

COUNCIL CORRESPONDENCE UPDATE TO NOVEMBER 5, 2025 (8:30 a.m.)

Correspondence

- (1) October 26, 2025, regarding “BC Assessments - Ambleside Commercial and Park Royal”**
- (2) October 29, 2025, regarding “Ambleside Parking fee waived for coaches”**
- (3) October 30, 2025, regarding “WHY?!” (Utilities and Tax Rates)**
- (4) October 31, 2025, regarding “Agenda Item # 5 - November 3 2025 Reg. Council Mtg.: Seniors’ Advisory Roundtable Update (File: 2100-01)”**
- (5) October 31, 2025, regarding “4798 The Highway,. Lower Caulfeild”**
(Referred to the December 1, 2025 regular Council meeting)
- (6) Dundarave Festival of Lights Society, October 31, 2025, regarding Forest of Miracles (Dundarave Festival of Trees)**
- (7) November 2, 2025, regarding “Request for Confirmation of District Review – Collingwood School (Morven Campus) Traffic and Parking Management Plan”**
- (8) November 3, 2025, regarding “Re: West Vancouver Deserves Better; Improving Safety, Infrastructure, and Fairness”**
- (9) November 3, 2025, regarding “Homeless person at 14 and Marine”**
- (10) Capilano Community Services, November 4, 2025, regarding “Join Us for One of the Best Christmas Craft Markets on the North Shore!”**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

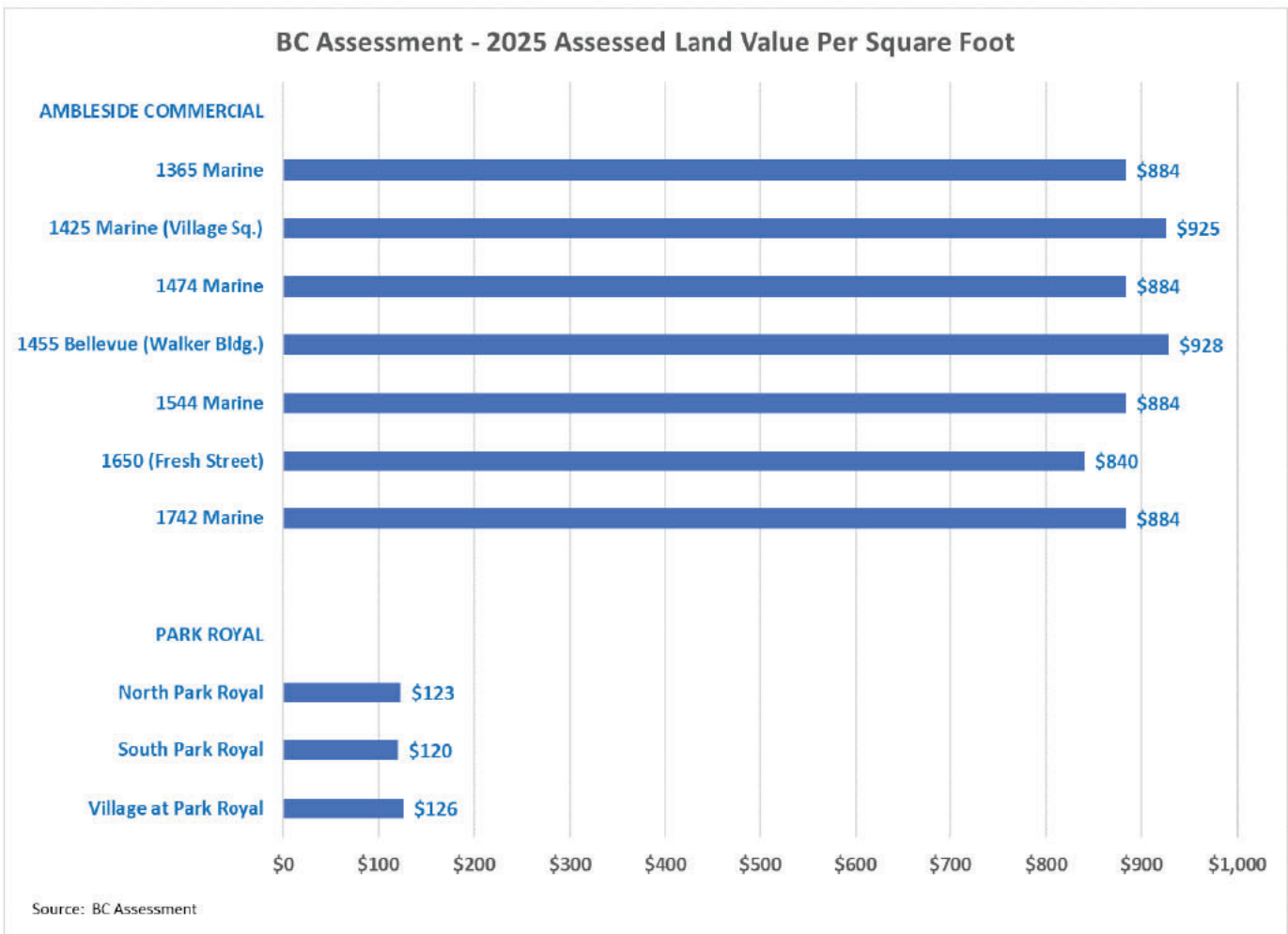
- (11) Senior Manager of Parks, October 29, 2025, response regarding Pay Parking**
- (12) Senior Manager of Cultural Services, November 4, 2025, response regarding “Masonic Lodge property” (Preliminary Development Proposal for 1763 Bellevue Avenue)**

From: s. 22(1)
Sent: Sunday, October 26, 2025 5:43 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: BC Assessments - Ambleside Commercial and Park Royal

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Mayor and Council: There has been much discussion about the challenges facing business owners in Ambleside, given their proximity to Park Royal. This issue has taken on greater significance in the last few weeks with the controversy over the introduction of pay parking in Ambleside Park and the spillover effect into the Ambleside commercial area. Of particular concern is the disadvantage for Ambleside businesses relative to Park Royal, where parking is free.

