package.

The District's Travel Expense policy and procedure scope specifically mentions that the West Vancouver Memorial Library is out of scope; however, generally the Board has adhered to the District's policy as noted in the Board's Policy Manual.

[5]

Moved by: A. Donovan
Seconded by: H. Vanee

To approve the revisions to Section 3.4 (f) of the Board Policy Manual as detailed below.

CARRIED

c) 2024 Year End Financial Report

S. Gill provided an update noting that at year end, the Library's operating results were below budget, mainly due to the removal of the vacancy adjustment and the library taking a prudent approach with administration expenses.

The Library's revenue was favourable, and the additional revenue earned was primarily due to copy fees, meeting room rental, coffee shop, operating grants, and other revenue/fees and charges.

S. Gill also mentioned that the following capital projects have been carried over to 2025: the heating upgrade, the exterior vertical lift/elevator, and completion of the South Mezzanine renovation.

d) 2025 Budget Adoption

S. Gill noted that District Finance adjusted the labour model for salaries in 2025 after the November 2024 Board meeting and these changes, including a change to the contract rate increase, has been reflected in the 2025 Budget adoption document.

S. Gill advised that the 2025 budget (Five-Year Financial Plan Bylaw) was adopted at the Council meeting on April 14, 2025.

The Board congratulated S. Gill and S. Hall on the budget approval process.

Moved by: P. Morris
Seconded by: B. Hafizi

To adopt the Library's 2025 operating and capital budgets.

CARRIED

12. Infrastructure Committee

B. Hafizi reported on the following projects:

- A letter of intent has been signed with Modern Niagara for the heating system upgrade, and they have commenced preliminary work, including review of required electrical upgrades. Construction is planned to commence in summer 2025.
- The elevator to the rooftop parking project is underway. Concrete has been poured for the supporting wall and footings. The contractor has provided a construction schedule, detailing the timing, with expected completion by the end of June 2025.
- Abatement, insulation, framing, electrical rough-in, and seismic work has been completed for the Mezzanine renovation. Drywall installation is currently underway and will be followed up with painting and installation of carpet and fixtures. The contractor has provided a construction schedule, detailing the timing, with expected completion by the end of May 2025. After construction is completed, we will reinstall shelving and move collections and furniture back to the renovated area. As part of this renovation, District Utilities will upgrade our water service, with the cost borne by the Utilities department. This upgrade will require a ½ day water shutdown, and we are working on obtaining more details from District Utilities on timing and impact.
- An Expression of Interest will be posted by Purchasing soon for the architectural design of the Youth area. We expect to start on the design in Q2-2025.

S. Gill confirmed that the Infrastructure Committee will be meeting on Monday, May 5, 2025 from 6-7pm and there will be an optional Infrastructure tour from 5-6pm for those that would like to join.

In response to a question from the Board, S. Hall advised that if the water has to be shut down, the Library may have to be closed for ½ day. S. Hall will provide the Board with an update in advance and the public would be notified.

In response to a question from the Board, S. Hall advised that our current info indicates that tariffs will not have a significant impact on the cost of the Mezzanine renovation. Furnishings have been sourced through local vendors, and the cost of the elevator has been secured.

13. Engagement Committee

T. Wachmann advised that the Community Relations Opportunities calendar is now a live document in SharePoint and encouraged Trustees to sign up for events that they are interested in attending. The following events were highlighted:

- Celebrating our Volunteers – May 8 from 3-4pm
- BCLA Conference (Nanaimo) – May 7-9,
- WVML Friends Shred-It – May 10 from 10-2pm

S. Hall has met with MLA Jeremy Valeriotte and will schedule a meeting with MLA Lynne Block to discuss the request for support of an increase to Provincial core library funding.

T. Wachmann mentioned that the Engagement Committee has identified the following three key priority areas to focus on:

1. Upper Lands / Above the highway
2. Community Groups
3. Youth (Under 19)

The Engagement Committee will meet in May to discuss developing a framework for the engagement plan by establishing the following elements for each of the three priority areas:

- Message – why are we engaging
- Who – key players
- What – when/where of the engagement
- Accountability – which trustee/staff member(s) are taking the lead or involved in the engagement activity

Data from the Non-User Analysis will also be considered.

A. Krawczyk reported on the Advisory Committee on Arts & Culture mentioning that the Committee provides Council with advice and recommendations on policy issues and strategic plans for art and culture. The Committee is meeting to discuss the potential relocation of the West Vancouver Art Museum to the former Boathouse restaurant in Horseshoe Bay.

