

COUNCIL CORRESPONDENCE UPDATE TO OCTOBER 22, 2025 (8:30 a.m.)

Correspondence

- (1) 8 submissions, October 14-20, 2025, regarding Pay Parking**
- (2) October 15, 2025, regarding “Fence fortress”**
- (3) 7 submissions, October 15-20, 2025 and undated, regarding Tree Protection (Referred to the October 20, 2025 public hearing)**
- (4) October 16, 2025, regarding “Near Sentinel Secondary”**
- (5) Dundarave Festival of Lights Society, October 17, 2025, regarding Forest of Miracles (Dundarave Festival of Trees)**
- (6) 19 submissions, October 17-20, 2025, regarding Ambleside Centre Local Area Plan**
- (7) October 18, 2025, regarding Open Water Ditch Complaint**
- (8) October 20, 2025, regarding “Future Votes”**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (9) Senior Manager of Climate Action and Environment, October 20, 2025, response regarding Tree Protection (Referred to the October 20, 2025 public hearing)**
- (10) Staff Lead, Pay Parking Programs, October 21, 2025, response regarding Pay Parking**
- (11) Staff Lead, Pay Parking Programs, October 21, 2025, response regarding Pay Parking**
- (12) Staff Lead, Pay Parking Programs, October 21, 2025, response to A. Eady regarding Pay Parking**
- (13) Staff Lead, Pay Parking Programs, October 21, 2025, response regarding Pay Parking**
- (14) Staff Lead, Pay Parking Programs, October 21, 2025, response regarding Pay Parking**

From: [REDACTED] s. 22(1)
Sent: Tuesday, October 14, 2025 2:34 PM
To: Mark Sager, Mayor; correspondence; Info
Subject: Concerns Regarding Paid Parking Implementation at Ambleside

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Dear Mark Sager,

As a lifelong North Shore resident and frequent visitor to West Vancouver's beaches, shops, restaurants, festivals etc., I am deeply disappointed by the decision to implement paid parking at Ambleside.

This policy challenges accessibility to one of the few affordable public spaces left for local families. With the rising cost of living, adding high parking fees effectively restricts access to the waterfront for many residents, including my family and I. We spend most of our summer at Ambleside. We are [REDACTED] s. 22(1). We have calculated that based on the amount of time we spend there, and with parking over \$5 an hour, it would cost thousands of dollars in parking fees annually for our family. Members already pay annual fees and volunteer their time, adding parking costs is unfair and unreasonable. We support the local businesses by shopping, eating and attending the many festivals etc. Ambleside is our happy place. But that won't be sustainable anymore, and these changes will affect the local organizations and community that bring life to Ambleside. I realize taking public transit is being encouraged, but it isn't a practical option for beach visits that require transporting coolers, umbrellas, chairs, life jackets etc.

The policy also raises accessibility concerns. The lack of on-site pay stations excludes seniors and others who may not be comfortable using smartphones. And implementing parking fees year-round, at rates higher than downtown and even during low demand months, gives the impression to the community that this is purely a revenue driven decision.

I strongly urge council to reconsider this approach and to explore fairer, community-oriented alternatives, such as seasonal or reduced rate parking, shorter paid hours, or annual passes for frequent visitors and/or club members.

This issue has struck a nerve with many residents, including myself and my friends and family. I sincerely hope the City will listen to their community.

Thank you,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Wednesday, October 15, 2025 9:26 AM
To: correspondence
Subject: Paid parking is an excellent idea! We support this.

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Hi,

We are writing to thank you for implementing paid parking in West Vancouver. We do not think it will impact business or visitors and we ARE VERY PLEASED that the mayor and council has made this decision.

We are happy that revenue will add to West Van coffers to maintain and keep up with expenses to service all who enjoy our beautiful city.

Please make it easy for actual residents to obtain parking permits - that is essential and a brilliant idea.

Thank you for this bold and smart move. We are in 100% agreement with paid parking for visitors.

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

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

From: [REDACTED] s. 22(1)
Sent: Wednesday, October 15, 2025 1:58 PM
To: correspondence
Subject: Pay parking in West Vancouver

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Dear Mayor and Councillors ,

I am writing to strongly object to the new pay parking in our parks.

This can only be the thin edge of a very large and unwanted wedge.

The principle can only drive visitors onto the commercial and residential streets, leading to more calls for the expansion of the pay parking areas.

It seems that the financial aspect hardly justifies the inconvenience to the residents of West Van. and merely enriches the owners of Impark. The current fee per hour is excessively and aggressively high.

I would like to see the present pay parking removed, even if a few visitors take advantage of our desirable environment.

Yours sincerely,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Wednesday, October 15, 2025 4:03 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Parking at Ambleside

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Mayor and Council,

I am not too sure whose brilliant idea it was to punish the citizens of the North Shore by putting in pay parking. Think of the things that have been seriously ruined by this.....the Farmers Market.....will they come back next year? Maybe not, then there are the sports events - taking this away from children and teenagers is positively ridiculous (and that is mild to what I really would like to say) and the dog walkers - unfair.
\$5.00 to park.

Stop treating us like a deep bank account from which you can dip at any time.....this is totally ridiculous. All it is is a money grab by some overpaid civil servant who doesn't know what they are doing.

I am extremely fortunate to live in West Vancouver and have my parking pass but for those who don't it is the punitive way of putting a damper on Outdoor activities. You want people to lead a healthy lifestyle but yet you punish us for wanting to be out in the fresh air.

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: David Marley <domarley52@gmail.com>
Sent: Thursday, October 16, 2025 11:10 AM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Cc: News NS
Subject: Shared from North Shore News: West Vancouver pay parking will cancel 2026 Ambleside Farmers Market, organizers say

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Another entirely predictable adverse outcome of this utterly wrong-headed initiative. Council should admit its mistake and cancel the entire pay parking scheme forthwith. Then calculate the estimated net revenue to be lost next year and deduct this amount from the proposed 2026 operating budget.

If Council takes the appropriate action, how much I wonder will District taxpayers be required to pay ImPark pursuant to the termination provisions in its contract? And what will become of the District's recent hire as 'pay parking program lead'?

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

David Marley

s. 22(1)

West Vancouver, BC

s. 22(1)

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> https://www.nsnews.com/local-news/west-vancouver-pay-parking-will-cancel-2026-ambleside-farmers-market-organizers-say-11351220?utm_source=Email_Share&utm_medium=Email_Share&utm_campaign=Email_Share

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From: [REDACTED] s. 22(1)
Sent: Thursday, October 16, 2025 6:10 PM
To: correspondence
Subject: Ambleside pay parking

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Dear Mayor and Councillors,

First, I would like to applaud the implementation of pay parking at Ambleside Beach.

As a long time resident, I am amazed at how those who want 'free parking' do not understand it is not free. West Van resident and business property taxes keep that jewel of the Municipality operational and well-maintained. As costs escalate, and property taxpayers are stretched to the limit, it is time that ALL users share in the cost. The designated hourly fee is fair. I encourage you to stand firm despite the vocal minority asking the move be rescinded. I doubt very much the vocal naysayers are local taxpayers.

Warm regards,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: Ambleside Dundarave BIA <info@ADBIA.ca>
Sent: Sunday, October 19, 2025 4:41 PM
To: Mark Sager, Mayor; Sharon Thompson; Linda Watt; Scott Snider; Peter Lambur; Christine Cassidy; Nora Gambioli; correspondence
Cc: Scott Findlay
Subject: Pay Parking in Ambleside Park
Attachments: Comparison of parks with some Ambleside.pdf

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Dear Mayor and Council,

We sincerely appreciate the addition to the agenda for the consideration of reducing the hourly parking rate in Ambleside Park. It is a meaningful gesture to both the businesses and visitors to our commercial area, who continue to struggle to find parking. However, we remain concerned that it is not enough, at least not at this time. We respectfully and urgently ask that you pause pay parking in Ambleside Park until after the holiday season.

I visited the park on a beautiful, sunny afternoon last week. Despite field hockey practice underway, kiteboarders on the water, the Hollyburn Sailing Club busy, and families enjoying the beach, there were only eight cars parked in Ambleside Park. Meanwhile, Bellevue Avenue was completely full, as was Grosvenor's underground lot and Marine Drive. While the streets were full, the businesses were quiet.

Over the course of an hour, I observed people coming and going from their vehicles on Bellevue. Almost every person was heading to or from the Park or seawall. A few had been swimming, a family was walking their dog to the dog park, two groups were crab fishing, another person was carrying a sail for kiteboarding, and several families were walking back from field hockey practice with equipment in tow.

While the consideration of a rate reduction is appreciated, it will not meaningfully change parking behaviour or help our local businesses recover from ongoing losses. After a month of pay parking, people have already become accustomed to parking in the commercial area and walking into the park.

Our ongoing parking survey reinforces this reality: 66% of respondents say they left the area to shop elsewhere because they could not find parking; and 82% say they are considering shopping elsewhere in the future.