The following chart is an eye-opener. It compares the 2025 BC Assessment assessed values for land for a representative sample of sites on and around Marine Drive between 13th and 18th Streets in Ambleside with those for Park Royal land. It shows that the assessed value of land in Park Royal is **less than one-seventh** per square foot of the assessed value of land in the Ambleside commercial area. This means that the property taxes per square foot of land paid by the owners of Park Royal are **less than one-seventh** of the property taxes per square foot paid by the owners of commercial property in the Ambleside commercial area.



(It has been suggested that this disparity is attributable to part of Park Royal being on First Nations land. This is not the explanation as Park Royal North is located entirely on private land.)

This comparison raises several important questions:

- Do the assessed values of Park Royal land fairly reflect the value of the land? Under the *Assessment Act*, BC Assessment is required to base property assessments on the actual market value of the land. While determining the market value of a large property site may be challenging, BC Assessment is required to estimate values as accurately as possible and without bias.
- Are the owners of Park Royal land paying their fair share of property taxes to the District? If not, they are, effectively, being subsidized by all other DWV taxpayers.
- Do the relative assessments of Ambleside commercial land and Park Royal land create an economic distortion that unfairly benefits businesses in Park Royal relative to similar businesses in Ambleside?
- Is “free” parking in Park Royal effectively being “subsidized” by artificially low assessed values for Park Royal land?
- What are the implications of potential changes in land use for Park Royal on the potential market value of Park Royal land?
- What should the District be doing to address these issues?

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Wednesday, October 29, 2025 11:00 AM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Ambleside Parking fee waived for coaches

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Dear Mayor and Council,

A concerned friend has extrapolated the wider consequences of pay parking at Ambleside to illustrate the unfair burden of fees on volunteer coaches. It is an important factor to examine considering how dependent our community athletes of all ages are on the generosity of so many talented volunteers.

Please take the time to re-read her excellent letter.

Please consider issuing a dashboard exemption pass or sticker for coaches and coaching staff for parking at Ambleside fields.

Thank you,

[REDACTED] s. 22(1)

West Vancouver

Dear Members of the School Board, Mayor and Council, Union Representatives, and Club Directors,

I am writing to express serious concern about the new parking fee policies in West Vancouver and their impact on the teachers, school staff, and volunteer coaches who dedicate their time to the development and wellbeing of our children and community.

It is fundamentally unfair—and deeply short-sighted—to require educators and coaching staff, many of whom volunteer their time outside of paid hours, face a financial penalty while working in and supporting our community.

Many of our volunteer coaches and teachers already work for modest wages, and adding this additional financial burden is insulting and exclusionary—it is a shameful policy that punishes generosity and discourages service to our children and families effectively penalizing those who give most generously of their time and skill. When just one district over they can volunteer or coach without these fees, we risk losing talented, caring people who make our children’s programs possible.

I am surprised that the Mayor and Council did not anticipate this outcome when implementing the pay-parking initiative. What may have been intended as a simple revenue measure now stands to undermine both our education system and our children's well-being.

As we all know, children benefit immensely from spending time outdoors, learning teamwork, and building physical literacy. These opportunities rely on the goodwill and availability of our teachers and volunteer coaches—people who should be supported, not penalized.

While I understand that some concessions have been made for those who work in local businesses, these measures are insufficient and poorly conceived. Reducing the cost is not the same as eliminating it. Teachers, coaches, and volunteers should be fully exempt. By overlooking them, this initiative disregards the very people who enrich our schools, parks, and communities.

I urge the School Board, the Teachers' Union, and the West Vancouver Football Club to take this issue seriously and to advocate immediately for an exemption for all school staff and volunteer coaches who support West Vancouver's children.