14. Council Update

S. Thompson reported on the following:

- The District of West Vancouver has purchased the former Boathouse restaurant in Horseshoe Bay to be the new home of the West Vancouver Art Museum.
- Attended the groundbreaking event on the Cypress Village on April 16, 2025.
- Suggested continuing to build relationships with Matt Blair, publisher of North Shore News, as the Library has many good news stories.
- Council adopted the proposed Park Dedication Bylaw to enable the dedication of 12 parks within the District.
- The Five-Year Financial Plan Bylaw was adopted at the Council meeting on April 14, 2025.
- Council is considering a plan to expand their pay parking program and pay parking would be added throughout the Cypress Fall Park, Seaview Walk, Ambleside Park, Argyle Avenue between 14th and 15th Street, John Lawson Park and Dundarave Pay parking areas.

15. New Business

A. Krawczyk will be contacting Trustees to set up a coffee meeting to discuss the work of the Board and their thoughts on how it could be improved.

16. Date of Next Meeting

Wednesday, May 21, 2025, 7 p.m.

17. Adjournment

The meeting was adjourned at 8:26 p.m.

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

s. 22(1)


Andy Krawczyk
Chair, West Vancouver Memorial Library Board

From: Engineering Department
Sent: Wednesday, May 21, 2025 9:30 AM
To: s. 22(1)
Cc: Emily Willobee; Natalie Roizman; correspondence
Subject: DWV Pay Parking Correspondence

Hello,

Thank you for your feedback regarding the Destination Parks Pay Parking program in West Vancouver. It has been received by Council, and forwarded to staff for response.

The District is committed to ensuring that our parks are welcoming and accessible to all members of our community. We are sorry to learn you had trouble using the system on a recent visit.

During the last few years, the parking industry has seen a move towards mobile applications such as Pay By Phone and static QR code-based payment portals. It is not unusual now to see a parking location that does not accept cash or direct credit card payment, and Council directed staff to implement the District's pay parking program without physical pay stations.

Visitors without a smart phone or data plan may also use a call-in payment option, which only requires a cell phone with a local calling plan, not data.

Use the PayByPhone call-in payment option by following the steps below:

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

Residents of the District of West Vancouver may apply for an annual parking pass at no cost. Applicants must provide proof of current vehicle registration to an address in West Vancouver and applications are subject to verification which takes approximately two business days to process. More information: www.westvancouver.ca/payparking

If you have additional questions, please contact s. 22(1) from Impark at s. 22(1).

Regards,

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

From: s. 22(1)
Sent: Thursday, May 15, 2025 2:05 PM
To: correspondence
Subject: Pay Parking

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.

I know you have had complaints. Most recently the article from an Ontario family that was upset about the stupid parking requirements of Lighthouse Park.

GIVE US OPTIONS!!

NOT EVERYONE HAS A SMART PHONE!!

GIVE US PHYSICAL METERS OR **CREDIT CARD** KIOSKS.

WHAT WERE YOU THINKING??

STOP isolating the less affluent.
STOP isolating the elderly.

STOP THIS DISCRIMINATION.

s. 22(1)

North Vancouver

s. 22(1)

From: s. 22(1)
Sent: Thursday, May 15, 2025 8:40 PM
To: correspondence
Subject: RE: Pay Parking

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.

You are doing your best to make this difficult.

STOP isolating people from the parks! STOP making it impossible to visit the parks!!
NOT all of us have Smart Phones.

I have lived on the North Shore, ALL MY LIFE. s. 22(1) years. YES, s. 22(1), YEARS and your lack of parking payment cooperation, is shameful!!

LET US USE CREDIT CARDS as well as your beloved Smart Phones.

WHY NOT TRY TO HELP US??

s. 22(1)

North Vancouver

s. 22(1)

s. 22(1)

----- Original message -----

From: correspondence <correspondence@westvancouver.ca>
Date: 2025-05-15 2:55 PM (GMT-08:00)
To: s. 22(1)
Subject: RE: Pay Parking

Thank you for your correspondence.

The District's Correspondence Policy requires the correspondent's name and civic address in order to be included in a correspondence package. Your full name and civic address may be provided in a reply to this email, or you may wish to re-send the correspondence with your name and civic address included.

Please do not hesitate to contact Legislative Services at 604-925-7004 if you have any questions.

With regards,

Mahssa Beattie

Legislative Services | District of West Vancouver

t: 604-925-7048 | westvancouver.ca

From: [REDACTED] s. 22(1)
Sent: Thursday, May 15, 2025 2:05 PM
To: correspondence <correspondence@westvancouver.ca>
Subject: Pay Parking

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 know you have had complaints. Most recently the article from an Ontario family that was upset about the stupid parking requirements of Lighthouse Park.