These numbers paint a worrying picture for Ambleside's economic vitality, especially as we approach the holiday season, when businesses depend on local support the most. I met with one business that has been in Ambleside for over 20 years. They survived recessions and the challenges of COVID, but this parking situation may now jeopardize their future, and they are not sure how much longer they can be sustainable.

While we were not successful in our initial request to pause pay parking until spring, we are now respectfully requesting a pause until at least after the holiday season. This would give businesses a fair chance to compete through the holidays against online shopping and free parking at Park Royal as well as

provide an opportunity to re-set and relaunch the parking plan properly in the new year, minimizing further changes and confusion.

Frequent changes to the criteria and pricing of pay parking are confusing for businesses, residents, and visitors. A pause would allow the District time to address the issues comprehensively and reintroduce a more effective plan. It would also provide an opportunity for the ADBIA to work collaboratively with staff on the spillover issues we are seeing. Currently, both District staff and the ADBIA appear to be conducting similar research independently. We would welcome the chance to share data, local insight, and ideas that support both the District's goals and the vitality of our commercial area. Hearing directly from local businesses and visitors during this process could help prevent the unintended consequences we are now facing.

Through my own research, I have not found any comparable park in the Lower Mainland with the same mix of uses and proximity to a business district. There is no park that has all of the aspects Ambleside offers - sports fields, tennis and pickleball courts, swimming, beach access, dog park, outdoor fitness, fishing, skateboarding - combined with proximity to an active sailing club and a large commercial area. There are some that have a few of the aspects, but not one that is like Ambleside Park. I've attached a brief summary of parks most similar for your consideration. Ambleside Park is the ONLY one that has a large commercial area within a two-minute walk.

In closing, Small Business Week starts today - October 19 - 25. It is a time to celebrate the heart of Ambleside and Dundarave - the shop owners, restaurateurs, and entrepreneurs who pour their passion into creating the welcoming, vibrant streets we all cherish. What better time to acknowledge them and show your support than by pausing pay parking until after the holiday season?

Thank you again for your efforts to date and for your consideration of this request.

Sincerely,

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"

Comparison of parks with some Ambleside-like features

Park	Municipality	Beach Access	Sports fields/active-use amenities	Walking distance to commercial area	Fees
Ambleside Park	West Vancouver	Yes	Soccer, field hockey, tennis, pickleball, sailing, fishing.	2-minutes to Bellevue	\$2.50 an hour 7am – 10pm All year long
Waterfront Park / The Shipyards	City of North Vancouver	No	None	5-minutes to Lonsdale Quay.	First half hour free \$1.00/second half hour \$3.00/hour after one hour \$2.00/hour (after 6pm) 9am -9pm All year long
New Brighton Park	City of Vancouver	No	Soccer fields, swimming pool and walking trails, dog park.	30-minute to nearest commercial.	Free
Kitsilano Beach Park	City of Vancouver	Yes	Tennis, basketball, volleyball, playgrounds and active beach sports	10-minute walk (uphill) to West 4 th	Summer: \$4.25/hour; \$18/day Winter: \$3.75/hour; \$14/day
Jericho Beach Park	City of Vancouver	Yes	Playing fields, tennis courts; home to Jericho Sailing Centre	27-minute walk to Point Grey Village	Summer: \$4.16/hour; \$15.60/day Winter: \$3.12/hour; \$8.58/day
Panorama Park / Deep Cove	District of North Vancouver	Yes	No playing fields, kayaking	2-minute walk but limited commercial area (15 businesses)	Summer: \$3.00/hour Winter: Free 8am – 6pm
Cates Park / Deep Cove	District of North Vancouver	Yes	No playing fields, boat launch.	10-minute walk to commercial area (Deep Cove)	Summer: \$3.00/hour Winter: Free 8am – 6pm

From: [REDACTED] s. 22(1)
Sent: Monday, October 20, 2025 12:11 PM
To: correspondence
Subject: Proposed Pay parking at Argyle Avenue

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To the Mayor and Councillors.

I am dismayed to learn that you are considering extending the paid parking to Argyle Avenue [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s.22(1)

3 times a week for 3 to 4 hours.

[REDACTED] s.22(1)

once a week

[REDACTED] s.22(1)

every 2 weeks

[REDACTED] s.22(1)

weekly

Deliveries periodically

These are essential services and the providers need street parking on Argyle Avenue.

We moved [REDACTED] s.22(1) to be closer to these essential support services.

There is an older demographic on Argyle many of whom also require assistance.

I look forward to your reply,

Yours sincerely,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, October 15, 2025 11:56 AM
To: correspondence
Cc: Mark Sager, Mayor
Subject: Fence fortress

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What is going on behind the walls to require such an eyesore on our beautiful sea wall?
I have not read any information and am stunned that this should have passed the construction code.

[REDACTED] s. 22(1)
[REDACTED] W.V. [REDACTED] s. 22(1)
Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Wednesday, October 15, 2025 2:45 PM
To: correspondence
Subject: I strongly supportive the proposed by-law to protect trees with diameter greater than 20cm breast height.

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Dear Mayor and Councillors,

Thank you very much Mayor Sager and Councillors Cassidy, Gambioli, and Lambur for your strong support for the proposed bylaw to protect trees with a diameter greater than 20 cm at breast height.

I look forward to the support of Councillors Snider, Thompson, and Watt also supporting this bylaw.

I believe this bylaw offers meaningful benefits to the broader community as well as specific sites

Mature trees contribute significantly to urban resilience. They provide natural cooling, improve water retention, purify the air, and reduce noise pollution. Unlike newly planted trees, they require less maintenance and offer immediate ecological value. Preserving existing mature trees also helps soften the visual impact of new construction and supports the character and livability of our neighborhoods.

As we face the growing challenges of climate change, it is essential that West Vancouver take proactive steps to protect its mature tree canopy.

Sincerely

[REDACTED] s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Thursday, October 16, 2025 11:36 AM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Oct 20th Meeting

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I will be out of town and unable to participate in any way in the meeting.

“ (i) update the landscaping requirements to establish a minimum density of trees that need to be retained or planted on properties undergoing development or redevelopment of a new single-family dwelling; and (ii) update the permeable area requirement for a property undergoing development or redevelopment to 30% of the entire lot”

I would like to observe and comment that while I applaud a designation to enhance the urban forest plan you do not specify what types of trees. I feel that working hand in hand with the excellent work of the Fire Department you should be able to identify that Cedar perimeters are the worst fire hazard and our Fire Chief has been vocal about this. We are in a fire zone, and we should be considering this when we are making changes to bylaws. They should not include any species not on the current “not allowed list” either.

Secondly updating the permeable area requirement for a property to 30% of the entire lot – it would also be so helpful if you could identify it that is an increase or decrease rather than making everyone in the district responsible to go hunting for that information on their own. Even using AI it is difficult to find the information without going to the district’s website and then trying to find that piece of information, almost impossible.

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

From: [REDACTED] s. 22(1)
Sent: Thursday, October 16, 2025 8:55 PM
To: Mark Sager, Mayor; Scott Snider; Sharon Thompson; Linda Watt; Nora Gambioli; Christine Cassidy; Peter Lambur; correspondence
Subject: protecting trees with a diameter of 20 cm

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Dear Mayor and Council,

I am writing to express my support for the Urban Forest Management Plan (UFMP) actions recommended by staff, along with the associated bylaw amendments—particularly the protection of trees greater than 20 cm DBH on development lots.

One councillor described this as one of the most contentious and divisive issues in our community. However, over the years, there have been 25 public engagement sessions that consistently show overwhelming community support for preserving—and even increasing—our tree canopy to meet the target of 52%.

Heather Keith and Jim Bailey have confirmed that these amendments will not result in any financial cost to the Municipality, nor will they require additional staffing. The bylaw will apply only to new development lots, which currently amount to approximately 40-45 per year.

This is a modest but meaningful step toward maintaining a healthy canopy—the central goal of the Urban Forest Management Plan.

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[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Sunday, October 19, 2025 11:40 AM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Sharon Thompson; Scott Snider
Cc: Heather Keith
Subject: Public Hearing, item #2, Proposed Bylaw Amendments for the Implementation of the Urban Forest Management Plan - Zoning Bylaw amendments 5382 - 2025 - comments from s. 22(1)

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Dear Mayor and Council:

Summary: Tree lovers on the North Shore generally agree that the *Urban Forest Management Plan* is thorough and should be implemented, and this zoning bylaw amendment is a logical step. The proposed zoning includes tree-saving measures, such as minimum porous areas, site planning to relocate driveways and garages, and stricter replanting. These are all positive steps. trees, These regulations could be considered proactive site planning.

I urge Council to adopt this amendment.

Future Considerations;

The Tree Bylaw should be amended to make the minimum size of Protected Trees 20cm, not 75cm. I believe this on the Council Agenda November 17, 2025.

The District of West Vancouver adopted a tree bylaw years ago, and since that time the tree canopy has continued to diminish.

If the District is serious about preserving the tree canopy, it must include all trees larger than 20cm.