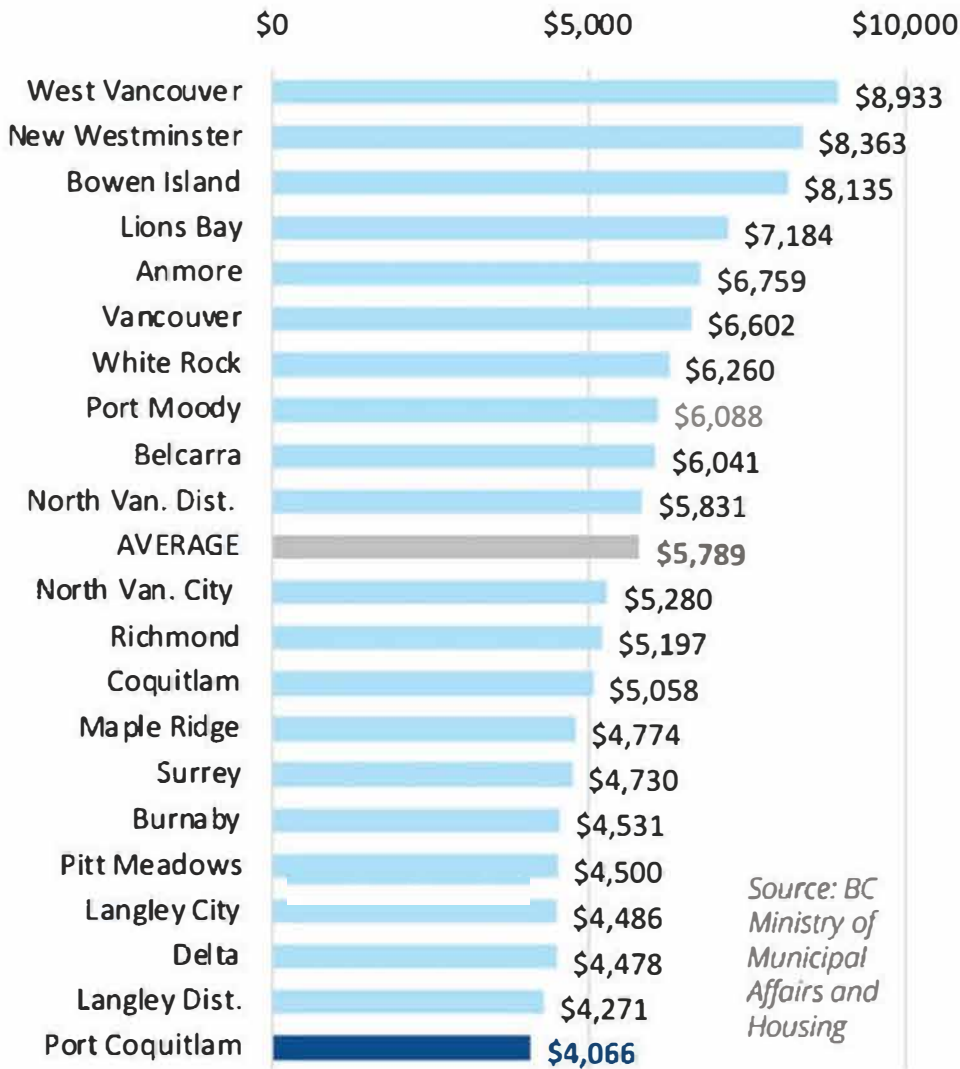
I sincerely hope all involved will recognize the broader impact of this policy and take swift action to correct it.

Sincerely,

From: [Redacted] s. 22(1)
Sent: Thursday, October 30, 2025 7:58 AM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: WHY?!

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Taxes* and utilities in Metro Vancouver (2024)



[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, October 31, 2025 8:42 AM
To: Mark Sager, Mayor; Linda Watt; Christine Cassidy; Nora Gambioli; Peter Lambur; Sharon Thompson; Scott Snider; correspondence
Subject: Agenda Item # 5 - November 3 2025 Reg. Council Mtg.: Seniors' Advisory Roundtable Update (File: 2100-01)

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Your Worship and Councillors,

What stands out in the report and appendices of the above captioned agenda item for the scheduled November 3rd, 2025, regular council meeting is the capital cost estimate (partial reconstruction, or new replacement construction) of the SAC.

At a Class D estimate of the cost of proposed expansion of the SAC of \$70 millions for a segment of the general population of West Vancouver figured at between 12% and 20% (past and future demographic segment), the viability of the proposed work is highly doubtful given there is no feasible means of recovering such capital expenditures through revenue opportunities in the expanded facility. Furthermore, the proportion of "professional fees" to the Class D estimate of the construction cost portion only is 17%-18% which is disproportionate for a facility of this type.

At a Class D estimate of the cost of a replacement (new building) of the current SAC of \$93 millions for the same segment of the general population between 12% and 20% (past and future shares) is equally unviable. As with the lower capital cost estimate for the "renovation expansion", the proportion of "professional fees" to the Class D estimate of the construction cost portion only is 19%-20% which, as noted above, is disproportionate for a facility of this type.

While it is usual for capital cost estimates to be touted as over-provisioned to allow for cost escalation during design and construction, the capital cost estimate for the proposed work is excessive because, in part, the scope of the works is excessive.

The scope of works should be reduced significantly to enable the survey findings to be delivered within an affordable capital cost envelope. If this council cannot find its way to achieve the improvements sought by the current users for a reasonable expenditure of public monies, then shelve the proposal.

In 2000-2001, the Recreational Facilities Master Plan ("RFMP") was adopted. The Financial Services department supported the RFMP with a financial plan that staged the facilities' build within an affordable envelope. The then-current council adopted the RFMP based on that financial plan. Immediately, on council then setting itself to budget the individual facilities' cost, special-interest pleading commenced and special-interest pressure on council members was brought to bear to add/expand/upgrade each of the

facilities' design/scope and timing of the build out of the RFMP to meet the special interests' idiosyncratic wants. And, guess what? The affordable financial plan so carefully crafted with revenues realized on a timing basis to match the RFMP capital cost expenditures went up in smoke, and as costs of the facilities' capital rose geometrically, West Vancouver council faced the unpleasant prospect of default on its obligations across all departments. To manage, the financial services department was forced to extraordinary measures in working capital -- shorten the maturity of receivables (difficult in the best of times) and extend the maturity of payables (forcing on suppliers the financing of the RFMP capital projects in the short term).

