

COUNCIL CORRESPONDENCE UPDATE TO APRIL 1, 2026 (8:30 a.m.)

Correspondence

- (1) My Sea to Sky, March 25, 2026, regarding “Initial comments on FortisBC's application to amend waste discharge permit PE-110163”**
- (2) 10 submissions, March 26-31, 2026, regarding Small-Scale Multi Unit Housing Legislation (Bill 25)**
- (3) 12 submissions, March 29-31, 2026, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5444, 2026; and Development Permit 23-061 (Woodcrest Townhomes) (Referred to the April 13, 2026 Public Hearing)**
- (4) Gordon Smith Gallery of Canadian Art, March 31, 2026, regarding “Spring 2026 Newsletter”**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (5) Engineering and Transportation Services, March 25, 2026, response regarding “Concerns Regarding a Potential Ban on Youth E-Bike Use”**
- (6) Senior Community Planner, March 30, 2026, response to British Properties Area Homeowners Association regarding “Inglewood Care Centre”**

From: Tracey Saxby <tracey@myseatosky.org>
Sent: Wednesday, March 25, 2026 9:49 PM
To: correspondence
Subject: Initial comments on FortisBC's application to amend waste discharge permit PE-110163
Attachments: 2026-03-25 MS2S+SCCA to BCER re Review of FortisBC WDP amendment FINAL.pdf; 2026-03-13 Lynda Smithard expert comments on FortisBC pipeline project.pdf; 2026-03-13 Vicki Marlatt - Review FortisBC WDP Amendment Request.pdf; 2026-03-19 Graham Parkinson - EMP-Permit-Amendment-Review.pdf; 2025-05-09 BCER to FortisBC - PE-110163 - Daily Volume Exceedances.pdf; 2025-12-08 BCER to FortisBC - Warning Letter 2024-0112.pdf

CAUTION: This email originated from outside the organization from email address tracey@myseatosky.org. 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:

FortisBC has failed to meet the conditions of its Waste Discharge Permit PE-110163 for over a year, discharging up to double the volume of wastewater into Átl'ka7tsem / Howe Sound, and exceeding Federal and Provincial water quality guidelines for copper and aluminum.

Instead of fixing the problem, FortisBC is asking for permission to pollute even more.

On behalf of My Sea to Sky and Sunshine Coast Association, please see our initial comments and expert reviews (attached) regarding FortisBC's application to amend waste discharge permit **PE-110163**.

We request council to send a letter to Provincial, Federal, and Squamish Nation governments regarding FortisBC's ongoing failure to comply with its water discharge permit, and the gross regulatory failure of the BC Energy Regulator.

Sincerely,

Tracey Saxby
Executive Director
My Sea to Sky
PO Box 2668, Squamish BC, V8B 0B8
Cell: +1 (604) 892-7501
Email: tracey@myseatosky.org
Web: BLOCKEDmyseatosky[.]orgBLOCKED

We respectfully acknowledge that we work in the traditional, unceded territories and ancestral lands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), Selilwitulh (Tseil-Waututh), and shíshálh (Sechelt) Nations.

File: PE – 110163

May 9, 2025

FortisBC Energy Inc.
16705 Fraser Highway
Surrey, B.C, V4N 0E8

Attn: Todd Lewis, Environment Manager

Dear Permittee,

We have received your self-disclosure per the BCER's Compliance and Enforcement Manual, and per requirements listed within Section 3.1 of Fortis Waste Discharge Permit PE-110163 for the Woodfibre Site on the Eagle Mountain Pipeline Tunnel project, relating to the exceedances on Permit Clause 2.3.3: "The maximum authorized rate of discharge is 1500 m³/day". Per your notifications, and self-disclosure, these exceedances date back to February 8, 2025, and are increasing as the project progresses.

As noted within your disclosure, FortisBC expects to file a permit amendment application to address this ongoing issue. To support such an application and future project compliance, the BCER expects the following:

- By May 12, 2025, provide a QP evaluation of the environmental impact of the increased volume on East Creek downstream of the water treatment plant. It is expected that this evaluation will address current and future compliance with clause 2.3.8:
 - "The effluent shall not be discharged in a manner or quantity that impairs the proper ecological function or otherwise causes excessive erosion of the receiving environment into which the discharge of water is conveyed."
- By May 16, 2025, provide a re-evaluation of the volume ingress water expected from future tunnelling.
- FortisBC will follow all legislative and regulatory requirements as well as adhere to the BCER's amendment application process. By May 16, 2025, initiate a pre-application meeting.

Please contact the undersigned if you have any questions or concerns.

s. 22(1)

Laurie Welch Ph.D., P.Geo.
Executive Director, Responsible Stewardship

Cc: Dax Bourke CD
Executive Director, Compliance & Enforcement
Dax.Bourke@bc-er.ca

Environmental Protection Division
Manager, Compliance Promotion and Expert Support
201 - 401 Burrard Street
Vancouver, B.C.
V6C 3S5

Bridget Dunne, R.P.Bio., M.E.Des.
Senior Regulatory Specialist
Squamish Nation

December 8, 2025

Enforcement File: 2024-0112

FortisBC Energy Inc.
16705 Fraser Highway
Surrey, BC, V6E 0C5

Attention: Paul Anderson, Project Director

RE: Warning: Failure to comply with section 120(7) of the *Environmental Management Act*

Dear Paul Anderson,

FortisBC Energy Inc. (Fortis) holds permit PE-110163 (the permit) issued under the Environmental Management Act. The permit provides condition 2.3.7 which states the following:

The effluent discharged from the wastewater treatment system shall not exceed the applicable British Columbia Approved and Working Water Quality Guidelines for Freshwater & Marine Aquatic Life, as published by the Ministry of Environment & Climate Change Strategy. Additionally, the effluent shall be free of other contaminants in concentrations that may have an adverse effect on the receiving environment.