Remember that the Government of BC has required increased units in Single Family areas, exacerbating tree-loss. The *Tree Bylaw* is the main method of counteracting tree loss by having stricter, more precise tree-saving methods, as I have described, including site planning.

Thank you,

s. 22(1)

North Van.

s. 22(1)

s.22(1)

From: M Slater <melroy1058@gmail.com>
Sent: Sunday, October 19, 2025 3:10 PM
To: correspondence
Subject: Tree Bylaw/Urban Forest Protection (Oct 20/25 Public Hearing).

CAUTION: This email originated from outside the organization from email address melroy1058@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,

I support the proposed bylaw amendments to protect trees with a diameter greater than 20 cm at breast height during new home construction. In fact, I think the amendments don't go far enough and should include protection of mature hedges that border properties. While some may complain that this could result in a smaller building footprint, I see that as a positive outcome. Among other benefits it would help curb the proliferation of "monster" homes.

Today's houses are far bigger and leave little room for yards or gardens. They have become a commodity, built to maximize resale value rather than reasonably accommodate today's smaller families.

West Van residents used to take pride in our natural, treed environment and homes with lovely gardens were once the norm, contributing to the beauty of our community. Now older homes are bulldozed along with virtually all vegetation to facilitate construction. Rainwater runoff from impermeable surfaces is increasingly problematic.

Preserving mature trees and hedges also helps soften the visual impact of new construction and supports the character and livability of our neighborhoods. As we face the harsh consequences of climate change, it is essential that West Vancouver take proactive steps to protect our tree canopy.

Please implement the suggested changes and expand this to protect mature hedges as well. Also, please ensure the changes are effective immediately and not at some future date to prevent a rush of clearcutting.

Thank you for your consideration.

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact

From: [REDACTED] s. 22(1)
Sent: Monday, October 20, 2025 4:38 PM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Linda Watt; Scott Snider; Sharon Thompson
Subject: October 20 Pubic Hearing -- Proposed Zoning Bylaw amendments

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Dear Mayor and Council,

We are residents of Westmount, a neighbourhood that experienced significant canopy loss between 2018 and 2021, as confirmed by the latest LiDAR analysis.

We are writing to comment on the proposed Zoning Bylaw amendments concerning landscaping and permeable-area requirements for properties undergoing development or redevelopment—specifically, new single-family dwellings. While we support changes aimed at addressing the substantial tree loss on development lots, we are concerned that the proposed measures, as currently drafted, will not be sufficient to halt the ongoing decline in tree canopy without stronger protections and clearer implementation mechanisms.

Staff’s presentation outlines three scenarios involving development on lots of varying sizes. When the required tree totals for these three properties are combined, the result is a net loss of two trees. While this may be seen as a modest improvement over outcomes under the current rules, it does little to address the broader issue: West Vancouver remains below its 52% canopy target and must make significant gains over the next decade to meet that goal.

Moreover, large tracts of forest have already been cleared in the Rodgers Creek area since the most recent LiDAR study. As Cypress Village is developed, canopy loss will increase further. To meet our targets, the District must adopt far more robust tree preservation and protection measures to offset these ongoing and anticipated losses.

The proposed amendments also lack clarity regarding their application to the District’s western properties—particularly larger, well-treed lots with modest existing homes. When these properties are redeveloped, they often lose 50, 60, or even 70 trees and tall shrubs. How will such losses be accounted for? How many small gains—one or two trees per lot, or even just breaking even—in Ambleside and Dundarave would be needed to compensate for these significant deficits?

We are also concerned that developers will chose to meet tree density targets, not by preserving mature trees but by planting 5 cm caliper trees or shrubs. This risks replacing mature trees with saplings or non-native, low-benefit species, delaying the return of meaningful ecological and structural benefits by decades.

Given that the District calculated required tree density based on average canopy spread at maturity, how many of the replacement trees planted on developing or redeveloping lots are realistically expected to reach maturity by 2036? And what happens if these trees die before reaching that point?

The proposed cash-in-lieu mechanism, which would generate revenue for the District, appears to lack a guaranteed plan for how and where those funds will be spent. Without a clear commitment to using

these funds for nearby public tree planting, there is a real risk that canopy lost in one neighbourhood will not be restored locally—if at all. We also seek clarity on whether these funds could be used for purposes unrelated to tree planting, and whether “public lands” include boulevards or parks located far from the impacted areas.

The draft bylaw also seems to apply inconsistently across different types of building permits. In our neighbourhood, we have observed that house renovations and additions can result in the near total clearing of trees and vegetation from lots. Why are such projects excluded from tree-density or replacement requirements, given their potential to significantly impact the canopy? Would properties with detached suites/coach houses also be excluded from these changes?

Furthermore, the proposed amendments lack sufficient detail on long-term maintenance and enforcement. Will there be annual inspections? How long must required trees (retained or planted) be maintained after development? While some of these details may be addressed in future bylaw updates, their current absence leaves important questions unanswered and undermines confidence in the effectiveness of the proposed changes.

The urgency of this issue cannot be overstated. According to the 2020 Regional Tree Canopy Cover and Impervious Surface in Metro Vancouver report (2024), West Vancouver experienced the second-highest loss of tree canopy cover in the region between 2014 and 2020. The ongoing removal of mature trees on development sites remains the single greatest driver of canopy decline in the District. With further clearing already underway in Rodgers Creek and more to come in Cypress Village, the situation is poised to worsen.

Mature trees are not merely aesthetic features—they are essential green infrastructure. They provide immediate and wide-ranging benefits, especially critical during a declared Climate Emergency: filtering air pollution, offering shade and cooling during heat waves, absorbing stormwater to reduce flood risk, sequestering carbon, improving public health, and providing vital habitat for wildlife. As Alex Boston, an independent policy consultant and former executive director of the *Renewable Cities* at Simon Fraser University recently warned, “We’re going to pay because our stormwater systems are going to need to be increased in size to deal with the runoff. And we’re going to pay for it in lives.”

To truly reverse canopy loss and meet our targets, the proposed Zoning amendments must be significantly strengthened and paired with a comprehensive overhaul of the regulatory framework. We urge Council to:

- Commit to protect all trees 20 cm DBH and greater on private property
- Complement the Zoning amendments with robust updates to the Tree Bylaw and other associated bylaws at an upcoming Council Meeting
- Introduce meaningful penalties for violations and commit to strict, consistent enforcement
- Ensure that tree protection regulations are not symbolic, but effective in practice

We must act decisively to preserve what remains of our urban forest and restore the canopy for the health, resilience, and well-being of our entire community.

Thank you for your attention and for the opportunity to participate in this public hearing.

Sincerely,

s. 22(1)

s. 22(1)

s. 22(1)

West Vancouver

Received at the October 20, 2025 public hearing.

OCT 20, 2025 Public Hearing speaking notes
Re: Proposed Zoning Bylaw Landscaping Amendments

s. 22(1)

~~... kind of work is exhaustive and...
... kind of work is exhaustive and...
... kind of work is exhaustive and...~~

The recommended amendments demonstrate a thoughtful approach that balances ecological concerns with practical urban needs.

We know there are many benefits to mature trees. They offer privacy, mitigate noise and pollution, provide shade, stormwater capture and wildlife habitat. We know these benefits are increasingly important as we see the effects of global warming and climate change.

The recommendations before you are reasonable. In fact, they don't go far enough and should include preservation of mature hedges.

I particularly appreciate how mature plantings can mitigate the impact of new construction and preserve the character and livability of our neighborhoods.

Many of you
Most of us likely know how invasive new home construction can be for neighbouring properties. If you haven't experienced this first-hand, it likely won't be long before you do.

The property next door to me used to have a small home and beautiful garden. A couple years ago it was razed. Every bit of vegetation including a mature laurel hedge, was torn out.

What followed was a couple years of construction hell that included multiple collapses of the excavation site and erosion of our yard. I won't go into all the details, but the point is had the hedge been retained it would have offered protection from the excavation work, our property would have remained intact, and it would have provided a buffer to construction dirt and debris. It would also have served as a visual barrier to the mess and to the blindingly reflective white wall that is the side of the new house as well as to the new home's outdoor lights which are on 24/7.

The district talks about mitigating and adapting to climate change realities, working alongside residents to shift our thinking AND ACTIONS toward more sustainable practices.

It's not enough just to "talk" and "think" about sustainable practices. It's time to put weight behind the words. Unless we implement these recommendations, unless we take action, nothing will change.

I urge you to support these amendments. They can be monitored and adjusted if any aspect proves to be overly onerous or problematic.

Please consider: What is the worst thing that can happen if we make these changes? What is the worst thing that can happen if we don't?

Thank you.

From: s. 22(1)
Sent: Thursday, October 16, 2025 4:01 PM
To: Info; correspondence; info@wvschools.ca
Subject: Near Sentinel Secondary

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Wondering why there aren't sidewalks near some west van schools?



s. 22(1)

s. 22(1) North Vancouver s. 22(1)

s. 22(1)

Sent from my phone - Please excuse brevity and typos.

