

COUNCIL CORRESPONDENCE UPDATE TO OCTOBER 29, 2025 (8:30 a.m.)

Correspondence

- (1) 2 submissions, October 20 and 22, 2025, regarding Ambleside Centre Local Area Plan**
- (2) 2 submissions, October 22 and 27, 2025, regarding Pay Parking**
- (3) Dundarave Festival of Lights Society, October 25, 2025, regarding Forest of Miracles (Dundarave Festival of Trees)**
- (4) October 27, 2025, regarding “Overcrowding on the 257 Horseshoe Bay Bus”**
- (5) October 28, 2025, regarding “**** We Fully Support West Vancouver's decision to Defy Provincial Housing Ministry Directives! ****” (Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025 (Housing Policy Update)) (Referred to the November 17, 2025 public hearing)**
- (6) October 28, 2025 regarding “Masonic Lodge property” (Preliminary Development Proposal for 1763 Bellevue Avenue)**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (7) Engineering and Transportation Services, October 27, 2025, response regarding Open Water Ditch Complaint**

From: [REDACTED] s. 22(1)
Sent: Monday, October 20, 2025 11:23 AM
To: correspondence

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Dear Mayor and Council,
Re: Proposed Ambleside Centre Local Area Plan

Proposed plan amendments now before Council surely do not represent the vast majority, only what one specific group has urged from the beginning. These amendments much reflect the original view of minimal change thoroughly presented through the process. Rejected by the wider community, such amendments would only be regressive for the future of West Vancouver.

Therefore I urge council to speak for the majority and reject such amendments. Instead, pass the consensus arrived at with the original LAP so well presented by professional Planning staff, and supported by those of us who prize progressive planning and due process.

[REDACTED] s. 22(1)

West Vancouver
[REDACTED] s. 22(1)

From: Gary Powroznik [REDACTED] s. 22(1)
Sent: Wednesday, October 22, 2025 12:02 PM
To: correspondence
Subject: FW: Motion Regarding Ambleside Centre Local Area Plan for Council Meeting on October 20, 2025
Importance: High

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Please publish the message below to Council members on October 20, 2025 and do not redact my name but you can redact my address. Thank you.

From: Gary Powroznik
Sent: October 20, 2025 5:47 PM
To: 'Mark Sager' <mark@westvancouver.ca>; 'Christine Cassidy' <ccassidy@westvancouver.ca>; 'Nora Gambioli' <ngambioli@westvancouver.ca>; 'Peter Lambur' <plambur@westvancouver.ca>; 'Scott Snider' <ssnider@westvancouver.ca>; 'Sharon Thompson' <sthompson@westvancouver.ca>; 'Linda Watt' <lwatt@westvancouver.ca>
Subject: Motion Regarding Ambleside Centre Local Area Plan for Council Meeting on October 20, 2025
Importance: High

I understand that there is a Notice of Motion to decrease the recommended height and size of key sites in the proposed Ambleside LAP, including Fresh Market and Village Square. The rationale appears to be to preserve the existing low rise village character and satisfy the views of a clear minority of input and participants in public meetings on this long process to arrive at a reasonable plan for redevelopment. It appears we are trying to stay living in the past with this amendment and have not heeded the lengthy process of expert input, the Advisor Report by Ron Mattiussi dated March 21, 2025 or the feedback from developers and related valuation experts on the key ingredients for successful development today needed in West Vancouver.

Mr. Mattiussi's sets out several reasons on page 2 and 3 of his report about why there has been an appalling lack of development of affordable market housing in West Van including:

1. "West Vancouver's long history of not supporting increased density has reduced the interest in the development community as they prefer municipalities that support development".
2. "The District should increase density for the Ambleside local area plan and Dundarave".
3. "West Vancouver has long been considered a stronghold of opposition to increased housing density, with a small but vocal group ...citing concerns over traffic congestion, community character, and view preservation....however, this resistance has contributed to a severe lack of affordable housing, an unsustainable population trajectory, and increased traffic between West and North Vancouver due to the absence of housing options within the municipality."