The British Columbia Approved and Working Water Quality Guidelines for Freshwater & Marine Aquatic Life (BCWQG) is a provincially published set of guidelines to protect a variety of water values and usages. The province has published guidance documents and technical reports for the measurements and applications of various metals, including copper, and other contaminants, for BC.

In accordance with section 4.2 of the permit, Fortis has submitted reports of the sampling and monitoring program and provided comparisons to the respective BCWQG. Between November 19, 2024, and October 14, 2025, Fortis has reported ongoing total dissolved copper exceedances of the BCWQG (Appendix I) contrary to the permit condition.

Given the circumstances, Fortis is hereby issued a warning for the following:

Fortis, between November 19, 2024, and October 14, 2025, at or near Squamish, in the Province of BC, did fail to comply with permit PE-110163 condition 2.3.7 contrary to section 120(7) of the Environmental Management Act.

If Fortis has any questions about this matter, please feel free to contact the undersigned.

Sincerely,

<original signed by>

Kevin Petersen
Compliance and Enforcement Officer
British Columbia Energy Regulator

Date	Short-term acute guideline (mg/L)	Concentration (mg/L)	Submission
November 19, 2024	0.0036	0.0143	December 27, 2024, Report
December 30, 2024	0.0012	0.00187	Q1 Quarterly Report
January 1, 2025	0.0007	0.00184	Q1 Quarterly Report
January 5, 2025	0.0007	0.00101	Q1 Quarterly Report
May 6, 2025	0.0012	0.00339	Q2 Quarterly Report
May 27, 2025	0.0002	0.000229	Q2 Quarterly Report
June 3, 2025	0.0002	0.000209	Q2 Quarterly Report
July 2, 2025	0.0002	0.000264	October 22, 2025, Report
July 15, 2025	0.0002	0.000533	October 22, 2025, Report
July 22, 2025	0.0002	0.00047	October 22, 2025, Report
July 29, 2025	0.0002	0.00234	October 22, 2025, Report
August 26, 2025	0.0002	0.000234	October 22, 2025, Report
September 2, 2025	0.0002	0.000231	October 22, 2025, Report
October 1, 2025	0.0002	0.000353	November 11, 2025, Report
October 7, 2025	0.0002	0.000298	November 11, 2025, Report
October 14, 2025	0.0002	0.000358	November 17, 2025, Report

March 13, 2026

Tracey Saxby, Executive Director
My Sea to Sky
PO Box 2668
Squamish BC V8B 0B8

Re: Water Treatment for FortisBC Eagle Mountain Gas Pipeline Project

Dear Tracey,

We have completed our review of the documentation regarding the FortisBC Eagle Mountain Gas Pipeline project, including the Hatfield files provided in support of the current permit amendment application.

Treating copper and aluminum to the British Columbia Water Quality Guidelines (BCWQG) for both fresh water and marine environments is technically feasible and should be possible for this project.

However, we cannot provide a definitive assessment of potential technical gaps without specific details on the treatment processes currently in place. Factors such as equipment type, configuration, flow rates, reagents, operating set points, and operator experience all significantly impact the efficacy of a water treatment plant (WTP).

The March 11, 2026 email from FortisBC suggests the WTP does not include a chemical treatment process for targeting dissolved metals upstream of the ion exchange (IX) unit because no pH-adjusting reagents were listed in response to the question "What reagents are consumed in the water treatment process?". pH-adjusting reagents are needed to raise pH to precipitate out dissolved metals, and then to lower the pH of the treated water prior to discharge. These two processes were included in the Aqua-Solve Design Report treatment configuration "Step 2 - Metals Reduction and Precipitation" and "Step 7 - Final pH Adjustment" but both were labelled as "provision only".

Generally, IX (added as part of the upgrades) would be used as a polishing step after a chemical precipitation program. It can be effective on copper but is not as effective on aluminum. IX alone would not be expected to provide reliable treatment of copper and aluminum to the permitted concentrations. The aluminum salts being used for coagulation could also be a contributing factor to the issues with aluminum. Many common flocculants are also aluminum based but the flocculant types were not disclosed.

Please let me know if you have any questions or if further information becomes available from FortisBC.



BROWNFIELDS TO GOLD MINES

Regards,

McCue Engineering Contractors

Lynda Smithard, PEng
Chief Operating Officer

PANAQUA™ Water & Wastewater Systems are designed and manufactured in Canada.

Tracey Saxby,
Executive Director,
My Sea to Sky,
PO Box 2668,
Squamish, B.C.,
V8B 0B8

**Re: Review of documents related to a requested amendment to WDP permit PE-110163
for the Eagle Mountain Natural Gas Pipeline Project**

Dear Ms. Saxby,

Please find here my professional review comments regarding water management, tunnel discharge and water treatment aspects related to drainage from the Eagle Mountain Pipeline (EMP) tunnel portal area at the Woodfibre LNG (WFLNG) site.

I am currently a Professor of Environmental Toxicology and Biology at Simon Fraser University and a Registered Professional Biologist with the College of Applied Biology in British Columbia. I have extensive expertise in environmental toxicology, risk assessment, endocrinology, animal physiology, and molecular biology/toxicology in vertebrate and invertebrate models. Through conducting, designing and managing numerous animal studies in these areas I am proficient in several techniques at the molecular, organ and whole organism level and at assessing the risks of chemicals to human and non-human receptors. I have considerable experience interpreting results from classical *in vitro* and *in vivo* toxicology assays and field-based studies using a variety of techniques (i.e., QPCR, proteomics, hormone and protein ELISAs, histopathology, deformity assessments), and have investigated a wide array of compounds, including metals, paints, road salt, sewage and pulp mill effluents, pesticides, personal care products and pharmaceuticals. I also have an in-depth knowledge of human and ecological risk assessment processes that I have gained through experiences designing, conducting and/or reviewing hazard and exposure assessments to characterize the risk of several contaminants (i.e., paint formulations on humans with preexisting health issues, industrial mixtures (metals and organics) on human and ecological receptors, personal care products and pharmaceuticals on human and ecological receptors). Collectively, I have practiced in the field of environmental toxicology and biology for fifteen years within academic, industrial and government settings.