From: Mary Markwick <mary@dundaravefestival.com>
Sent: Friday, October 17, 2025 3:40 PM
To: correspondence
Subject: BELIEVE ♥ + 🌱 = CA

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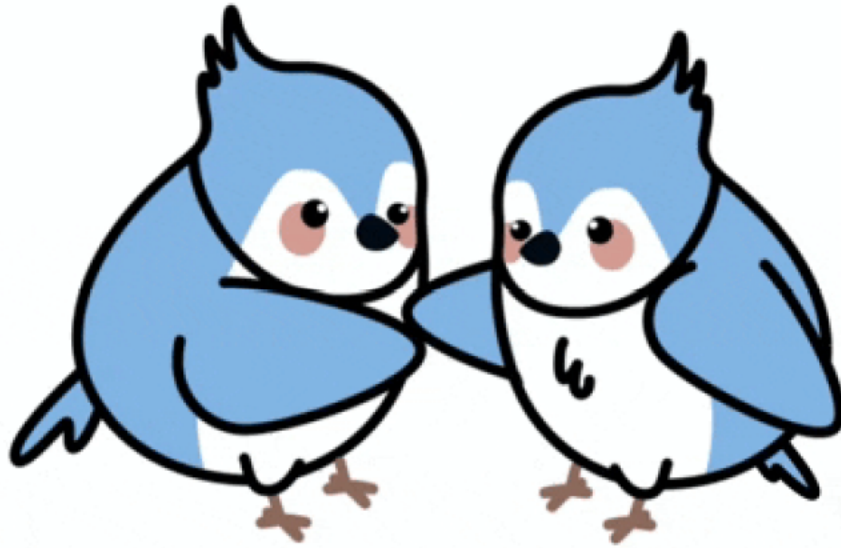
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believe

Blue jays are a miracle. They raise their young together. They mate for life. A miracle of love in flight.

The Toronto Blue Jays? They're a miracle, too. Always pulling together, having each other's backs. In a world that desperately needs it, that's no small thing.

Let's bring that miracle home.

Claim your tree in the Forest of Miracles. Light it up as a beacon of hope and belonging. Tens of thousands of eyes will see it this holiday season. Light them up with your care for our community—especially for those most vulnerable.

Thanks to our friends at the West Vancouver Community Foundation, we've created the **Forest of Miracles Fund**, held and administered by the Foundation.

This is your chance to make a real difference—a miracle, one person at a time. Address the roots of homelessness. Provide life-saving support for those who've lost their homes. Right here on the North Shore.

Choose your miracle-maker:

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

Or choose both.

Game on.

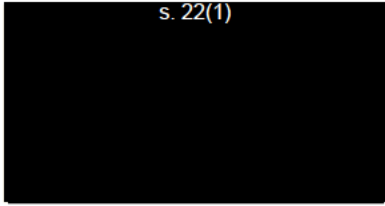
Claim your tree. Make your pledge.

And, yes. When you claim your tree you're sponsoring the Dundarave Festival's support of local performing artists. That includes our very own Marcus Mosely, a miracle in his own right.

Mark your calendars: **Saturday, November 29th**, noon to dusk, for the Seventeenth Dundarave Christmas Fair.

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

Love and joy to you,



Mary Markwick
Executive Director
Dundarave Festival of Lights

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



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: Ray Bourbonnais [REDACTED] s. 22(1)
Sent: Friday, October 17, 2025 4:55 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Regular Council Meeting Oct 20, 2025 item #4 Councillor's Motion regarding Ambleside Centre Local Area Plan - Letter re: 1650 Marine Drive
Attachments: Letter to District of West Vancouver Council.pdf

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Dear Mayor and Councillors,

Please find the attached letter in response to item #4 Councillor's Motion regarding Ambleside Centre Local Area Plan for inclusion into the public record of the Regular Council Meeting of October 20, 2025.

Regards,

Ray Bourbonnais, Executive Director
Hathstauwk Holdings Ltd

BY EMAIL

October 17, 2025

750 17th Street
West Vancouver, BC
V7V 3T3

Dear Mayor and Councillors:

We are the representatives and advisors to the Louie Family who have lived and supported the community of West Vancouver for over 50 years providing generous contributions to local hospitals, charities and organizations in support of health, education and the arts through both the Tong and Geraldine Louie Family Foundation and London Drugs Foundation.

For the love of the community in which they live, they built the successful businesses of London Drugs at Park Royal, IGA at Dundarave, and most recently the Fresh Street Market at 1650 Marine Drive. When the former Safeway site became available to purchase, the Louie Family knew that this was a very important and integral piece of property to the community of Ambleside.

We were encouraged to see District Staff devote countless hours (and years) of extensive engagement with residents, business and key stake holders in the preparation of The Ambleside Centre Local Area Plan ("The Plan"). Incorporating the comments, suggestions and needs of the community into The Plan by hosting over 50 workshops and open houses, seeking input through posts on social media and over 12,000 post card mailouts.

We were recently notified of the Motion to amend The Plan. With such an exhaustive consultation process, it is our preference to see The Plan, as originally drafted, move forward to become a sustainable vision for the future of Ambleside. The Motion to amend The Plan is of concern lacking any meaningful consultation with residents, business and key stake holders. We urge Council to defeat the Motion to amend The Plan and move forward with The Plan as prepared and intended for the betterment of the community.

Sincerely,

s. 22(1)



Ray Bourbonnais, Executive Director
Hathstauwk Holdings Ltd

From: Barry Hall [REDACTED] s. 22(1)
Sent: Saturday, October 18, 2025 3:07 PM
To: correspondence
Subject: Ambleside LAP

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Dear Councillors,

I have read excerpts from the Ambleside LAP proposal by Councillors Lambur and Watt. Finally, somebody is putting forward a sensible proposal for the future development of West Vancouver's signature Seaside Village. The continued development of Ambleside Village is supported by most West Vancouverites. But, the current LAP that proposes an unrecognizable future for our Seaside Village is totally misguided and unacceptable.

The strengthening of the Seaside Village identity throughout its continued development must be the overriding objective of this LAP, not the provision of an arbitrary housing target under the guise of solving a "housing crisis". That is a totally misguided objective that cannot help but destroy the decades long aspirations of recent and older West Vancouver residents. Just look at the visuals presented in that LAP. Do you recognize Ambleside? Is that the future "identityless" signature community asset that you want? Is that going to give Ambleside merchants the unique attraction and rental viability to compete with the ever-expanding Park Royal regional shopping magnet? All that sacrifice for a Plan that will do virtually nothing to address housing interests. For the many who have long been supporting the charming "21st Century Seaside Village" identity, and haven't been able to truly conceptualize it, I have come across the perfect simile.

About 60 years ago, I spent 2 years travelling the world, often in the bosom of a Volkswagen van. That van had a unique, well-recognized identity. It was unmistakable then and you can still see a few of them around today. But, the brilliant makers of that van have just come out with their "21st Century Electric Volkswagen Van", built with all the most progressive technologies available in 2025. But, when you see it, it is still unmistakably a Volkswagen Van.

This is what we want from the ongoing development of Ambleside proposed in our LAP 2025. Councillors Linda Watt and Peter Lambur recognize that and their proposal deserves the support of the Mayor and all Councillors.

Barry Hall
5498 Greenleaf Road,
West Vancouver, BC
V7W1N6

From: [REDACTED] s. 22(1)
Sent: Saturday, October 18, 2025 4:48 PM
To: correspondence
Cc: Linda Watt; Peter Lambur; Scott Snider; Christine Cassidy; Nora Gambioli; Sharon Thompson
Subject: Ambleside

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Good afternoon,
I hope you're having a good weekend.

I wanted to express to you my concern about passing the Notice regarding the LAP. I believe it will stop any development in Ambleside, if that is the goal, this will do it.

Reducing the special sites will deter them from attempting to redevelop, no one will come forward with a request to increase the height after this is passed. They wouldn't waste time or resources.

By passing the Notice I believe we hurt the greater community, we will continue to lack reasonable options for downsizers or young people. A lack of options will put pressure on the existing homes and prices will continue to rise. This resolution preserves the "village" but we will lose our community over the next 20 years. I believe we need to look at the next generation.

I understand the concerns about a tower but I would rather have a tower than see all my friends sell and move out of West Van when they retire and the kids not being able to find an option that they like, or can afford. Park Royal isn't a solution. It's a tragedy if they build 8 towers. I realize that is out of our control but we need to understand that we can not hold back the reality of growth. Saving the community is more important than saving an aging infrastructure of old buildings. We need to keep options to those that have been a part of this community for generations.

We had a study done and the age of the buildings in Ambleside is shocking to me. Carmelo's building - 1931, Music Gallery - 1926, Lily Dollar store 1917, Swad 1928, on and on. I can't believe they are still standing.

The Marine Dr. corridor has always been three stories and clearly no one will take the risk to assemble and develop, I believe this will continue, and the older buildings will stay, this is why we need these few special sites. They have one owner and can actually build if the opportunity is presented. Approving the Notice ends any hope of refreshing Ambleside.