GIVE US OPTIONS!!

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GIVE US PHYSICAL METERS OR **CREDIT CARD** KIOSKS.

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STOP isolating the less affluent.

STOP isolating the elderly.

STOP THIS DISCRIMINATION.

s. 22(1)

From: Jill Lawlor
Sent: Wednesday, May 21, 2025 1:22 PM
To: s. 22(1)
Cc: correspondence
Subject: Fw: Protect our parks from fire risk

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



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

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

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

Dear 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: Engineering Department <engineeringdept@westvancouver.ca>

Sent: Wednesday, May 21, 2025 2:03 PM

To: Eagle Island Residents Association <eagleislandra@gmail.com>

Cc: Jenn Moller <jmoller@westvancouver.ca>; Engineering Department <engineeringdept@westvancouver.ca>;
correspondence <correspondence@westvancouver.ca>

Subject: RE: Ownership and responsibility for maintenance of grinder pumps

Hello,

Council has received your correspondence and directed staff to provide an update regarding District maintenance support for private sewer grinder pumps.

In January 2025, in response to feedback from some affected property owners, Council directed staff to investigate and report back on an alternate approach where the District might reinstate maintenance for municipally installed private grinder pumps with service costs charged back to the benefiting property owner.

At a March 31, 2025 Closed Council meeting, Council considered the alternate approach and decided to provide owners of those properties which have benefited from the historical Municipal maintained grinder pump systems an opportunity to commit to either:

- (a) opt into a cost recovery model to provide for maintenance and repair of the grinder pumps by the District OR
- (2) assume responsibility to maintain and repair the grinder pumps with no District involvement.

A letter was mailed to the owners of affected properties on Friday, May 15. The letter (copy attached) informs property owners of that decision, and provides property owners the opportunity to express interest in opting into the cost recovery model.

Those who express interest in opting in to this program will receive more information as it becomes available.

Regards,

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



This is an important notice. Please have someone translate.

这是一份重要的市政通知，请找人帮您翻译。 | 이것은 시청에서 보내는 중요한 통지입니다. 다른 사람에게 번역을 부탁하여 읽으십시오.
این یک اطلاعیه مهم شهری است. لطفاً از کسی بخواهید که آنرا ترجمه کند.

15 May 2025

File: 1700.1

Dear Owner / Account Holder:

RE: District maintenance support for private sewer grinder pumps

In October 2023, Council adopted the new Sewerage and Drainage Regulation Bylaw No. 5263, 2023. The bylaw formalized a framework in which all property owners are fully responsible for maintenance or replacement of private sewer systems including grinder pumps. The District notified property owners who previously benefitted from municipal maintenance support for private grinder pumps of this policy change by registered letter in July 2024.

In January 2025, in response to feedback from some affected property owners, Council directed staff to investigate and report back on an alternate approach where the District might reinstate maintenance for municipally installed private grinder pumps with service costs charged back to the benefiting property owner.

Council considered the alternate approach at a March 31, 2025 Closed Council meeting, and decided to provide owners of those properties that have benefited from the historical municipal-maintained grinder pump systems an opportunity to commit to either:

- (1) opt in to a cost recovery model in which the District provides for maintenance and repair of the grinder pumps;
OR
- (2) assume responsibility to maintain and repair the grinder pumps with no District involvement.

For those residents who opt in to the cost recovery model, service will be established by a local area service through means of an Alternative Approval Process (AAP). District charges will apply and a statutory right of way will be required to be registered against each property title. The statutory right of way will establish terms including access to the pump and property around the pump; indemnification of the District; discretion of the District to repair, maintain and replace the pump.

Should you wish to opt in to the cost recovery model, please contact the District via email at engineeringdept@westvancouver.ca before June 30, 2025; in the event of an interruption to mail delivery as a result of strike action an extension to this date may be considered.

If you choose not to opt in, no action is required. This would mean you assume responsibility to maintain the system with no District involvement, and that you are fully responsible for maintenance or replacement of the private sewer system on your property including the grinder pump. If your private system requires service, you will need to contact a qualified plumber or tradesperson as needed.

For any questions or concerns, please contact the Engineering Department at 604-925-7020 or engineeringdept@westvancouver.ca.

Engineering and Transportation Department

From: Eagle Island Residents Association <eagleislandra@gmail.com>
Sent: Tuesday, May 13, 2025 6:01 PM
To: correspondence
Cc: Mark Sager, Mayor; Linda Watt; Peter Lambur; Scott Snider; Sharon Thompson; Nora Gambioli; Engineering Department; Jenn Moller; Christine Cassidy
Subject: Proposed bylaw for Eagle Island barge issue

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

Dear Mayor and Council,

On May 27th, 2024, Eagle Island residents were received with great enthusiasm by DWV regarding the need for a bylaw allowing for the use by residents of only one barge per property.