It was, to me, an eye-opener into the politics of municipal capital projects and operating services. Never in private business had I come across such a disruptive and uncontained capital budget process. And, I had seen and experienced private business failures across different industries that I had thought would not be present in municipal government with public monies at stake. It turned out that I had not seen it all. But, what I saw shocked me. And, it informed my views on municipal budgeting and cost control.

So, coming back to the SAC capital construction proposal, my advice, if you will, is to scale the project back to single digit millions, i.e., \$7 to \$9 million Class D construction estimate. Bring the contingency and professional fees estimates into line with an affordability envelope that the Director of Finance defines in recognition of the total scope of demands on the General Fund monies (reserves and new property taxes) and reject the current Seniors' Advisory Roundtable proposals as being unfitted to the purpose of serving the seniors' demographic segment of this municipality.

Avoid being lulled into thinking that a dramatic new facility or a dramatic facility expansion that engages the architecture industry in ever more fantastic structures (double-storey open spaces, dramatic design plans, award-winning concepts, &c., that serve no purpose other than promotion of the architects' reputations) will answer the seniors' more limited and practical concerns as expressed in the user survey responses.

We must, as practical men and women, conserve our resources, do the minimum while addressing the needs (not the wants) of seniors living in this municipality within an affordable funding envelope that is fixed and determinative, and not fall into the trap of ever increasing capital commitments as special interest pleading activity presses the political process for greater and greater dedication of scarce capital resources and the property tax revenues.

Do not assume that private sector donations will cover the inflated cost of the Class D estimate scale presented in the Seniors' Advisory Roundtable Update. Instead, cut the scope and cost to single-digit millions, i.e., \$7 - \$9 million with professional fees similarly scaled back. You owe it to the taxpayers and ratepayers of this municipality to be frugal and conservative with the public monies entrusted to your care and prudence.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

s.22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, October 31, 2025 10:08 AM
To: correspondence
Cc: 'c cassidy'; Nora Gambioli; Scott Snider; Linda Watt; Sharon Thompson; plambur@westvancouver.ca
Subject: 4798 The Highway,. Lower Caulfeild

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Subject: 4798 The Highway,. Lower Caulfeild

Dear Mayor and Council ,

Item 9.4 of the Agenda for the Council Meeting on November 3rd 2025 concerns the abovementioned residence at 4798 The Highway.

This development has been an ongoing issue for this neighbourhood for some years . Initially there was a neighbourhood meeting which was conducted by the developer on a small screen laptop from somewhere in Europe showing inter alia abysmal disregard for the gathered neighbours . There was then a second meeting the outcome of which was as negative as the first in part due to nothing substantial had been changed. At this point Mr Wilhelm was asked if there could be a third and possibly fourth meeting as this contentious development was seemingly due to take a while to get sorted. The answer to that question was affirmative ... but nothing has happened and we now find the issue to be placed in front of Council to vote on scheduling an HAP .

You will understand there is a lot of opposition to this project on a number of fronts and there is now a 142 page report for the neighbourhood to consider, which I have not yet had time to read but I understand that the comments and objections raised and included by a number of neighbours has been selective and not complete.

I personally would like Council on Nov 3 to set this proposed review of an HAP back to Feb 2026 so that we – the neighbours and residents of Lower Caulfeild – West Vancouver's ONLY HERITAGE CONSERVATION area – have more time in which to consider and reconsider this application .

Best regards

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

From: Mary Markwick <mary@dundaravefestival.com>
Sent: Friday, October 31, 2025 3:03 PM
To: correspondence
Subject: Antici---pation CA (☺+🍷+☺+🍷) = 🍷

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antici—pation

In the immortal words of the *Rocky Horror Picture Show*, we're deep in antici—pation... for getting everyone home safe.

The storm, the Jays' do-or-die clutch in the World Series, and Halloween — all of it's about finding our way home, together.

(If you're working out the ins and outs of baseball, check out this quick tutorial.)

Here's the lesson of every horror movie — and every baseball game: we need each other for home to be possible at all. We can get home again, despite the toughest things in life, so long as we've got each other's back.

🌲 [Claim Your Tree in the Forest of Miracles](#)

The ultimate Canadian Christmas – the 17th (!) season of the Dundarave Festival – will be on us in a heartbeat. (Save the date: the Dundarave Christmas Fair kicks off at Noon, **Saturday November 29th.**)

This is the *ultimate* part: Ours is one of the few festivals that uses the performing arts to transform lives – to end homelessness beautifully.

You make it ultimate when you claim your tree and make your pledge.

Your tree sponsors the Elders, youth and local performing artists make the Festival's four Saturdays of free concerts so beautifully heartwarming.



Live your joy out loud. Tens of thousands of people make a point of visiting the Forest of Miracles through the holidays. Light up their lives.

Even better: be an **Angel** or **Archangel**.

Because performers like our friend Marcus Mosely are the light that brings us home.

Claim your tree now. They're going fast.

 [Make Your Pledge to the Forest of Miracles Fund](#)

We've created the [Forest of Miracles Fund](#) with the West Vancouver Community Foundation to amp up our power together for good.

The [Fund](#) allows us to homelessness beautifully on the North Shore, one person at a time.