Any discussion about the BC government forcing us, is a maybe, maybe not and maybe it's worse if we don't defeat the resolution, that is all a guess.

The years of staff time and multiple community engagements, the citizens groups, the agreement by many consulting reports that gentle densification has to happen, proves in my mind the majority of people believe that we need to do something. I don't understand why a few councillors believe they know what's better than the years of public involvement, professional consultants and planning staff.

I realize everyone votes with their opinion and I respect that, but on this I feel we are missing the point, save the community, not a few old buildings, our community needs it, our retail corridor definitely needs it, tax revenue is needed, etc. Instead of continuing to create band-aid strategies for minimal revenue, why not create the opportunity for a more diversified residential and commercial tax base. It will benefit current and future residents as well as support a more sustainable Ambleside village.

Thank you for your consideration

--
[REDACTED] s. 22(1)

s. 22(1)

West Vancouver, BC s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, October 19, 2025 8:38 AM
To: correspondence
Subject: LAP Ambleside

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Dear Mr. Mayor and Council members:

Please do not change Ambleside into a forest of sun-blocking wind tunnel highrises. Vote against the proposal for 14-storey buildings.

Unless they will all be below-market rentals, they will not help the housing crisis and will destroy much of the appeal of living and shopping in West Vancouver.

Please consider who the majority of your constituents are.

Thank you,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, October 19, 2025 9:05 AM
To: correspondence
Subject: Ambleside LAP

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I would like to express my support for the amendments to the LAP for Ambleside. As a resident of Ambleside I highly value the seaside village character of the area and feel that would be lost by allowing buildings in excess of 4 storeys.

[REDACTED] s.22(1)

From: Gordon Holley [REDACTED] s.22(1)
Sent: Sunday, October 19, 2025 11:17 AM
To: correspondence
Subject: Motion to decrease the proposed Ambleside Local Area Plan
Attachments: Outlook-ffq5xvw3

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Please do not pass this motion.

I am a resident of West Vancouver. I believe we need thoughtful but continued densification of Ambleside and surrounding areas. If the businesses are not successful, the area will not be thriving. We need more densification along the Marine Drive and Bellevue Avenue corridors - not less. We need more height and size.

Please do not pass a motion to decrease the recommended height and size of key sites in the proposed Ambleside LAP.

You may publish my name and address.

With gratitude,
Gordon Holley
Local resident: 2379 Marine Drive, West Vancouver

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Gordon Holley (he, him)

[REDACTED] s.22(1)

[REDACTED] s.22(1)

[Book time with me](#)



Our office is located on the unceded, never surrendered, stolen, traditional and ancestral territories of the xwm??kw?y??m (Musqueam), Skwxwu'7mesh (Squamish) and S?I?i'lw?ta?/Selilwiltlh (Tseil-Waututh) Nations who have been stewards of these lands since time immemorial. As a seventh generation uninvited settler of primarily European descent, I recognize the responsibility I have to actively participate in decolonizing practices that address Canada's colonial past and the ongoing subjugation of Indigenous people. We are privileged to work, live, and play here.

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From: [REDACTED] s. 22(1)
Sent: Sunday, October 19, 2025 11:20 AM
To: correspondence
Subject: Ambleside LAP - Please don't support arbitrary motion to change height and size of specific Ambleside sites

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Hello Council,

There have been numerous studies and consultations to arrive at the proposed Ambleside LAP.

The proposed LAP appears to appropriately balance the various competing views regarding development and revitalization.

Please don't support what appears to be an arbitrary motion to decrease the recommended height and size of key sites in the proposed Ambleside LAP, including Fresh Street and Village Square. To do so would be to undermine the process and significant time invested to arrive at the proposal.

Regards,

[REDACTED] s. 22(1)

West Vancouver BC

From: [REDACTED] s. 22(1)
Sent: Sunday, October 19, 2025 11:50 AM
To: Mark Sager, Mayor; Nora Gambioli; Christine Cassidy; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: NO to decreasing density envisioned in the Ambleside LAP

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Dear Mayor and Council

I am completely dismayed by the news that Council would even entertain the idea of limiting density in Ambleside by lowering building height and size. A decision to do this would go against the years of evidence yielded through research and community engagement. The majority of residents want a sustainable future and enlivened commercial district which is dependent on density and mixed-use development on key sites in the proposed Ambleside LAP, including Fresh Street and Village Square.

A decision to limit density in whatever shape or form would

- eliminate once-in-a-lifetime opportunities to meaningfully enliven the Ambleside core
- renege on the agreed Ambleside Centre Local Area Plan's vision
- limit rental and mixed housing opportunities which we so desperately need right now

If I may be so blunt as to say it would be undemocratic for Council to ignore the solid planning and extensive community input that has resulted in the Ambleside LAP. You cannot change the direction or vision of that plan on a whim without **extensive consultation**. West Vancouver is renowned for stalling. It's time to embrace change and move forward.

Once again, thank you for listening and I look forward to sound judgement prevailing at the meeting October 20.

Sincerely

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

==
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, October 19, 2025 12:45 PM
To: Mark Sager, Mayor; Nora Gambioli; Christine Cassidy; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: NO to decreasing density envisioned in the Ambleside LAP

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Dear Mayor and Council,

As the Ambleside Dundarave Business Improvement Association has just pointed out:

*Imagine if, instead of debating height, discussions focused **on what the community actually wants:** better public spaces, new shops, parking, and vibrancy. Those things can only be achieved with some thoughtful density in the right locations. Without it, we simply can't deliver what our community says it needs and wants.*

The currently proposed Local Area Plan (LAP) has been carefully planned with thoughtful community engagement from key stakeholders as well as input from the ADBIA's very own Imagine Ambleside survey. The proposed LAP ensures Ambleside grows responsibly, supports local businesses, and provides housing options, while maintaining its village-scale character where appropriate.

*On Monday, October 20th, some members of Council will bring forward a Motion to dramatically **decrease the recommended height and size** of key sites in the proposed Ambleside LAP, including Fresh Street and Village Square.*

Should Council make these changes to the proposed Local Area Plan, we run the risk of:

- **Severely limiting the potential for vibrant, mixed-use development in the heart of Ambleside.**
- **Undermining the Ambleside Centre Local Area Plan's vision of a thriving, economically sustainable retail and residential hub.**
- **Restricting housing opportunities, particularly rental and attainable units, at a time when the community needs them most.**
- **Hindering regeneration of sites that have remained underutilized for decades, reducing economic and social vibrancy.**

The proposed Motion ignores decades of planning and community consultation and replaces evidence-based policy with arbitrary reductions.

As they also point out, **West Vancouver has been studying the future of Ambleside for 79 years. It's time to move forward.**

I couldn't agree more.

I also agree with my colleague and friend [REDACTED] s. 22(1) who concluded her letter to you with these words: "...it would be undemocratic for Council to ignore the solid planning and extensive community input that has resulted in the Ambleside LAP. You cannot change the direction or vision of that plan on a whim without **extensive consultation**. West Vancouver is renowned for stalling. It's time to embrace change and move forward."

I urge you to defeat any motion that would to decrease the recommended height and size of key sites in the proposed Ambleside LAP.

Yours,

[REDACTED]
s. 22(1)

West Vancouver BC

[REDACTED]
s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, October 19, 2025 5:06 PM
To: Sharon Thompson; Christine Cassidy; Scott Snider; Peter Lambur; Linda Watt; correspondence
Subject: Say NO to motion to decrease density proposed in LAP

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Oct 19, 2025

To Council:

Say NO to motion to decrease density in proposed LAP.

On Monday October 20, you have the opportunity to vote in favour of accepting the currently proposed Local Area Plan (LAP), ensuring that West Vancouver will thrive into the future.

Our District desperately needs to grow responsibly, providing much-needed housing for people of all ages who want to work, learn and spend the rest of their lives here amongst family and friends; and supporting businesses that are increasingly beset by problems related to aging infrastructure, overwhelming traffic challenges, and lack of vision when it comes to enhancing local character.

I urge you to respect the decades of planning and community consultation that have gone into the current proposed LAP and **REFUSE YOUR SUPPORT** for a motion that severely limits the potential for vibrant, mixed-use development in the heart of Ambleside.

Thank you,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, October 19, 2025 5:29 PM
To: Mark Sager, Mayor; Nora Gambioli; Sharon Thompson; Linda Watt; Scott Snider; Christine Cassidy; Peter Lambur; correspondence
Cc: ADBIA; Jim Bailey; David Hawkins
Subject: Motion on the Proposed Ambleside Centre Local Area Plan

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Dear Mayor and Councillors,

After years of planning with public consultation and diligent work by District staff in preparing a draft Ambleside Centre LAP, I couldn't believe it when I saw, at this late stage in the approval process, that there were 14 proposed changes. I believe that introducing significant changes at this late stage would undermine the considerable effort and dedication that many have invested in developing this plan.