Although Mr. Mattiussi focussed on affordable market housing options, his observations and conclusions can equally be applied to commercial and retail development properties. My experience to support this includes:

1. Retail space in West Vancouver has been highly priced historically and many businesses have struggled to pay rents with the declining business and margins that have occurred over the past 2-3 decades on extremely low growth in population, changing demographics and absentee/part-time owners who buy less and lack of affordable staff. Several businesses have become insolvent and/or closed.
2. No developers I know will agree that the reduced density will attract them to develop in West Vancouver when there are so many other places that are more attractive.

3. Recent feedback received from a Vancouver based real estate appraiser was that the proposed increased density in the Ambleside commercial area are not that much different from the existing density and in their view, it will not produce financially viable projects for developers or for those buying or renting the space.
4. If West Van cannot support businesses in terms of realistic rents, then there will be increased traffic from West Van to North Van or Vancouver to find necessary products and services. That will simply clog up our only two connector roads (Upper Levels Highway and Marine Drive) or bridges to Vancouver even more.

A change such suggested without strong evidence of financial viability should not be made. Otherwise, we will simply perpetuate the continued decline of West Van as a sustainable and livable community that can support its needed community businesses.

Gary Powroznik

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Wednesday, October 22, 2025 12:04 PM
To: correspondence
Subject: Ambleside Parking

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Dear Mayor Sager and Members of Council,

I am writing regarding the implementation of paid parking in Ambleside.

Let me begin by saying that I fully support paid parking in West Vancouver. As a car owner, I do not believe anyone is entitled to free storage of their personal vehicle on public property, and I was pleased to learn that the District is implementing paid parking in our local parks.

However, I have two concerns about the current approach.

First, I was disappointed to see that resident passes were made free of charge. A modest annual fee — such as the original \$25 — is a reasonable contribution for the benefit of free parking in all West Vancouver parks. I urge Council to reconsider reinstating that fee.

Second, the rollout of paid parking in Ambleside appears poorly planned and inconsistently applied. The current rates are disproportionately high — in fact, a quick online search shows that it now costs more to park in Ambleside on a Saturday morning than in downtown Vancouver or even Stanley Park. Families should not have to pay \$15 or more simply to attend a child's soccer game.

Equally concerning is the inconsistency between adjacent areas. Paid parking has been introduced in one busy section while neighbouring blocks remain free. As one Bellevue shop owner told me, weekend mornings now see her block filled with cars belonging to sports families headed to Ambleside fields, leaving no parking for her customers. A more balanced and logical approach would apply paid parking across the full area — for example, between 12th and 18th Streets and from Bellevue to Clyde or Duchess — but at a more reasonable rate.

I encourage you to look to the City of North Vancouver's model as a more thoughtful example. There, the first 30 minutes are free, followed by a gradual rate increase capped at \$3 per hour. This structure supports both short visits and longer stays, and residents are already noticing improved parking availability near busy commercial areas.

Please don't let the predictable opposition to change derail sensible progress. West Vancouver cannot remain frozen in time; we need to move forward thoughtfully. Paid parking is a step in the right direction — it simply needs to be implemented in a way that works for families, visitors, and local businesses alike.

Thank you for your time and consideration.

Sincerely,

[REDACTED] s. 22(1)

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

s. 22(1)

West Vancouver Resident

s. 22(1)

West Vancouver
British Columbia

s. 22(1)

s. 22(1)

From: Mary Markwick <mary@dundaravefestival.com>
Sent: Saturday, October 25, 2025 3:11 PM
To: correspondence
Subject: SAFE + HOME = CA

CAUTION: This email originated from outside the organization from email address bounce-mc.us2_5900042.9301270-53951cee26@mail109.atl281.mcsv.net. 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.