Give beautifully to support:

- The Hollyburn Society: Helps kids, youth, families, and elders thrive. Tackles the root causes of homelessness.
- The Lookout Society: Provides emergency housing on the North Shore, especially in brutal winter. Guides community members home again.

Or both.

When we shine together, the scariest things in life aren't so scary after all.

Need a hand? Don't be shy—I'd love to connect.

Love and joy to you,

s. 22(1)

Mary Markwick
Executive Director
Dundarave Festival of Lights

[778.847-1426](tel:778.847-1426)

P.S. If you're looking for the perfect cocktail to steel your nerves for the game, and keep away the chill (and scary monsters), check out our Canadian Werewolf Old Fashioned recipe.



CLAIM YOUR TREE. MAKE YOUR PLEDGE



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You are receiving this email because we want to celebrate the ways you've been part our Festival community in previous seasons, and we want to make sure you have the chance to shine with us.

Our mailing address is:

Dundarave Festival of Lights Society P.O. Box 91766 West Vancouver, BC V7V 4S1 Canada

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From: s. 22(1)
Sent: Sunday, November 2, 2025 9:19 AM
To: correspondence
Cc: Matthew OConnor; Sean OSullivan
Subject: Request for Confirmation of District Review – Collingwood School (Morven Campus) Traffic and Parking Management Plan
Attachments: Collingwood School Morven Campus Parking Map (Nov. 2, 2025).pdf

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Dear Mayor and Council,

On behalf of the Glenmore Residents–Collingwood School Task Force, I am writing to confirm whether Collingwood School’s *Traffic and Parking Management Plan* for its Morven Campus is subject to annual review or approval by District Engineering or Transportation staff.

On November 2, 2025, we wrote separately to Collingwood School requesting a current copy of its Traffic and Parking Management Plan for the Morven Campus. That correspondence noted that the posted plan and parking map appear outdated and do not reflect recent District traffic safety improvements along Glenmore Drive.

Collingwood’s website states that the plan is reviewed annually, yet the current version—particularly the “*Morven Campus Parking Map*”—omits several recent changes, including:

- The newly installed gravel pedestrian sidewalk on the east side of Glenmore Drive;
- The “No Parking” zone established south of the new Baden Powell crosswalk; and
- The absence of a designated no-queuing area along Glenmore Drive, where vehicles routinely idle and line up on the pedestrian sidewalk during peak periods.

Given that comparable independent schools in Vancouver — including York House, Crofton House, and St. George’s — maintain or appear to maintain annually reviewed traffic plans in coordination with City of Vancouver Engineering, we seek clarification on whether:

1. Collingwood School’s current *Traffic and Parking Management Plan* is filed with or reviewed by District staff; and
2. The District has the authority to request periodic updates or enforce compliance with neighbourhood traffic and parking standards.

An up-to-date, enforceable plan reviewed in collaboration with the District is essential to maintain pedestrian safety and minimize the cumulative traffic impacts of daily operations and third-party rentals to the Glenmore neighbourhood.

We appreciate the District's ongoing engagement with the Glenmore neighbourhood and request a brief written confirmation of the review process currently in place, including the relevant department(s) or staff responsible.

Thank you.

Kind regards,

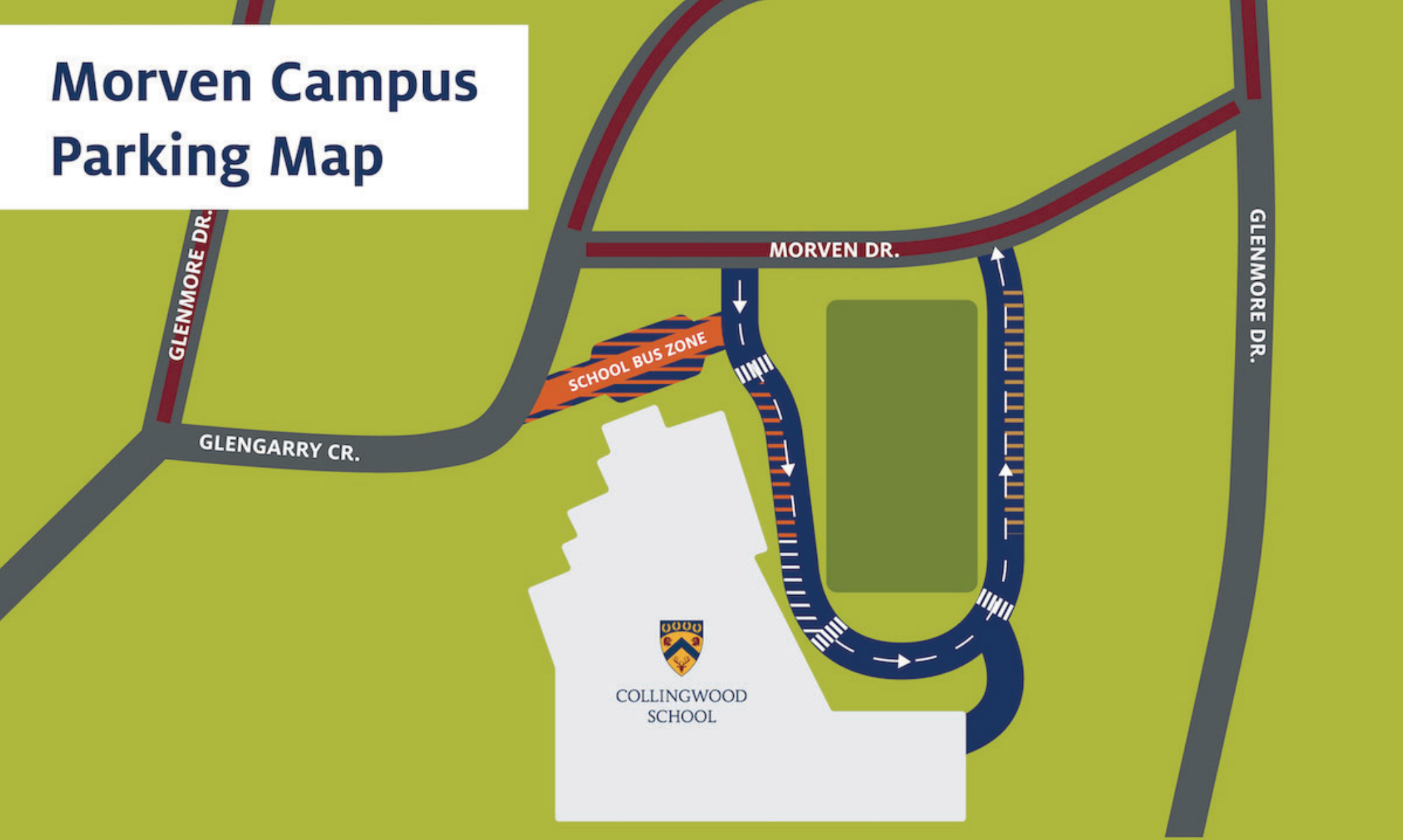
s. 22(1)