We were told at that time that, no later than Q3 of 2024, such a bylaw would be prepared, and subsequently, put in place.

We are still waiting.

Discussion of the bylaw has been bumped twice from the council agenda, with no explanation. What progress has been made towards implementing council's clear direction to staff regarding regulating EI barges, and what has prevented a necessary bylaw being brought before council for adoption?

We have not been vocal because we trusted Council to act on its decision to craft a bylaw.

The Eagle Island Residents Association welcomes consultation for input on the proposed bylaw.

The safety concern is front of mind for Islanders, as there are currently six homes for sale on Eagle Island.

This means that six new owners could potentially purchase a second or third barge for their property, without care and consideration for the other residents who share limited dock space. Even current owners can add a second barge, as there is no bylaw in place to prevent that from happening.

We ask that this ongoing safety issue be addressed by Mayor and Council immediately.

With thanks,
Eagle Island Residents Association

s. 22(1)

West Vancouver

s. 22(1)

From: Matthew OConnor
Sent: Thursday, May 22, 2025 10:29 AM
To: s. 22(1)
Cc: correspondence
Subject: RE: Angle parking at 565 17th Street

Good morning, Eleanor,

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

After receiving your correspondence, I drafted an email to all bylaw department staff highlighting the concerns you have raised regarding vehicles parked illegally, particularly too close to the entrance to your parkade. I have asked that this area be monitored and that officers enforce the bylaws accordingly. A review of enforcement in the area noted that 40 traffic tickets have been issued on the 500 block of 17th Street in 2025 for various contraventions. Please note that if you require attendance or observe a contravention, you may contact our mainline at 604-925-7152. This number is staffed by our administrative team from 08:30 a.m. – 04:30 p.m. Monday – Friday. Outside of these hours, if you were to leave a voicemail, it would get sent to all officers and those on shift would be able to respond and attend to the concern. Our operational bylaw enforcement officers work from 08:00 a.m. – 08:00 p.m. 7 days a week, barring any unforeseen circumstances.

Ideally, a more proactive presence will hopefully curb some of the issue that you residents have observed. I am unable to comment on a change in regulation or parking (angle → parallel) as this is under the purview of our Engineering department, however I will note that your correspondence has been forwarded to them for review. I will also be sharing this response with their team so that they are aware.

If you wish to discuss further, please do not hesitate to reach out.

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), səliłwətaʔ (Tsleil-Waututh Nation), and xʷməθkʷəy̓əm (Musqueam Nation). I recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

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

From: Eleanor Cramb [REDACTED] s. 22(1)
Sent: Friday, May 16, 2025 5:30 PM
To: Info; correspondence
Subject: Angle parking at 565 17th Street

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.

Good afternoon. I would appreciate this email being directed to the Bylaws Division.

I am writing on behalf of the Strata Council of Hollyburn Manor, located at the above-noted address. Many occupants of our building have expressed concern about the number of times that cars illegally park in the angle parking completely obstructing the view of the oncoming traffic.

This is a serious safety issue.

In reviewing your bylaws, the following bylaws are frequently contravened:

Bylaw 5369, 2024 - 7.1.1, 7.1.2, 7.1.4, 7.1.6 and 7.1.7.

A fine of \$80.00, if instituted, will likely not deter this behaviour and obviously will not address the very serious safety concern we deal with when exiting and entering our parkade.

Changing the angle parking to parallel parking, as is in place immediately south of our building and adjacent to the Royal Bank building will promote a decidedly safer egress.

In addition, the space allocated to the Lime Bicycles, which is rarely used, would result in another parallel parking space.

In summary, a change from angle to parallel parking and the removal of the bicycle storage area would address the safety concerns noted and would not result in a loss of parking spaces.

Your consideration of this request is greatly appreciated.

Eleanor Cramb
565 17th Street,
West Vancouver

From: Engineering Department
Sent: Monday, May 26, 2025 12:16 PM
To: [REDACTED] s. 22(1)
Cc: correspondence
Subject: RE: District of West Vancouver Engineering Public Enquiry - [REDACTED] s. 22(1) - Hollyburn Manor Street Parking

Hello,

This section of 17th Street was intentionally designed with a wider layout to accommodate angle parking. Additionally, the business community does not support the removal of parking spaces in commercial areas. The Bylaw Department is aware of parking infractions and will be increasing enforcement efforts. Please contact them for further assistance if needed at 604-925-7152 or bylawdept@westvancouver.ca.