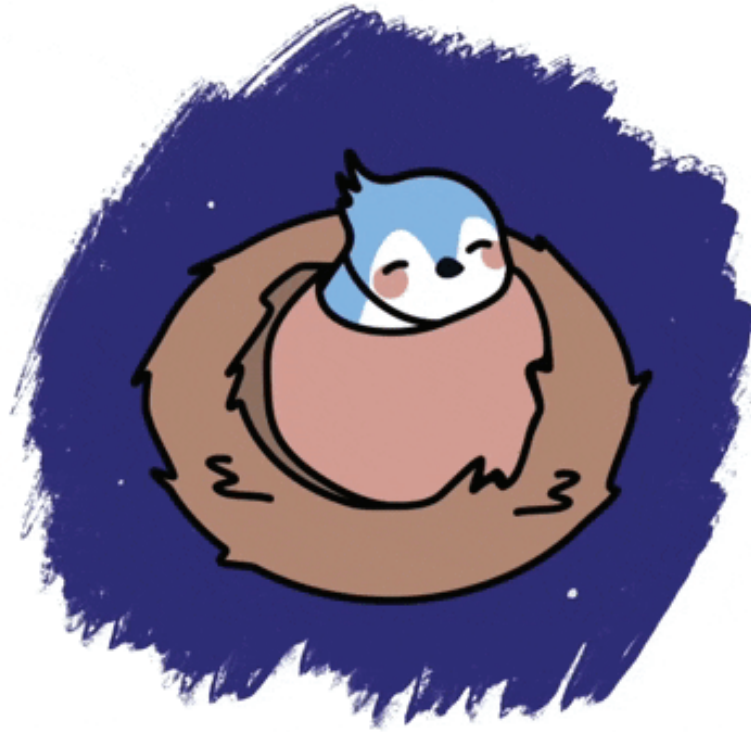
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home safe

The whole point of baseball is to get everyone home.

There's something deeply Canadian about that — grit, grace, and showing up for each other.

Maybe that's why this World Series has caught our imagination.

In taking on the Dodgers — and yes, they're titans — the Jays are showing us how we *together* bring strength, hope, and a few grand slams.

Because everything's possible when we show up for each other, and bring everyone home safe.

Claim Your Tree in the Forest of Miracles

The **Forest of Miracles** at Dundarave Beach and the Ambleside Galleria is a radiant grove – each one sponsored by neighbours like you. You know, the home team.

Your tree will light up the joy of tens of thousands of visitors through the holidays – and help bring the most vulnerable members of our community *home again*.

Even better: be an **Angel** or **Archangel sponsor** – increasing your impact to light up even more joy this season.

By sponsoring a tree of your own, you're supporting the Elders, youth and local performing artists who bring, well, joy to the world.

The trees are going fast, so now's the time to light up your joy.

Make Your Pledge to the Forest of Miracles Fund

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

End homelessness beautifully on the North Shore, one person at a time.

Swing for the fences for:

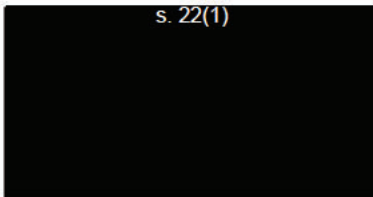
- Hollyburn Society: Helps kids, youth, families, and elders thrive. Tackles the root causes of homelessness.
- Lookout Society: Provides emergency housing on the North Shore, especially in brutal winter. Guides community members home again.

Or both.

Let's bring them home, and safe.

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)

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



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: [REDACTED] s. 22(1)
Sent: Monday, October 27, 2025 10:03 PM
To: mayorandcouncil@westvancouver.ca; Mark Sager, Mayor; correspondence
Subject: Overcrowding on the 257 Horseshoe Bay Bus

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Dear Mayor, Mark Sager and Council,

I'm writing as a Horseshoe Bay resident and regular commuter to share ongoing concerns about the 257 Horseshoe Bay Express. The bus is consistently overcrowded. I take it five days a week, usually between 7:40–9:00 a.m. and 3:00–5:00 p.m., and it's almost always full.

The 8:05 a.m. bus is especially challenging, as it's packed with high school students coming off the Bowen Island ferry. Many mornings, adult commuters can't board. It may be worth exploring a dedicated school bus or shuttle for Bowen Island students so the 257 can better serve the broader community. It's also difficult for older riders — students don't give up their seats. Growing up in [REDACTED] s.22(1), this was expected on public transport.