on behalf of Glenmore Residents–Collingwood School Task Force

s. 22(1)

West Vancouver, BC

Morven Campus Parking Map



LEGEND

- | | | | | | |
|---|------------------------|---|----------------------------|---|--|
|  | Pick Up/Drop Off Zone |  | School Bus Zone |  | Municipal Streets - No Parking Zone: 8am-5pm Mon-Fri |
|  | Cross Walk |  | School Parking |  | Municipal Streets |
|  | One-Way Direction Only |  | Special Event Parking Only |  | Rodger Wright Way |

From: [REDACTED] s. 22(1)
Sent: Monday, November 3, 2025 8:00 AM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Re: West Vancouver Deserves Better; Improving Safety, Infrastructure, and Fairness

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Dear Council Members,

My name is [REDACTED] s. 22(1), and I have been a resident of West Vancouver since the late 1990s. Over the years, I have come to appreciate the many qualities that make our community a great place to call home. However, I feel compelled to raise several pressing concerns that I believe require Council's attention and leadership.

The issues I wish to highlight are as follows:

1. **Aging Electrical Infrastructure Especially on Bus Routes/Mathers Avenue**
 - Our overhead power lines are increasingly unreliable, leading to frequent outages during storms.
 - These lines also present a growing fire hazard, particularly given the rise in wildfire risks.
 - Beyond safety, the visible clutter of overhead cables detracts from the community's character, despite our already high property tax contributions.
2. **Road Safety and Enforcement**
 - In recent years, I have observed a sharp increase in unsafe driving behaviors, including rolling stops, illegal U-turns, speeding in residential areas, and lane-blocking to park.
 - Many drivers unfamiliar with traffic rules appear to receive licenses without sufficient testing.
 - Enforcement needs to be strengthened leading to reducing violations that put residents and pedestrians at risk.
3. **Paid Parking Policies**
 - Residents already pay among the highest property taxes in the region. The imposition of paid parking introduces another burden without properly outlined corresponding benefits to our community.
 - If paid parking is necessary, residents should receive exemptions or reduced rates, and revenues should be transparently directed to improvements such as infrastructure modernization and road safety initiatives.

My intent is not only to voice my own perspective but to represent the frustrations shared by many long-term residents who want to see West Vancouver continue to thrive as a safe, fair, and forward-looking community.

I kindly request that Council take these matters under serious consideration and explore meaningful steps toward addressing them.

Thank you for your time, attention, and service to our community.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)

From: s. 22(1)
Sent: Monday, November 3, 2025 4:57 PM
To: correspondence
Subject: Homeless person at 14 and Marine

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Mayor and Members of Council:

Please see the attached photo. This person and—at times, a second—have been living on the street at 14th St Marine Drive for some weeks.

We must not allow a buildup of homeless people unless we are prepared for West Vancouver to look like Hastings St and other areas in Vancouver and Victoria and Nanaimo. I assume you do not want that eventuality; we certainly do not.