I did not have time to refer to the plan to find out exactly what are the details of the large number of changes that are being proposed and to consider what would be the implications if they were accepted. That was until I just received today an email from the ADBIA that stated the following: "*some members of Council will bring forward a Motion to dramatically **decrease the recommended height and size** of key sites in the proposed Ambleside LAP, including Fresh Street and Village Square.*" If this is the case, then I totally agree with the concerns expressed by the ADBIA about these proposed changes. Do the councilors who are proposing these changes not realize that due to the high prices of land in the Ambleside and Dundarave commercial districts, there has to be an increase in size and height of any new residential buildings in order to make the dwellings more affordable? Decreasing the height and size of residential buildings will just lead to more high priced dwellings like those in the Grosvenor development in Ambleside and those in the Pierwell development under construction in Dundarave.

I urge you all to reject those proposed changes that will lead to a decrease in the height and size of buildings planned to accommodate residential dwellings.

Sincerely, [REDACTED] s. 22(1)

--

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, October 19, 2025 6:13 PM
To: correspondence
Subject: Ambleside LAP

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Dear Mayor and Council,

I am writing to voice my concern regarding the height and density proposed for various properties in Ambleside. In order to keep the village "feel" of Ambleside we cannot allow high rise construction. The proposals at the current Fresh Street site, CIBC site, western block of 1500 Bellevue and the north side of the 1400 block of Clyde should not have heights greater than four storeys nor densities greater than 2.0. Please do not allow the Ambleside village to be compromised with undesirable construction that would ruin the character of our municipality. The four storey heights would keep the character of the village and still allow for suitable housing. Thank you for your consideration.

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: Bosley's 7064 [REDACTED] s. 22(1)
Sent: Sunday, October 19, 2025 7:48 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; watt@westvancouver.ca; correspondence
Subject: Support for Responsible Growth in Ambleside

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Dear Council,

My name is Macan, and I'm the owner of Bosley's West Vancouver. I'm writing to express my strong support for responsible growth and thoughtful density in Ambleside, as outlined in the proposed Local Area Plan (LAP).

As a local business, we're seeing firsthand how challenging it has become to sustain and grow in the current environment. We need more people living, working, and spending time here to help local businesses thrive. The proposed LAP provides a balanced approach, supporting housing options, encouraging economic vitality, and maintaining Ambleside's unique village character.

Reducing building heights or densities at key sites would severely limit our community's ability to attract new residents, businesses, and investment. Ambleside needs vibrancy and growth, not further restrictions.

I urge Council to move forward with the proposed LAP and to vote against the Motion to decrease the recommended height and size of key sites. Let's give Ambleside the opportunity to evolve into a more dynamic, sustainable, and inclusive community.

Thank you for your time and commitment to our city's future.

Warm regards,
Macan
Bosley's West Vancouver



MACAN SAADATI
FRANCHISE PARTNER
BOSLEY'S WEST VANCOUVER

s. 22(1)

☐ (604) 922 0812

☐ [2403 Marine Dr, West Vancouver, BC V7V 1L3](#)

☐ [bosleys.com](#)

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From: [REDACTED] s. 22(1)
Sent: Monday, October 20, 2025 8:28 AM
To: correspondence
Subject: Please defeat the latest option to decrease proposed improvements to our area plan

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.

This looks so bad for our area which desperately needs advancement of the new plan. Can you please publicly release info on our Mayors land holdings in our area. It seems he has many surprisin holdings which should be released to the public, like this one. [REDACTED] s. 22(1) - resident west van.

[REDACTED] s. 22(1)
West Vancouver

[REDACTED] s. 22(1)

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From: [REDACTED] s. 22(1)
Sent: Monday, October 20, 2025 8:47 AM
To: correspondence
Subject: RE: The motion to decrease the recommended height and size in the Ambleside area

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.

We support the proposed motion to decrease the recommended height and building size in the Ambleside area. The waterfront area should be for all to enjoy without large towers obstructing the beautiful landscape.

[REDACTED] s. 22(1)

West Vancouver B.C.

From: [REDACTED] s. 22(1)
Sent: Monday, October 20, 2025 1:01 PM
To: mayorandcouncil@westvancouver.ca; correspondence; Christine Cassidy; Sharon Thompson; Peter Lambur; Mark Sager, Mayor; Scott Snider; Nora Gambioli
Subject: Say No to Order to Motion re LAP

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,

Tonight you have an extremely important decision to make regarding the Motion to dramatically **decrease the recommended height and size** of key sites in the proposed Ambleside LAP, including Fresh Street and Village Square.

Should Council make these changes to the proposed Local Area Plan, we run the risk of:

- Severely limiting the potential for vibrant, mixed-use development in the heart of Ambleside.
- Undermining the Ambleside Centre Local Area Plan's vision of a thriving, economically sustainable retail and residential hub.
- Restricting housing opportunities, particularly rental and attainable units, at a time when the community needs them most.
- Hindering regeneration of sites that have remained underutilized for decades, reducing economic and social vibrancy.

This proposed Motion ignores decades of planning and community consultation and replaces evidence-based policy with arbitrary reductions.

West Vancouver has been studying the future of Ambleside for 79 years. There has been study after study, professional consultants, and years of various staff recommendations regarding the revitalization of Ambleside. It is time to move forward before the provincial government decides they will move forward for us and perhaps to an even greater extent that we ever considered and that could be devastating to our community.

The public has been exhaustively consulted. It is time to stop kicking these decisions down the road to the continued degradation of our neighbourhood. Let your legacy on council be one that is actively forward thinking and planning for a sustainable and resilient future.

Thank you,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Monday, October 20, 2025 1:57 PM
To: correspondence
Cc: Ambleside Dundarave BIA
Subject: re: restriction on commercial development

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Dear Mayor and Councillors,

I hope you will vote against the motion of decreasing the recommended building heights in Ambleside. I'm sure we all want our community to grow in beautiful, sustainable ways. It takes vision and imagination to embrace the many ways of introducing density, but doing it in the commercial heart of a community is exactly the way to do it. After a staggering fifty plus years of LAP studies, very little has happened. With your measured discretion, now could be the time for a bold move to support local businesses, provide rental housing options, and start considering "village scale" as something more than bunch of run-down shacks with 7-11 being the great big highlight. We can do better. It's time to give good ol' Ambleside some big boy pants.

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, October 20, 2025 3:12 PM
To: correspondence
Subject: Fwd: Ambleside LAP

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.

See below

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

From: [REDACTED] s. 22(1)
Date: Mon, 20 Oct 2025 at 15:09
Subject: Ambleside LAP
To: <mark@westvancouver.ca>, Linda Watt <lwatt@westvancouver.ca>, Nora Gambioli <ngambioli@westvancouver.ca>, <swilkinson@westvancouver.ca>, <plambur@westvancouver.ca>, <ssnider@westvancouver.ca>, <ccassidy@westvancouver.ca>
Cc: <correspondence@westvancouver.ca>

Mayor and Council

It is with great concern that I write to notify you of my complete opposition to the latest draft of the LAP for Ambleside. Despite all the previous public input which clearly supported the addition of some density to the area you have decided to reduce the density in the previous draft.

This is also decidedly against the BC government directive to increase density along transportation corridors.

I foresee a very costly and prolonged legal battle between our Municipal Government and the BC Government. This is something that the voting public will be extremely unhappy about.

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, October 20, 2025 5:06 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; correspondence; Linda Watt
Subject: Local Area Plan

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 Council,

I'm writing to you today as a resident of West Vancouver since the day I was born and now a business owner. I'm asking you to please defeat the motion to alter the purposed Local Area Plan. West Vancouver needs to advocate change in a positive healthy direction. Lets not allow a low percentage of the population who are anti-change hurt the future of West Vancouver for the rest of us.

Regards,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Saturday, October 18, 2025 1:26 PM
To: correspondence; Engineering Depart [Redacted] s. 22(1)
Cc: [Redacted] s. 22(1)
Subject: Immediate Action Required– Ongoing Hazard and District Negligence at [Redacted] s. 22(1)
Attachments: Fwd: Ditch
Importance: High

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

I am writing to express our deep frustration and serious concern regarding the hazard posed by the open water ditch [Redacted] s.22(1). Despite our prior formal complaints and incident reports, the District has failed to properly address or remediate this known danger.

As you are aware (see our prior claim under work order [Redacted] s. 22(1) and the correspondence is attached), this ditch was the direct cause of a prior incident in which [Redacted] s.22(1) vehicles fell in, and despite reporting it at the time, no appropriate action was taken. The situation has since deteriorated further. The ditch has widened and become more unstable, and as a result, a second vehicle— [Redacted] s.22(1)—fell into the ditch, suffering nearly \$20,000 in damages, as assessed and documented by ICBC (see the second email attachment containing photos of this second incident).

ICBC has formally advised us to contact the District and demand that this dangerous area be immediately repaired and brought up to a safe standard. If no corrective action is taken, it is only a matter of time before someone is seriously injured or worse.