The specific questions I was asked to examine include:

1. Did FortisBC / BCER address the concerns that we had shared previously?
2. How will these proposed changes impact nearby ecosystems and biodiversity?

The Permit Amendment and Permit related documents I reviewed include:

- Potential Impacts of FortisBC's Waste Discharge Authorization Applications on the Receiving Environment" DRAFT 2023-12-30
- Appendix A - Project description for a requested amendment to WDP permit PE-110163 for the Eagle Mountain Natural Gas Pipeline Project. Hatfield Memo, Dec. 16, 2025 (<https://talkingenergy.ca/sites/default/files/2026-02/1-fortis11234-project-description-20251216-v7.pdf>)
- Appendix B - Hydrometric Monitoring Plan. Hatfield Memo, Jan. 28, 2026 (<https://talkingenergy.ca/sites/default/files/2026-02/fortis11234-hydrometric-monitoring-plan-20260128-v5-0-cog.pdf>)
- Appendix C - East Creek Hydraulics - Discharge Capacity Assessment. SRK Dec. 16, 2025 (<https://talkingenergy.ca/sites/default/files/2026-02/3-capr003790-erosion-assessment-memo-final-12162025.pdf>)
- Technical Assessment Report for Waste Discharge Authorization at the WLNG Site, Fortis, 2022 (Including Appendices A-H) (https://talkingenergy.ca/sites/default/files/2023-11/2022_FortisBC_Waste_Discharge_Authorization_WLNG_Site_September%202022.pdf)
- Talking Energy web page (<https://talkingenergy.ca/bc-energy-regulator-waste-discharge-authorization-permit>)

Sincerely,
s. 22(1)

Vicki Marlatt, R.P.Bio., B.Sc., M.Sc., Ph.D.

1. Did FortisBC / BCER address the concerns that we had shared previously?

A key issue that has not been adequately addressed is the characterization of naturally occurring metal concentrations at the WLNG and BC Rail sites prior to anthropogenic disturbance. Establishing true background conditions requires the selection and evaluation of appropriate reference sites that are demonstrably upstream or upgradient of project-related and other historical disturbances. Characterization of environmental and biological baseline conditions is essential for accurately assessing project-related effects, selecting suitable reference and exposure sites, and interpreting ecological risk.

The rationale provided for the amendment assumes that contaminant concentrations measured at upstream sites in East Creek and the Squamish River represent natural regional background conditions. However, both upstream (US) locations appear to be influenced by existing disturbances. The WLNG upstream site lies within the Certified Project Area, which is recognized as a brownfield industrial site, and the BC Rail upstream site is adjacent to and downstream of the urbanized area of Squamish. As such, both sites are affected by runoff and other inputs associated with historical and ongoing land disturbance. These conditions limit their suitability as representative reference sites.

Reliance on data from potentially influenced upstream locations to inform minimum water quality objectives at these sites, in the absence of a robust evaluation of uncontaminated local reference sites, may underestimate true background conditions. In turn, this could result in the maintenance or incremental degradation of water quality downstream of the effluent discharge point.

Additional concerns that were brought forth previously that have not been addressed include:

- Conducting a multi-season effluent plume study to verify the geographic extent of contamination near discharge site in Howe Sound to illustrate that no initial dilution zones for adjacent effluent discharges overlap with each other.
- Conducting environmental effects monitoring of Howe Sound intertidal and subtidal biota to monitor fish and ecosystem health prior to and during the project.
- Require the proponent to conduct environmental monitoring of wildlife health (i.e., fish and benthic invertebrates) at and downstream of both WDA discharge sites to verify the ecological functioning of these receiving waters has not been impacted as prescribed under the Fisheries Act for metal and diamond mine effluents and pulp mill effluents in Canada.

- Conducting a cumulative effects assessment to evaluate the combined impacts of historic, current, and proposed pollution on East Creek and Howe Sound’s ecosystems.
- Monitoring flocculant discharge rates or concentrations in discharged effluent were not specified and are not being monitored.
- Require the proponent to provide a thorough and clear plan for monitoring and mitigating acid rock drainage in order to fully assess FortisBC’s WDA application at the Woodfibre Site.

Finally, based on my previous reviews and responses of the WLNG site as follows:

- 2023-12-30 Draft review of FortisBC's WDA applications by Dr. Vicki Marlatt
- 2023-12-30 MS2S to BCER re Review of FortisBC's WDA applications
- 2024-02-08 FortisBC WDA Response to Dr Vicki Marlatt
- 2024-02-08 FortisBC WDA Response to MS2S
- 2024-02-16 VLM Response to FortisBC Comments on WDA applications
- 2024-02-16 MS2S to BCER re FortisBC WDA responses

I stated:

“When combined with the effluent discharged from FortisBC’s WDA application at the Woodfibre Site to discharge effluents into Stream ‘X’ which flows into Howe Sound, this presents a cumulative discharge that has a higher probability of increased exceedances of copper, lead, zinc, and vanadium. Furthermore, these combined effluents will also contain other metals, hydrocarbons (i.e., PAHs), and water quality parameters (i.e., pH, temperature, dissolved oxygen) at or below BC Water Quality Guidelines that together may add up to pollutant levels that equate to or exceed guidelines in the foreshore of Howe Sound near the Woodfibre LNG site.”