In the summer, the issue becomes even worse with tourists, ferry passengers and luggage. The buses reach capacity before Dundarave or Ambleside, leaving local residents unable to get on.

With more people moving to the area and traffic on the bridge increasing, improving public transit is essential. Adding more 257 trips during peak hours would make a meaningful difference for residents, students and commuters. We talk about reducing cars and addressing climate concerns, but people need to feel public transit is a reliable option.

Thank you for your time and for continuing to support the needs of our West Vancouver community.

Warm regards,
[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, October 28, 2025 1:07 PM
To: correspondence; HMA.Minister@gov.bc.ca
Cc: OfficeofthePremier, Office PREM:EX; Mark Sager, Mayor; Christine Cassidy; Linda Watt
Subject: *** We Fully Support West Vancouver's decision to Defy Provincial Housing Ministry Directives! ***

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Dear Mayor Mark Sager, Members of District of West Vancouver Council, and Minister Boyle,

We are writing as residents of West Vancouver to express our support for the District of West Vancouver's decision to send the proposed Official Community Plan update to a public hearing on November 17, 2025. We applaud council for advancing a process grounded in public consultation and local planning expertise, and for prioritizing locally informed approaches to housing, transit, and community character.

West Vancouver staff have outlined ways the OCP update can meet the district's assessed growth while responding to strong public support for sensitive infill, missing-middle housing, seniors housing, and modest apartment options rather than wholesale fixed high-rise or expansion directives imposed without full local study. We fully support council's emphasis on careful, evidence-based planning, knowing the community, its residents, and what is best overall, versus provincial government top-down mandates.

We also wish to acknowledge the difficult position council faces following Housing and Municipal Affairs Minister Christine Boyle's, recent letter and the stated timeline for compliance by Dec. 31, 2025. We support West Vancouver Council standing up for thorough, locally led planning and urge provincial leaders to continue engaging constructively with municipalities so that housing goals are achieved through collaboration, proper study, and respect for community context.

As well, we are deeply concerned that the Housing ministry's stated intention to ask the Lieutenant Governor to enact or amend West Vancouver bylaws, effectively overrides the democratic role of our elected council and the meaningful public consultation process the community expects. This approach replaces local decision-making and accountability with a top-down imposition, denying residents and their council the opportunity to shape outcomes that will affect neighbourhood character, infrastructure, and services. This is NOT democracy.

Again, Mayor Mark Sager and Council Members, thank you SO much for representing West Vancouver residents and for continuing to pursue a planning process that balances housing needs with transit, infrastructure, and community values.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

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

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

[REDACTED] s. 22(1)
October 28, 2025
District of West Vancouver

Dear Mayor and Council

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

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

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

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

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

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

Yours truly,

[REDACTED] s. 22(1)

From: Engineering Department

Sent: Monday, October 27, 2025 8:55 AM

To: [REDACTED] s. 22(1)

Cc: Engineering Department <engineeringdept@westvancouver.ca>

Subject: District of West Vancouver Engineering Enquiry [REDACTED] s. 22(1) - Ditch Enquiry [REDACTED] s.22(1)

Hello,

Thank you for your email outlining your concerns regarding the ditch [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

The ditch [REDACTED] s.22(1) forms part of the District's stormwater conveyance system which consists of over 57 km of roadside ditches and is consistent with similar open ditches throughout the community.

Open watercourses and ditches are vital components of the District's drainage system, providing both stormwater capacity and water quality protection. Accordingly, Ditch enclosures are not permitted under the District Watercourse Protection Bylaw No. 4364, 2005. With respect to your reference to the neighbouring property at [REDACTED] s. 22(1), the work completed was carried out as part of Council direction.

We have reviewed the photos you provided. Residents are encouraged to take extra care during winter and wet conditions, exercising caution and being mindful of changes in ground level near ditches when walking or driving.

To help address your concern, the District will consider installing reflective signposts to highlight the presence of the ditch, please reach out if you would like to proceed with that course of action.

Regards,

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

From: [Redacted] s. 22(1)
Sent: Saturday, October 18, 2025 1:26 PM
To: correspondence; Engineering Department; [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

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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](tel:604-925-7020)

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

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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)