To make matters worse, [Redacted] s. 22(1) have fallen into the ditch on separate occasions, sustaining bruising and bodily injury. This ditch poses a threat to all pedestrians, visitors, and vehicles entering or exiting [Redacted] s. 22(1)

We find it completely unacceptable that the District saw fit to reinforce and cover portions of this same ditch in front of neighbouring properties over the summer (located at [Redacted] s. 22(1)), yet inexplicably chose to exclude [Redacted] s. 22(1). This selective and inconsistent treatment has left [Redacted] s. 22(1) exposed and more hazardous than ever.

The District has now received multiple notices and formal reports of this exact danger: the original vehicle incident, this most recent vehicle incident, [Redacted] s.22(1) incident injuries. At this point, any future incident that occurs as a result of this unresolved hazard will constitute clear **evidence of gross negligence and repeated inaction by the District over a period of years**. The liability for damages and injury lies squarely with the District should further harm occur.

We are formally demanding that the District: (1) Immediately assess and secure the ditch in front of [Redacted] s. 22(1); (2) cover and reinforce the area to the same standard as neighbouring properties; and (3) confirm a timeline for completion of the necessary safety measures.

This matter is urgent and cannot be delayed any longer.

We look forward to your immediate response.

Regards,

s. 22(1)

s.22(1)

From:
Sent:
To:

s. 22(1)
Saturday, October 18, 2025 1:24 PM
s. 22(1)

s.22(1)

s.22(1)

s.22(1)



s.22(1)



s.22(1)



From: [REDACTED] s. 22(1)
Sent: Saturday, October 18, 2025 1:22 PM
To: [REDACTED] s. 22(1)
Subject: Fwd: Ditch

Sent from my iPhone

Begin forwarded message:

From: Engineering Department <engineeringdept@westvancouver.ca>
Date: February 16, 2024 at 3:19:56 PM PST
To: [REDACTED] s. 22(1)
Subject: RE: Ditch

Hello [REDACTED] s. 22(1)

Thank you for your email. We have created work order [REDACTED] s. 22(1) for the Roads Supervisor to review.

Best regards,

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 13, 2024 11:50 PM
To: Engineering Department <engineeringdept@westvancouver.ca>
Subject: Ditch

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 whom it may concern,

I am attaching a few photos that show the ditch [REDACTED] s. 22(1). It is not narrow anymore and wide enough that [REDACTED] s. 22(1) slid into it last year. Then a few weeks ago on the snowy day [REDACTED] s. 22(1), slipped and plunged into the ditch. [REDACTED] s. 22(1) tow truck to pull the car out of the ditch. In fact, the cars have to park very close to the ditches to make enough space for passing vehicles along the road.

Now, I would like to ask you if it is possible to do something, maybe a ditch cover that prevents any further harm or damage. I am not a professional and this is only a suggestion.

Thank you in advance for your support,
[REDACTED] s. 22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

From: [Redacted] s. 22(1)
Sent: Monday, October 20, 2025 1:34 PM
To: correspondence
Cc: [Redacted] s. 22(1)
Subject: Future Votes

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 West Vancouver Council and Staff

As a long term resident and tax payer I think that the West Vancouver Council should not make the final decisions, it should be the residence tax payers that vote on the final decision based on the recommendations by council. Citizens should either agree with council recommendations or vote on what they think is the correct answer. Aa tax payers we have donated considerable amounts to this municipality and we should have the final decision.

Regards

[Redacted] s. 22(1)
West Vancouver

From: Heather Keith
Sent: Monday, October 20, 2025 12:00 PM
To: s. 22(1)
Cc: correspondence
Subject: FW: Council correspondence - week ending October 22, 2025

Dear s. 22(1),

Thank you for your email, it was forwarded to me for response.

With respect to your question regarding the proposed 30% permeable area requirement, I wanted to confirm that this is an increase relative to the existing permeable area requirement.

In the current Zoning Bylaw ([Section 130.16](#)), in general terms, the requirement is to maintain 50% of the yard adjacent to a road, as permeable. In most cases, this would be 50% of the front yard setback area.

The proposed permeable area requirement would add the 30% requirement for the entire lot, in addition to maintaining the 50% requirement for the front yard.

If this bylaw amendment is adopted, staff would provide the necessary resources, including a calculator tool, to support residents and ensure successful compliance with the new requirement. These resources will be posted on the building permit webpage so they can be easily found by residents when they are preparing their documents to apply for a permit.

Kind Regards,
Heather

Heather Keith, M.Sc., R.P.Bio, she/her
Senior Manager, Climate Action & Environment | District of West Vancouver
t: 604-921-2920 | 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.*

From: [REDACTED] s. 22(1)
Sent: Thursday, October 16, 2025 11:36 AM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Oct 20th Meeting

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 will be out of town and unable to participate in any way in the meeting.

“ (i) update the landscaping requirements to establish a minimum density of trees that need to be retained or planted on properties undergoing development or redevelopment of a new single-family dwelling; and (ii) update the permeable area requirement for a property undergoing development or redevelopment to 30% of the entire lot”

I would like to observe and comment that while I applaud a designation to enhance the urban forest plan you do not specify what types of trees. I feel that working hand in hand with the excellent work of the Fire Department you should be able to identify that Cedar perimeters are the worst fire hazard and our Fire Chief has been vocal about this. We are in a fire zone, and we should be considering this when we are making changes to bylaws. They should not include any species not on the current “not allowed list” either.

Secondly updating the permeable area requirement for a property to 30% of the entire lot – it would also be so helpful if you could identify it that is an increase or decrease rather than making everyone in the district responsible to go hunting for that information on their own. Even using AI it is difficult to find the information without going to the district’s website and then trying to find that piece of information, almost impossible.

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

From: Engineering Department
Sent: Tuesday, October 21, 2025 12:20 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: Pay Parking Not Working in WV

Hello s. 22(1)

Thank you for sharing your thoughts and feedback about the pay parking program at Destination Parks. It has been received by Council and forwarded to staff for information and response.

At their regular Council meeting on Monday, October 20, 2025, Mayor and Council released for [information](#) a decision made at an earlier closed meeting to implement a seasonal hourly rate for pay parking in Ambleside Park. The seasonal rate will be \$2.50/hour, including taxes, and will take effect as soon as operationally possible, remaining in place until May 31, 2026.

Council also directed staff to include an update on seasonal rate options as part of the six-month implementation report for Ambleside Park pay parking program, expected in spring 2026.

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

The District is committed to ensuring that our parks remain welcoming and accessible while also managing parking demand and addressing impacts on surrounding neighbourhoods.

Kind Regards,

Steven Liu
Staff Lead, Pay Parking Programs
Engineering & Transportation Services | District of West Vancouver
engineeringdept@westvancouver.ca | 604-925-7020

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.

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From: [REDACTED] s. 22(1)
Sent: Tuesday, October 14, 2025 9:17 AM
To: Mark Sager, Mayor; Linda Watt; nora gambioli; Peter Lambur; Christine Cassidy; Sharon Thompson; Scott Snider; correspondence
Subject: Pay Parking Not Working in WV

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.

October 14, 2025

To Council:

This week, both the North Shore News and North Shore Daily Post (links below) reported on the negative effects of the District introducing pay parking to West Vancouver parks. These effects include significant loss of revenue to local businesses in the Ambleside area in particular, as shoppers are now finding parking adjacent to businesses taken up with park visitors.

I understand that you are also considering implementing pay parking along Argyle and at Dundarave Park and between 24th and 25th on Bellevue Avenue. As both of these areas are also adjacent to retail establishments, it is easy to see that the same issues will arise for businesses in these areas if pay parking is introduced.

Giving residents the option to sign up for free park parking does not solve this problem. Better enforcement of existing parking restrictions, timely collection of fines, and perhaps introduction of stricter time limits in congested areas would.

Given the evidence, and the growing negative opinion of local residents and business owners alike, I urge you to call off this experiment and find alternative ways of managing parking in West Vancouver.

Thank you,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

<https://www.nsnews.com/local-news/businesses-lambaste-west-vancouver-council-for-new-pay-parking-in-ambleside-11335715>

BLOCKEDnorthshoredaily[.]com/ambleside-businesses-report-30-sales-drop-after-pay-parking-introduced-in-park/BLOCKED

From: Engineering Department
Sent: Tuesday, October 21, 2025 12:21 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: Parking in Ambleside

Hello s. 22(1)

Thank you for sharing your thoughts and feedback about the pay parking program at Destination Parks. It has been received by Council and forwarded to staff for information and response.

At their regular Council meeting on Monday, October 20, 2025, Mayor and Council released for [information](#) a decision made at an earlier closed meeting to implement a seasonal hourly rate for pay parking in Ambleside Park. The seasonal rate will be \$2.50/hour, including taxes, and will take effect as soon as operationally possible, remaining in place until May 31, 2026.

Council also directed staff to include an update on seasonal rate options as part of the six-month implementation report for Ambleside Park pay parking program, expected in spring 2026.

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

The District is committed to ensuring that our parks remain welcoming and accessible while also managing parking demand and addressing impacts on surrounding neighbourhoods.