“...baseline data collected for Stream ‘X’ presented in Appendix C of FortisBC’s WDA application at the Woodfibre Site show that several parameters meet or exceed BC Water Quality Guidelines for the protection of freshwater aquatic life, such as: total dissolved solids, copper, iron, and zinc. When additional discharges by FortisBC are added to Stream ‘X’ with these existing high levels of contaminants the frequency of guideline exceedances will likely increase, thus increasing the risk of adverse effects on wildlife based on the known individual toxicity of these parameters.”

In response, to my above comments, FortisBC asserted the following:

“FortisBC’s proposed discharges will meet the BC Water Quality guidelines.”

“FortisBC will not contribute any pollution inputs into this area as the discharge will meet BC Water Quality Guidelines.”

“As FortisBC’s proposed discharges will meet the BC Water Quality guidelines, the discharge is not anticipated to have a negative effect on water quality in the receiving environment. Therefore, cumulative effects would be fully dependent on other inputs and would not be negatively influenced by FortisBC’s activities.”

In the amendment to WDP permit PE-110163 for the Eagle Mountain Natural Gas Pipeline Project, Fortis BC is proposing to contradict these assertions by seeking approval to exceed B.C. Water Quality Guidelines for copper and aluminum and increase the daily maximum rate of discharge.

2. How will these proposed changes impact nearby ecosystems and biodiversity?

General Comments:

The proposed changes will allow an increase in the daily maximum rate of discharge from 1500 m³/day to 6815 m³/day and increases of copper and aluminum to levels that exceed the applicable acute B.C. Approved Water and Working Water Quality Guidelines (0.00366 mg/l and 2.42 mg/L, respectively). This will increase the exposure of aquatic life in East Creek and downstream in Howe Sound to all contaminants present in the effluent discharged from FortisBC activities at the WLNG site and will result in potential increased risks of adverse effects on aquatic life downstream.

Note that according to Appendix A, (page 17) “East Creek has been heavily modified by construction activities associated with the WLNG site (i.e., independent of discharges from the FortisBC EGP Project), including placement of rip rap, channelization of access roads for construction, and rerouting the lower reaches through a culvert. As such, limited natural streambed (<50 m) remains under current conditions between the WLNG WTP discharge and Howe Sound.” Although, natural and human-made physical structure of East Creek may not be altered by increased contaminant discharges, what remains of natural aquatic life inhabiting East Creek is at an increased risk of adverse effects as is the aquatic life in the downstream Howe Sound receiving waters.

FortisBC has provided biweekly acute (96-hour) rainbow trout toxicity tests on the end of pipe (EOP) discharge into East Creek that show no mortality. However, the chronic impacts of the EOP discharge and the acute or chronic impacts on any plant, algae, invertebrate or other vertebrates has not been tested, so there is considerable uncertainty with respect to the impacts of this discharged effluent on aquatic ecosystem health. In addition to the EOP effluent acute rainbow trout toxicity tests conducted by FortisBC, concurrent water metal concentration analyses for copper and aluminum have been conducted and are summarized in figures. These metal analyses are included in the proposed amendment request for the EOP effluent samples as well as an upstream and downstream site grab water samples in East Creek over approximately one year, and an upstream and downstream site for the BC Rail site (no EOP for the BC Rail site was included). No measurements of EOP effluent contaminants at downstream sites in Howe Sound have been performed since the onset of the WDP permit PE-110163, therefore, the WLNG potential EOP associated effluent exposure and adverse impacts on the exposed aquatic life specifically in Howe Sound are not known.

Collectively, with the increased discharges and contaminant levels proposed in this amendment request to levels that exceed the acute British Columbia water quality guidelines for the protection of aquatic life (B.C. WQGPAL) for copper and aluminum, site-specific toxicity tests with EOP effluent on one fish species (juvenile rainbow trout), and minimal efforts to verify naturally elevated contaminants in East Creek and Howe Sound, approving this amendment request is not recommended. This is due to the high uncertainty associated with contaminant exposure and adverse effects on aquatic life in East Creek (algae, plants, invertebrates) and in Howe Sound (algae, plants, invertebrates, fish, marine mammals, etc.). Indeed, by approving this amendment request it is possible that FortisBC will not be able to adhere to WDP PE-110163 Section 2.3.8 that states “the effluent shall not be discharged in a manner or quantity that impairs ecological structure or otherwise causes excessive erosion of the receiving environment into which the discharge water is conveyed”. The discussion below provides further rationale for this conclusion and recommends alternative actions (i.e., upgrades to existing on-site wastewater treatment) to avoid discharging contaminants that exceed B.C. WQGPAL to ensure aquatic life and ecosystem structure in East Creek and Howe Sound are not adversely impacted by elevated contaminant exposure scenarios.

Finally, based on the monitoring data submitted by the Permittee, both the authorized discharge volume limits and the approved effluent concentration limits for certain contaminants in the EOP effluent—including copper, aluminum, and other parameters (turbidity and pH)—have been exceeded on multiple occasions over approximately the past year. These exceedances represent repeated instances of non-compliance with permit conditions, including not exceeding applicable B.C. WQGPAL. There is no single value for acute and chronic B.C. and chronic federal Water Quality Guidelines for copper and aluminum since these guidelines vary and are calculated based on the input of site-specific water quality conditions (pH, hardness, DOC) due to the influence of these abiotic factors on the toxicity of these metals. However, the exceedances and guideline values are summarized in figures in the proposed amendment (Project description for a requested amendment to WDP permit PE-110163 for the Eagle Mountain Natural Gas Pipeline Project).