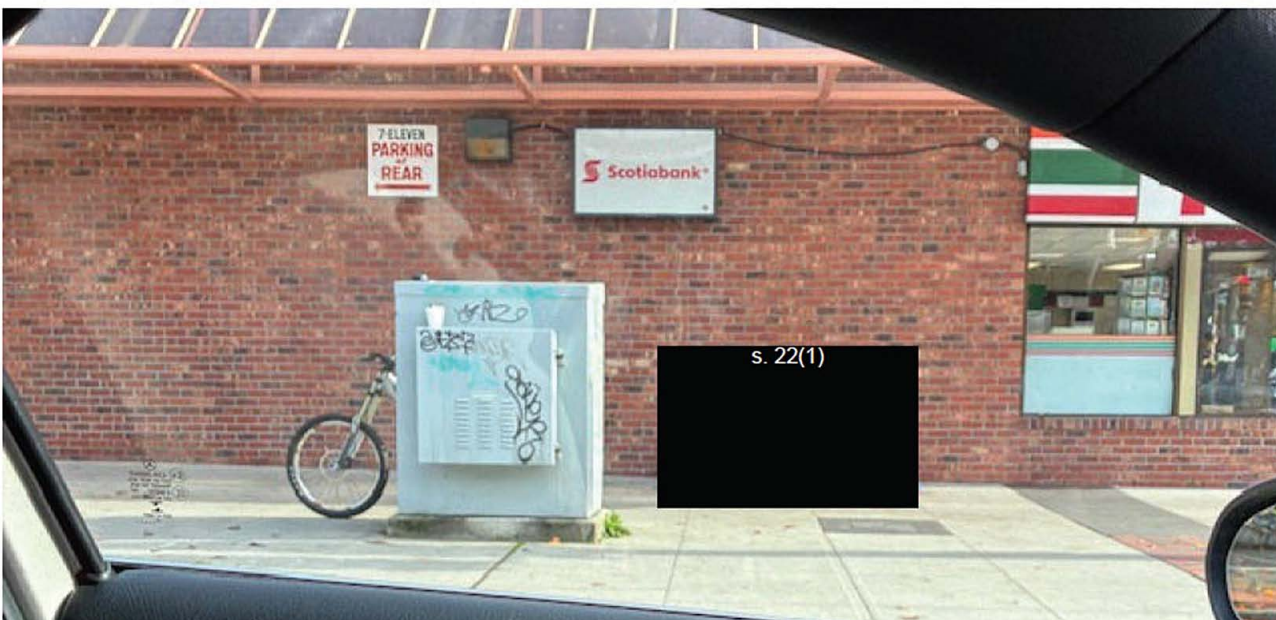
Please arrange for this person to be moved to a suitable location off the streets of our community.

Thank you for your attention and action.

Sincerely,

s. 22(1)

West Vancouver



From: Maralyn Wild <maralyn@capservices.ca>
Sent: Tuesday, November 4, 2025 9:31 AM
To: correspondence
Subject: Join Us for One of the Best Christmas Craft Markets on the North Shore!

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CAPILANO COMMUNITY SERVICES

Christmas Craft Market

Saturday, November 15
10:00 AM - 2:00 PM

Lions Gate Community Recreation Centre
1733 Lions Gate Lane, North Vancouver

FOOD, MUSIC, & PRIZES
FREE ADMISSION & FREE PARKING

Dear Community Partners,

Capilano Community Services invites you to **one of the best Christmas Craft Markets on the North Shore!** ✨

Get ready to kick off the holiday season with us at our 3rd annual Christmas Craft Market!

Join us for a festive day filled with **over 45 local vendors**, selling handmade arts, crafts, and unique treasures.

🌟 Admission is **FREE** — bring your holiday cheer and your shopping bags!

Date: Saturday, November 15

Time: 10 AM – 2 PM

Location: Lions Gate Community Recreation Centre
1733 Lions Gate Lane, North Vancouver

Enjoy a fun-filled day featuring:

- Holiday Music
- Delicious Food & Beverages
- Raffle prize draws
- Exciting Door Prizes
- A 50/50 cash draw
- FREE Parking in our underground parkade
- A fabulous Quilt Show
- A visit from Santa

And loads of holiday spirit!

🌟 Bring your friends, family and neighbours, and together, let's start celebrating the holiday season!

Contact maralyn@capservices.ca for more details.

🔗 Follow us on social media for vendor “sneak peeks” of the fabulous items you'll find at our market!

Instagram: @capilano_community_services

Facebook: @Capilano Community Services Society

We look forward to seeing you there! 🎄

From,

Maralyn Wild

Manager, Community Development



Our mailing address is:

1733 Lions Gate Lane
North Vancouver, BC V7P0C7

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From: Jill Lawlor
Sent: Wednesday, October 29, 2025 9:26 AM
To: s. 22(1)
Cc: correspondence
Subject: RE: Urgent Call for Parking Fee Exemptions for Teachers and Volunteer Coaches in West Vancouver

Good morning s. 22(1)

Thank you for your message and for taking the time to share your concerns.

Council has approved that teachers and volunteers may park at no cost in Ambleside Park while coaching for West Vancouver Schools. This was communicated to West Vancouver Schools on October 7, and we have been working together since then to ensure the process runs smoothly.

West Vancouver Schools has been collecting the required information from all eligible teachers and volunteers to facilitate their parking exemption, and this work is well underway and now in effect.

Best regards,

Jill

Jill Lawlor (she, her)
Senior Manager of Parks
Parks Culture and 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), [səlilwətaʔ](#) (Tsleil-Waututh Nation) & [xʷməθkʷəy̓əm](#) (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial. *Learn more about each of these Nations; click each name to visit their official website.*

(R) (M) (A)

From: [REDACTED] s. 22(1)
Sent: Monday, October 27, 2025 6:48 PM
To: Nicole Brown; sdonahue@wvschools.ca; cbroad@wvschools.ca; Dave Stevenson; fzhu@wvschools.ca; info@wvta.ca; correspondence; Info; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; registrar@westvanfc.com; soccer@westvanfc.com; info@wvschools.ca; Steven Liu
Subject: Urgent Call for Parking Fee Exemptions for Teachers and Volunteer Coaches in West Vancouver

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Dear Members of the School Board, Mayor and Council, Union Representatives, Steven Liu - Staff Lead Pay Parking Program, and WVFC Directors,

I am writing to express serious concern about the new parking fee policies in West Vancouver and their impact on the teachers, school staff, and volunteer coaches who dedicate their time to the development and wellbeing of our children and community.