Kind Regards,

Steven Liu
Staff Lead, Pay Parking Programs
Engineering & Transportation Services | District of West Vancouver
engineeringdept@westvancouver.ca | 604-925-7020

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.

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From: s. 22(1)
Sent: Tuesday, October 14, 2025 2:39 PM
To: correspondence
Subject: Parking in Ambleside

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

Dear Mayor & Council,

I am not in favour of \$5.42/hour parking at Ambleside from 7am-10pm. It is far too expensive and will have many negative repercussions. We should be embarrassed to charge this!

This rate is much more than the cost of parking at Kits Beach, Jericho Beach and other city of Vancouver beaches, and at Deep Cove. We have a unique narrow strip of roadway adjacent to the beach and to our business district and we need as much affordable parking as parking. Families coming to enjoy the parks, the beach, and bringing their children to soccer and other sports at Ambleside can't afford that rate. Many go for lunch, visit galleries, and shop after the games but if they are paying that much to park, they will certainly not stick around.

After speaking with Maureen O'Brien of the ADBIA yesterday I am in agreement with her win-win idea. Offer two hours of free parking in Ambleside Park, followed by a modest \$3.50/hour rate with a \$20 daily maximum. That gives visitors time to enjoy sports, visit the shops, dine at a restaurant, and enjoy the seawalk.

Thank you for your attention to this.

best regards, s. 22(1)

s. 22(1)

West Vancouver, BC s. 22(1)

s. 22(1)

From: Engineering Department
Sent: Tuesday, October 21, 2025 12:23 PM
To: Anne Eady
Cc: correspondence
Subject: RE: Ambleside Parking

Hello Anne Eady,

Thank you for sharing your thoughts and feedback about the pay parking program at Destination Parks. It has been received by Council and forwarded to staff for information and response.

At their regular Council meeting on Monday, October 20, 2025, Mayor and Council released for [information](#) a decision made at an earlier closed meeting to implement a seasonal hourly rate for pay parking in Ambleside Park. The seasonal rate will be \$2.50/hour, including taxes, and will take effect as soon as operationally possible, remaining in place until May 31, 2026.

Council also directed staff to include an update on seasonal rate options as part of the six-month implementation report for Ambleside Park pay parking program, expected in spring 2026.

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

The District is committed to ensuring that our parks remain welcoming and accessible while also managing parking demand and addressing impacts on surrounding neighbourhoods.

Kind Regards,

Steven Liu
Staff Lead, Pay Parking Programs
Engineering & Transportation Services | District of West Vancouver
engineeringdept@westvancouver.ca | 604-925-7020

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From: Anne Eady [REDACTED] s. 22(1)
Sent: Tuesday, October 14, 2025 2:13 PM
To: correspondence
Cc: Mark Sager, Mayor; Sharon Thompson; Linda Watt; Christine Cassidy; Scott Snider; Nora Gambioli; Peter Lambur
Subject: Ambleside 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.

Dear Mayor and Councillors,

Whilst I certainly appreciate the requirement of being fiscally responsible and ensuring non residential users of West Vancouver's facilities pay their fair due, the parking situation that is unfolding presently in Ambleside seems totally irrational and unresearched.

The rates seem far too high and appear as "gouging". If these rates are necessary to facilitate Impark as the operator of choice, then maybe it is time to find another option - or maybe even use our own Bylaw Officers. And speaking of our Bylaw Officers - they are very often not in sight and seem to spend much time in their cars with devices in hand. Part of their job description should be "putting their feet on the ground" not their butts on their car seats! Their visibility and perceived engagement with the community is of clear benefit to all.

And lack of affordable parking rates for Ambleside park and sports fields, naturally mean those attending these venues will gravitate to the free parking in our commercial areas. This is very detrimental to our Ambleside retailers and service providers. And heavens knows in today's fragile economy our business sector needs all the support we can give them. As far as parking in the residential areas above Ambleside park and fields, this is also unacceptable as so many homes today accommodate rental suites and coach houses that further limit available parking in these areas.

As our municipal leaders it is incumbent on you to ensure your decisions solve problems, and not merely move them from one sector of our District to another.

Sincerely,

Anne Eady
[REDACTED] s. 22(1)
West Vancouver
[REDACTED] s. 22(1)

MY NAME MAY BE PUBLISHED

From: Engineering Department
Sent: Tuesday, October 21, 2025 12:35 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: Concerns Regarding Paid Parking Implementation at Ambleside

Hello s. 22(1),

Thank you for sharing your thoughts and feedback about the pay parking program at Destination Parks. It has been received by Council and forwarded to staff for information and response.

At their regular Council meeting on Monday, October 20, 2025, Mayor and Council released for [information](#) a decision made at an earlier closed meeting to implement a seasonal hourly rate for pay parking in Ambleside Park. The seasonal rate will be \$2.50/hour, including taxes, and will take effect as soon as operationally possible, remaining in place until May 31, 2026.

Council also directed staff to include an update on seasonal rate options as part of the six-month implementation report for Ambleside Park pay parking program, expected in spring 2026.

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The District is committed to ensuring that our parks remain welcoming and accessible while also managing parking demand and addressing impacts on surrounding neighbourhoods.

Kind Regards,

Steven Liu
Staff Lead, Pay Parking Programs
Engineering & Transportation Services | District of West Vancouver
engineeringdept@westvancouver.ca | 604-925-7020

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.

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From: [REDACTED] s. 22(1)
Sent: Tuesday, October 14, 2025 2:34 PM
To: Mark Sager, Mayor; correspondence; Info
Subject: Concerns Regarding Paid Parking Implementation at Ambleside

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Dear Mark Sager,

As a lifelong North Shore resident and frequent visitor to West Vancouver's beaches, shops, restaurants, festivals etc., I am deeply disappointed by the decision to implement paid parking at Ambleside.

This policy challenges accessibility to one of the few affordable public spaces left for local families. With the rising cost of living, adding high parking fees effectively restricts access to the waterfront for many residents, including my family and I. We spend most of our summer at Ambleside. We are [REDACTED] s. 22(1). We have calculated that based on the amount of time we spend there, and with parking over \$5 an hour, it would cost thousands of dollars in parking fees annually for our family. Members already pay annual fees and volunteer their time, adding parking costs is unfair and unreasonable. We support the local businesses by shopping, eating and attending the many festivals etc. Ambleside is our happy place. But that won't be sustainable anymore, and these changes will affect the local organizations and community that bring life to Ambleside. I realize taking public transit is being encouraged, but it isn't a practical option for beach visits that require transporting coolers, umbrellas, chairs, life jackets etc.

The policy also raises accessibility concerns. The lack of on-site pay stations excludes seniors and others who may not be comfortable using smartphones. And implementing parking fees year-round, at rates higher than downtown and even during low demand months, gives the impression to the community that this is purely a revenue driven decision.

I strongly urge council to reconsider this approach and to explore fairer, community-oriented alternatives, such as seasonal or reduced rate parking, shorter paid hours, or annual passes for frequent visitors and/or club members.

This issue has struck a nerve with many residents, including myself and my friends and family. I sincerely hope the City will listen to their community.

Thank you,

[REDACTED] s. 22(1)

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

From: Engineering Department
Sent: Tuesday, October 21, 2025 12:38 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: Parking at Ambleside

Hello s. 22(1),

Thank you for sharing your thoughts and feedback about the pay parking program at Destination Parks. It has been received by Council and forwarded to staff for information and response.

At their regular Council meeting on Monday, October 20, 2025, Mayor and Council released for [information](#) a decision made at an earlier closed meeting to implement a seasonal hourly rate for pay parking in Ambleside Park. The seasonal rate will be \$2.50/hour, including taxes, and will take effect as soon as operationally possible, remaining in place until May 31, 2026.

Council also directed staff to include an update on seasonal rate options as part of the six-month implementation report for Ambleside Park pay parking program, expected in spring 2026.

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

The District is committed to ensuring that our parks remain welcoming and accessible while also managing parking demand and addressing impacts on surrounding neighbourhoods.

Kind Regards,

Steven Liu
Staff Lead, Pay Parking Programs
Engineering & Transportation Services | District of West Vancouver
engineeringdept@westvancouver.ca | 604-925-7020

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From: [REDACTED] s. 22(1)
Sent: Wednesday, October 15, 2025 4:03 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Parking at Ambleside

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Mayor and Council,

I am not too sure whose brilliant idea it was to punish the citizens of the North Shore by putting in pay parking. Think of the things that have been seriously ruined by this.....the Farmers Market.....will they come back next year? Maybe not, then there are the sports events - taking this away from children and teenagers is positively ridiculous (and that is mild to what I really would like to say) and the dog walkers - unfair.
\$5.00 to park.

Stop treating us like a deep bank account from which you can dip at any time.....this is totally ridiculous. All it is is a money grab by some overpaid civil servant who doesn't know what they are doing.

I am extremely fortunate to live in West Vancouver and have my parking pass but for those who don't it is the punitive way of putting a damper on Outdoor activities. You want people to lead a healthy lifestyle but yet you punish us for wanting to be out in the fresh air.

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)