Response to Rainbow trout acute toxicity test data as rationale for amendments

FortisBC has provided biweekly acute (96-hour) rainbow trout toxicity tests on the end of pipe (EOP) effluent into East Creek that show no mortality. However, the chronic impacts of the EOP effluent and the acute or chronic impacts on any plant, algae, invertebrate or other vertebrates were not tested. As such, the potential adverse impacts of these site-specific EOP effluent discharge limits on the range of taxa present in East Creek and Howe Sound waters and sediments have not been investigated and are not known.

Of the 17 acute rainbow trout toxicity tests conducted on EOP effluent samples, only one sample (August 5, 2025) contained dissolved copper at the proposed discharge concentration of 0.00366 mg/L copper. The next highest concentration of copper in an EOP effluent sample (Feb. 2, 2025) tested in the 96-hour rainbow trout toxicity test was 0.00145 mg/L copper, and the other 15 tests reported that copper concentrations were an order of magnitude lower (ranging from 0.000094 to 0.00089 mg/L). Due to the dynamic, complex nature of the effluents in these treatment systems whether the absence of toxicity to rainbow trout at this maximum concentration of copper (0.00366 mg/L) is repeatable is uncertain and requires further testing. In addition, whether this concentration is acutely toxic to other more sensitive fish or early life stages of fish, aquatic invertebrates, plants or algae was not tested. Although it is difficult to compare toxic concentrations of dissolved copper between different studies and sites due to the site-specific water quality parameters required to obtain/calculate the B.C. or Federal WQGPAL, the sensitivity of different species to copper toxicity has been summarized in both aforementioned guideline derivation documents. Specifically, based on the toxicity data used in the derivation of the B.C. WQGPAL and species sensitivity distributions reported by the Federal Environmental Quality Guideline for copper (Canadian Council of Ministers of the Environment (CCME), 2021), rainbow trout are not the most sensitive species for acute or chronic copper toxicity. For example, several species are more sensitive to the toxic effects of chronic copper exposure compared to rainbow trout including at least 2 fish species, over 10 invertebrates and one aquatic plant (CCME, 2021).

The aluminum concentration trends and the absence of mortality in the rainbow trout toxicity tests for the EOP effluent samples provided in the amendment request are consistent with the results observed for copper. One of EOP samples contained aluminum at the proposed amendment level of dissolved 2.57 mg/L (Aug. 5, 2025 sample; total 2.42 mg/L) with the next highest sample dissolved concentration of 1.59 mg/L on Jan. 2, 2025 (total 1.85 mg/L). (Note: There may be error in reporting with the August 5, 2025 sample with dissolved aluminum higher than total aluminum.) The remaining 15 samples of EOP aluminum concentrations for total and dissolved were an order of magnitude lower ranging from 0.0274 to 0.291 mg/L. With respect to the sensitivity of different species to aluminum, rainbow trout toxicity data were not included in the B.C. WQGPAL derivation (B.C. Ministry of Water, Land, and Resource, Stewardship, 2023.). However, of the 14 species presented in the B.C. WQGPAL derivation and species sensitivity distribution the two most sensitive species were larval fish species (brook trout and fathead minnow). These findings highlight the necessity of thoroughly investigating not only fish species sensitivity, but also life stage sensitivity. With only juvenile rainbow trout acute survival used as rationale for

characterizing site-specific EOP effluent as not lethal, there is high uncertainty regarding the potential toxicity of this EOP effluent on other life stages and taxa and for sub-lethal adverse chronic effects.

In closing, the toxicity of copper and aluminum under varying contaminant levels and site-specific water quality conditions (e.g., pH, conductivity, hardness) has not been comprehensively evaluated for the full range of species inhabiting East Creek and Howe Sound. In addition, the long-term cumulative risks of increasing discharge limits that contain mixtures of metals and potentially other pollutants (i.e. polycyclic aromatic hydrocarbons) identified at this brownfield industrial site have not been thoroughly considered. There are several examples of long-term metal discharge harming aquatic wildlife. Particularly relevant is the documentation of Howe Sound marine life recovery and re-establishment of communities taking years after decades of multiple industrial activities discharging wastes into these waters, including metals from the Britannia Mine. Ultimately, from a risk assessment perspective, the proposed increase in effluent discharge volume, together with exceedances of copper and aluminum thresholds established to be protective against adverse effects, is expected to increase the potential risk to aquatic life.

Response to B.C. acute WQGPAL Safety-Factors as rationale for amendment

The amendment also partially relies on the removal of safety (uncertainty) factors from the B.C. acute water quality guidelines for the protection of aquatic life (WQGPAL) for copper and aluminum to justify increasing discharge limits for these metals in EOP effluent. The B.C. Ministry of Environment (2019) defines a safety or uncertainty factor as a mathematical adjustment applied to guideline values to address incomplete knowledge and data gaps.

As outlined in the Environmental Water Quality Guideline derivation protocol (ENV 2012), the application of an uncertainty factor ranging from two to ten is recommended, depending on the quality and quantity of available data. These factors are intended to account for uncertainties such as extrapolation from laboratory to field conditions, single-contaminant to multiple-contaminant or multiple-stressor scenarios, intra- and inter-species variability, and the potential for indirect, delayed, or cumulative effects.