It is fundamentally unfair— and deeply short-sighted— to require educators and coaching staff, many of whom volunteer their time outside of paid hours, face a financial penalty while working in and supporting our community.

Many of our volunteer coaches and teachers already work for modest wages, and adding this additional financial burden is insulting and exclusionary— it is a shameful policy that punishes generosity and discourages service to our children and families effectively penalizing those who give most generously of their time and skill. When just one district over they can volunteer or coach without these fees, we risk losing talented, caring people who make our children's programs possible.

I am surprised that the Mayor and Council did not anticipate this outcome when implementing the pay-parking initiative. What may have been intended as a simple revenue measure now stands to undermine both our education system and our children's well-being.

I am further surprised that the Mayor and Council rejected the West Vancouver Teachers' Association's request— made in the spring of 2025— for an alternative solution for our teachers, school district staff, and coaches from parking fees. As you know, the West Vancouver School District is home to the esteemed Academy Program, which relies on specialized teachers and coaches who use our parks and fields for athletic training as part of the school curriculum. This program is one of the district's greatest assets— attracting students from across the region and around the world. By imposing parking fees our Mayor and Council are undermining its success and discouraging the professionals who bring it to life.

As we all know, children benefit immensely from spending time outdoors, learning teamwork, and building physical literacy. These opportunities rely on the goodwill and availability of our teachers and volunteer coaches— people who should be supported, not penalized.

While I understand that some concessions have been made for those who work in local businesses, these measures are insufficient and poorly conceived. Reducing the cost is not the same as eliminating it. And apparently some schools are reimbursing their teacher's ticket costs, how? Who is paying for this? Our public schools and school district should not have the added work and added expenses put onto them.

School district Teachers, coaches, and volunteers should be fully exempt. By overlooking them, this initiative disregards the very people who enrich our schools, parks, and communities.

I urge the School Board, the Teachers' Union, and the West Vancouver Football Club to take this issue seriously and to advocate immediately for an exemption for all school staff and volunteer coaches who support West Vancouver's children. And I urge the Mayor and Council to listen to these key stakeholders who hold the best interest of our community.

I sincerely hope all involved will recognize the broader impact of this policy and take swift action to correct it.

Sincerely,

s. 22(1)

West Vancouver Resident

s. 22(1)

West Vancouver
British Columbia

s. 22(1)

s. 22(1)

From: Doti Niedermayer
Sent: Tuesday, November 4, 2025 8:34 AM
To: s. 22(1)
Cc: correspondence
Subject: Masonic Lodge Property

Dear s. 22(1)

Thank you for your correspondence of October 28, 2025 regarding the Masonic Hall property which has been referred to me for response.

The location of the former Masonic Hall was reviewed in the February 2020 District of West Vancouver Arts Facilities Site Identification Analysis which can be viewed at this link [here](#).

In this study, the site was deemed too small to support a consolidated arts and culture facility that would include the West Vancouver Art Museum, as well as the programs from the Silk Purse Arts Centre and the Music Box.

The current development proposal that was submitted for the former Masonic Hall site includes dedicated “community use” space that is intended to be transferred to the District. The community use space is primarily located on the second level of the building with a lobby and circulation leading from the ground level. The proposed community use facility includes 8,029 sq. ft. of interior space (primarily on the second level) and 2,317 sq. ft. of connected exterior amenity space.

The District continues to work on securing a location for a purpose-built arts and culture facility in a central location.

Sincerely,

Doti

Doti Niedermayer
Senior Manager, Cultural Services
District of West Vancouver
t: 604-921-2938 | c: 604-250-0476 | westvancouver.ca



We acknowledge that we are on the traditional, ancestral, and unceded territory of the [Skwxwú7mesh Úxwumixw](#) (Squamish Nation), [seilwetat](#) (Tsleil-Waututh Nation) & [xʷməθkʷəy̓əm](#) (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial. *Learn more about each of these Nations; click each name to visit their official website.*

From: s. 22(1)
Sent: Tuesday, October 28, 2025 6:04 PM
To: correspondence
Subject: Masonic Lodge property

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.

s. 22(1)

North Vancouver BC

s. 22(1)

October 28, 2025

District of West Vancouver

Dear Mayor and Council

I wish to comment on the proposed development on the current site of the Masonic Hall on Bellevue.

It seems there has been a great effort over the past many years to create an Art Centre within the District and although it had been considered a possibility for Horseshoe Bay, this is no longer a viable option.

As the mentioned property was donated to the District by John Lawson for community use, would this not be a possible site? It is within walking distance of The Ferry Building, The Silk Purse Gallery and The Gertrude Lawson House, all part of the art scene in West Vancouver. Also it is close to transit, making it easily accessible for the public.

I realize this would have to be a multi floor scenario but it would be possible and would be considered community use per John Lawson.

I make this suggestion for it to become the desired Arts Centre but if this is not to be, the location demands more than one floor for community use.

John Lawson was a true visionary and although he might not have thought the population numbers would reach the level they have and continue to grow, he did know it would be necessary to provide for community use or in fact, there would be no 'community'.

Yours truly,

s. 22(1)