The e-bike parking zone will remain in place as it allows for improved sightlines from the south.

Regards,

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

From: Engineering Department
Sent: Tuesday, May 20, 2025 11:15 AM
To: [REDACTED] s. 22(1)
Subject: District of West Vancouver Engineering Public Enquiry - [REDACTED] s. 22(1) - Hollyburn Manor Street Parking

Hello,

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

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

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

Regards,

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

From: Eleanor Cramb [REDACTED] s. 22(1)
Sent: Friday, May 16, 2025 5:30 PM
To: Info; correspondence
Subject: Angle parking at 565 17th Street

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.

Good afternoon. I would appreciate this email being directed to the Bylaws Division. I am writing on behalf of the Strata Council of Hollyburn Manor, located at the above-noted address. Many occupants of our building have expressed concern about the number of times that cars illegally park in the angle parking completely obstructing the view of the oncoming traffic. This is a serious safety issue. In reviewing your bylaws, the following bylaws are frequently contravened: Bylaw 5369, 2024 - 7.1.1, 7.1.2, 7.1.4, 7.1.6 and 7.1.7. A fine of \$80.00, if instituted, will likely not deter this behaviour and obviously will not address the very serious safety concern we deal with when exiting and entering our parkade. Changing the angle parking to parallel parking, as is in place immediately south of our building and adjacent to the Royal Bank building will promote a decidedly safer egress. In addition, the space allocated to the Lime Bicycles, which is rarely used, would result in another parallel parking space. In summary, a change from angle to parallel parking and the removal of the bicycle storage area would address the safety concerns noted and would not result in a loss of parking spaces. Your consideration of this request is greatly appreciated.

Eleanor Cramb
565 17th Street,
West Vancouver

From: Jill Lawlor
Sent: Friday, May 23, 2025 10:16 AM
To: domarley52@gmail.com
Cc: correspondence
Subject: Re: Shared from North Shore News: West Vancouver called out for leaving

Good morning Mr. Marley,

Thank you for your email. I'm pleased to share that the asphalt roadway in Ambleside Park is on our current workplan. We received quotes this week to complete the repairs and plan to move forward as soon as the contractor is available. Spring and summer are the ideal seasons for this type of work, as the dry warmer weather helps ensure the longevity of the repairs.

Regards,

Jill

Jill Lawlor (she, her, hers)
Senior Manager of Parks | District of West Vancouver
t: 604-921-3467 | c: 604-418-3657 | westvancouver.ca



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



From: David Marley <domarley52@gmail.com>
Sent: Tuesday, May 20, 2025 11:59 AM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Scott Findlay
Subject: Shared from North Shore News: West Vancouver called out for leaving Lighthouse Park cottages vacant and neglected

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FYI. There really is no excuse for allowing various components of our District's public property, owned or leased, to become so dilapidated.

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

David Marley

s. 22(1)

West Vancouver, BC

From: David Marley <domarley52@gmail.com>
Date: May 20, 2025 at 11:32:54 AM PDT
To: News NS <editor@nsnews.com>
Cc: Richter Brent <brichter@nsnews.com>
Subject: Shared from North Shore News: West Vancouver called out for leaving Lighthouse Park cottages vacant and neglected

It has been said that "An economist knows the cost of everything and the value of nothing." I'm beginning to think our local government bureaucrats know neither. In this instance, it appears they're letting something which ought to be a showcase turn into an eyesore. Plus, if the District collected a reasonable rent on the cottages in question, the annual net revenue could likely replace the requirement that visitors pay for vehicle parking.

The article mentions the abandonment of 'Klee Wyck'. Years ago, the District was prepared to allow the iconic Gleneagles Golf Clubhouse to deteriorate until unusable. Only the determined efforts of a group of local residents saved it, for which they are owed great thanks.

Recently, my wife and I took some out-of-town visitors to Ambleside Beach. The asphalt roadway, especially at the eastern end, is in a disgraceful condition. We walked along the paved pathway around the doggie-park. Again, in a number of places the asphalt is crumbling and a number of unsightly orange plastic cones have been placed as a warning. Frankly, for one of the wealthiest municipalities in Canada this state of affairs is beyond embarrassing. It bespeaks a distinct lack of self-respect. Our District government needs a tune-up!

David Marley
West Vancouver, BC

https://www.nsnews.com/local-news/west-vancouver-called-out-for-leaving-lighthouse-park-cottages-vacant-and-neglected-10669857?utm_source=Email_Share&utm_medium=Email_Share&utm_campaign=Email_Share