For the derivation of the copper B.C. acute WQGPAL, the minimum safety-factor of two was applied and several data gaps were identified by B.C. MOE (2019) including: toxicity data for freshwater algae, macrophytes, amphibians; sensitive but ecologically relevant endpoints (i.e., olfactory toxicity, swim performance) for sensitive fishes; ameliorating properties of

the common toxicity modifying factors on copper toxicity to olfactory tissues; effects of metal mixtures on copper toxicity (i.e., additive, synergistic, antagonistic); water quality data to run BC Biotic Ligand Model in 'full' mode compared to using 'simplified' BC BLM; and, environmental effects monitoring data to determine if the B.C. WQGPAL values calculated using the BLM are protective of aquatic life under different water quality conditions (B.C. MOE, 2019). Therefore, the safety-factor of two applied to the derivation of the acute copper B.C. WQGPAL was applied to incorporate the uncertainty in this data set. In addition, as described in Section 13.2 of B.C. MOE (2019), the acute WQG derivation protocol for copper is based mainly on LC50 levels, or the concentration that causes lethality to half of the test population in short-term toxicity studies. By applying a safety-factor of two to the most sensitive organism LC50 to derive the copper acute WQG provides a guideline that is protective of sensitive aquatic species (algae, aquatic plants, invertebrates, amphibians, fish) against short-term effects on survival. Similarly, a safety-factor of three was applied to the acute aluminum B.C. WQGPAL to account for sources of uncertainty associated with the aluminum toxicity data set used in the derivation of this guideline including: the use of surrogate species (e.g., zebrafish); the lack of data for relevant Canadian species such as EPT (Ephemeroptera, Plecoptera, Trichoptera) and Canadian amphibians; and the lack of data for reproduction in fish (B.C. Ministry of Water, Land, and Resource, Stewardship, 2023). With a diverse array of aquatic species inhabiting East Creek and Howe Sound nearshore aquatic ecosystems, most of which were not included in the derivation of copper and aluminum water quality guidelines, removing the safety-factors increases the risk of causing adverse impacts to sensitive, poorly studied aquatic species due to effluent exposure.

Response to Upstream Site Contaminant Concentrations as Rationale for Amendment

The WLNG Certified Project Area (CPA) is constructed on a brownfield industrial site with historic contaminants still present in some parts. The CPA is located within portions of three sub-watersheds that discharge into Howe Sound: Mill Creek, Woodfibre Creek, and East Creek. The source of historical contamination was the Woodfibre pulp and paper mill that operated on the Project site for almost a century before ceasing operations in 2006. Operation of the mill resulted in varying degrees of contamination in the soils, sediments, creeks, and adjacent marine waters.

No water quality monitoring program was conducted during mill operation; therefore, historical water quality data to describe the conditions of the area before and during mill operations are not available. Water quality data collection began in 2006, after mill closure. This is relevant to the interpretation of the data collected from the upstream site in the proposed amendment, whereby, the Permittee concludes that the upstream sites selected

as the reference sites are indicative of natural background metal concentrations. The figures provided in the amendment request show some similarities, but for East Creek for both copper and aluminum there are several instances of large spikes in these metals in the EOP effluent that are not present in the upstream samples. The East Creek upstream site is still within the CPA and appears to be adjacent and downstream of historical contamination on the site, while the BC Rail upstream site is adjacent and downstream of a major urban area and subjected to urban run-off. More appropriate 'reference' sites upstream of known contaminated areas are needed to understand regional concentrations in these watersheds. In addition, no detailed descriptive statistics or statistical analyses were used to compare the upstream, EOP and downstream sites in the proposed amendment. Furthermore, the figures presented do appear to demonstrate EOP effluent does exceed B.C. acute or chronic WQGPAL more frequently than the upstream sites at the WLNG site.

Ultimately, the metal data that have been collected for water chemistry in this amendment, including those provided for the East Creek upstream site within the CPA, are likely not representative of baseline conditions in undisturbed waters, sediment, and soil in these watersheds. Background values of contaminants of concern derived from these data are likely overestimating background levels typical for undisturbed reference areas. Therefore, using these contaminated site data to support discharging EOP effluents that exceed B.C. acute WQGPAL introduces increased risks of the continued degradation of the water quality in and around the WLNG site. This in turn results in increased risks of reduced capacity of the surrounding aquatic environment to support wildlife and may negatively impact Howe Sound's trajectory of ecological recovery.

References:

B.C. Ministry of Environment and Climate Change Strategy (MOE) 2019. Copper Water Quality Guideline for the Protection of Freshwater Aquatic Life-Technical Report. Water Quality Guideline Series, WQG-03-1. Prov. B.C., Victoria B.C.

B.C. Ministry of Water, Land, and Resource, Stewardship, 2023. Aluminum Water Quality Guidelines – Freshwater Aquatic Life. Water Quality Guideline Series, WQG-09-1. Prov. B.C., Victoria B.C.

ENV (Formally: British Columbia Ministry of Environment), 2012. Derivation of water quality guidelines to protect aquatic life in British Columbia. Water Protection and Sustainability Branch, Environmental Sustainability and Strategic Policy Division, British Columbia Ministry of Environment and Climate Change Strategy. 34 p.

Tracey Saxby,
Executive Director,
My Sea to Sky,
PO Box 2668,
Squamish, B.C.,
V8B 0B8

March 19, 2026

Re: Review of documents related to a requested amendment to FortisBC's Waste Discharge Permit PE-110163 for the Eagle Mountain Natural Gas Pipeline Project

Dear Ms. Saxby

In response to your request, please find here professional review comments regarding water management, tunnel discharge and water treatment aspects related to drainage from the Eagle Mountain Pipeline (EMP) tunnel portal area at the Woodfibre LNG (WFLNG) site.

My professional experience includes 30 years with a major engineering company. This work consists of participating in, conducting and managing multiple tunneling related projects, tunnel grouting and water inflow assessment and mitigations, assessing acid and neutral rock drainage water quality, as well as tunnel water management, permitting and compliance.

In the course of these projects I have been responsible for engaging and managing water treatment specialists as well as reviewing their designs. I was also personally involved in design, construction, operation and performance assessment of a water treatment plant for treating acid rock drainage (ARD).

The specific questions this review was asked to examine include:

- 1) Is the water treatment methodology adopted by FortisBC's contractors for the WFLNG tunnel discharge typical of methods adopted for the treatment of acid rock drainage?
- 2) Is it possible for tunnel discharge water to meet Water Quality Guidelines in the permit conditions with typical water treatment technologies?
- 3) What water management methods are available to control tunnel water ingress and limit tunnel discharge volumes?
- 4) What are your comments on the rationales presented by FortisBC for the permit amendment and on the need for the requested amendment?

Permit Amendment and Permit related documents reviewed include:

- Appendix A - Project description for a requested amendment to WDP permit PE-110163 for the Eagle Mountain Natural Gas Pipeline Project. Hatfield Memo, Dec. 16, 2025
- Appendix B - Hydrometric Monitoring Plan. Hatfield Memo, Jan. 28, 2026
- Appendix C - East Creek Hydraulics - Discharge Capacity Assessment. SRK Dec. 16, 2025
- Technical Assessment Report for Waste Discharge Authorization at the WLNG Site, FortisBC, 2022 (Including Appendices A-H)
- FortisBC's March 11th, 2026 Responses to questions about Permit Amendment PE-110163

Key observations from this review:

Question 1) Is the adopted water treatment methodology typical of methods used for the treatment of acid rock drainage?

The method used by FortisBC for treatment of EMP tunnel drainage is **not** typically used for ARD or large-scale metals removal.

Drainage from the EMP tunnel WFLNG portal is experiencing metals content consistent with the high regional prevalence of copper bearing formations and potentially acid generating (PAG) rock in parts of the Howe Sound Area. ARD and or metal leaching can develop locally in regions of the tunnel wall composed of PAG rock, even though the net tunnel drainage may be near neutral in pH. Note that with PAG rock present, drainage water quality is expected to worsen with time as ARD develops with further exposure to air and water.

The typical method used for treatment of ARD or highly turbid, metal laden tunnel water is the well proven High Density Sludge (HDS) method used at Britannia Mine and at many other sites. The HDS method is based on lime addition for pH control, resulting in bulk removal of metals and suspended solids by co-precipitation on recirculated sludge particles. This method has the advantage of scalability to large flows and of continuous operation (i.e. does not require filtration of the entire process flow, or shutdowns for regeneration). As a result of the coprecipitation of suspended solids, the HDS process is relatively immune to fouling by turbidity or precipitates.

If properly designed, other methods can also be effective for metals removal from tunnel drainage water.

However, FortisBC has not been forthcoming with details of the design or performance of the water treatment methods implemented.

According to available documentation, the water treatment method used by Banner Environmental Engineering Consultants (the contractor hired by FortisBC) relies on; coagulation (for reduction of suspended solids), and multiple stages of filtration required to protect a final Ion Exchange stage to capture residual metals.

Notably absent in the process design is a pH adjustment stage to more effectively precipitate bulk metal content which may be why the plant does not effectively remove metals such as copper and aluminum.

Ion Exchange is a batch method best used for final polishing metal removal stages. To deal with high loadings of metals or other contaminants, multiple ion exchange columns need to be installed and switched in and out of line for regeneration when loaded or fouled with precipitates or turbidity. For high flow rates or for water with high turbidity, regeneration and

/ or replacement of costly ion exchange resins and labour intensive replacement or backflushing of filter media can be required frequently.

For these technical and economic reasons, Ion Exchange is not commonly used for large scale ARD or hard rock tunnel discharges. However, Ion Exchange treatment can be made to meet guidelines, if sufficient investment in redundancy/ capacity was designed into the plant and if the plant was operated correctly.

Whatever the method being used, the plant is not meeting permit requirements, likely due to operational decisions being made, or inadequate plant treatment capacity.

Water treatment plants have two types of design capacity, “hydraulic capacity” (the amount of water throughput possible, irrespective of degraded water treatment quality) and “treatment capacity” (the flow rate at which they can meet water quality requirements). It is likely that the treatment plant is not meeting design requirements for treated water quality due to the higher than originally estimated flow rates and lack of an upgrade to installed treatment capacity.

FortisBC was asked if alum (a salt of aluminum) is being added to the tunnel discharge water as a coagulant, given that Al levels in the effluent significantly exceed BC Water Quality guidelines. FortisBC confirmed that alum is being added.

The use of alum addition may explain the elevated Al levels in the discharge stream that are not being effectively removed by the treatment plant technology chosen by FortisBC.

Question 2) Is it possible for tunnel discharge water to meet BC Water Quality Guidelines with typical water treatment technologies?

Modern site-specific designs for water treatment technologies meet BC water quality guidelines, if designed and operated appropriately.

Multiple vendors in Vancouver (McCue Engineering Contractors, etc.) confirm that they offer systems with discharge water quality that meet guidelines for the contaminants of concern present at Woodfibre EMP tunnel portal.

FortisBC committed to meet BC Water Quality Guidelines (BCWQGL) in their original 2022 permit application. As quoted below, FortisBC reiterated that statement in a February 8, 2024 letter to myself by Michelle Ticas, FortisBC Community Relations. The letter from Michelle Ticas was in response to my earlier comment in my January 5, 2024 review letter expressing concerns about the suitability of the proposed Aqua Solve/GFL water treatment methodology adopted by FortisBC, which was subject to subsequent undisclosed modifications by Banner Environmental Engineering.

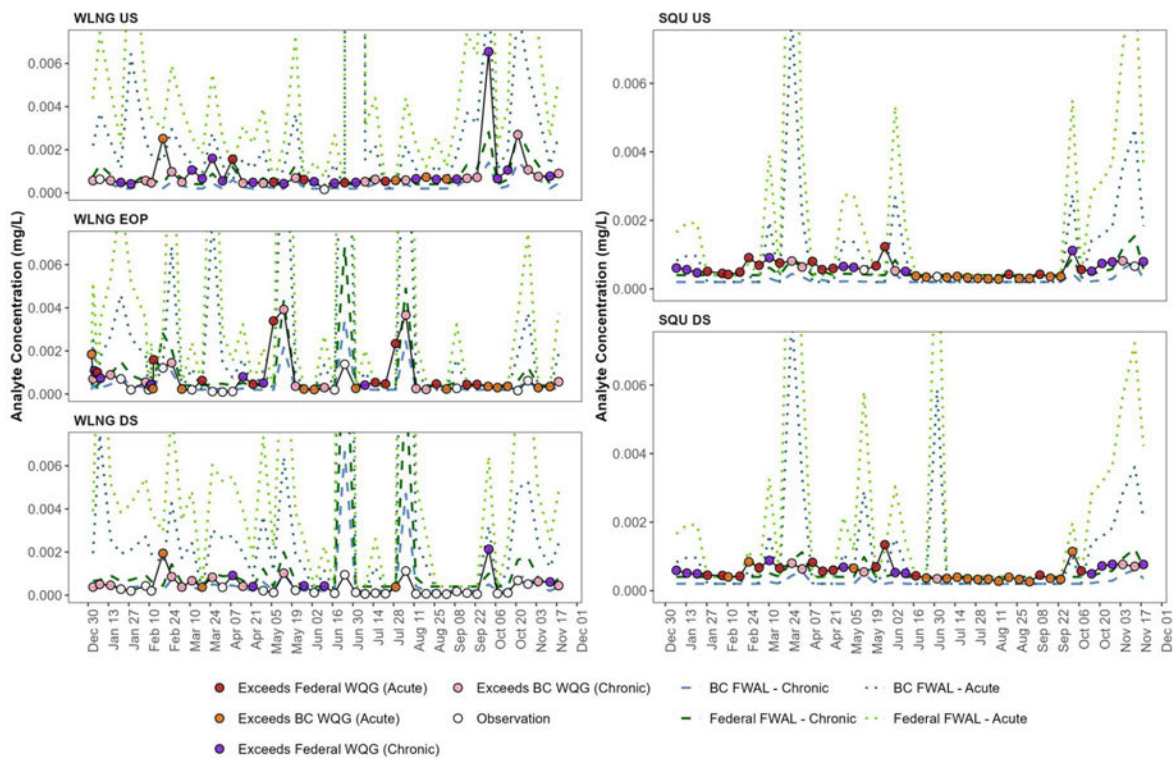
2024 FortisBC Statement: ***“Discharge to the environment will be halted if the water treatment is not meeting the requirements of BC Water Quality Guidelines”***.

FortisBC did **not** halt discharge throughout 2025 when guidelines were routinely exceeded.

Figure 3 (from Hatfield, 2025) shows 2025 water quality analytical test results for copper. The plot in the second row on the left of is an example of the routine exceedance of guidelines for Cu in End of Pipe (EOP) effluent from the Woodfibre tunnel water treatment plant.

Note that every one of the coloured symbols in the plots below represents an exceedance of one or more guideline, the weekly occurrence of exceedances constitutes a routine of permit non-compliance.

Figure 3 2025 Woodfibre EGP environmental monitoring results for dissolved copper (mg/L).



It is surprising that despite being informed by weekly reports of non-compliance by FortisBC contractors, the BC Energy Regulator has not publicly issued a non-compliance order. BCER has also failed to execute its fiduciary duty to the public interest by ensuring that the permit holder meets permit requirements.

In order to determine why the FortisBC water treatment plant did not meet permit conditions (compliance with BCWQGal) the following question was asked:

“Please provide the Design Reports, record (as built) drawings, and O&M Manual for both the original water treatment plant and the 2024/2025 upgrades mentioned in Appendix A of the amendment application. We would like to review the equipment type, configuration,

flow rates, reagents, operating set points, and operator experience for FortisBC's water treatment plant at the Woodfibre site."

FortisBC's response below was evasive, did not address the question in any way, was factually non-sensical and worse, is un-truthful (despite what FortisBC stated in their response below, site water **did not meet permit criteria** for much of 2025):

*"FortisBC has a comprehensive site water management system where site water is monitored against applicable guidelines. The water treatment plant is designed and operated to meet industry standards **and to ensure site water is treated and tested in accordance with our permit from the BCER.**"*

Instead of dealing with the inadequacies of the water treatment plant, FortisBC has requested amended permit discharge criteria for copper (Cu) at 3.6 µg/L and aluminum (Al) at 2,420 µg/L. These levels would result in effluent continuing to significantly exceed BC Water Quality Guidelines for Protection of Aquatic Life (BCWQGal).

Application of the guidelines for assessing discharge compliance involves a formula based on the physical parameters of; pH, Dissolved Organic Carbon (DOC) and hardness. A guideline calculator based on these parameters is available online at https://bcgov-env.shinyapps.io/bc_wqg/

As an example, East Creek end-of-pipe (EOP) typical effluent discharge water physical parameters values (from Jan 20, 2026 monitoring data) were: pH 6.68, DOC of 17.4, Hardness 17.8 mg/L. .

For these water parameters, calculated BCWQGal concentration limits are: Dissolved Cu (short term acute and long term chronic) < 0.2 µg/L for no effect. For Al, 39 µg/L.

The requested Cu discharge criteria of 3.6 µg/L thus represent an exceedance of BCWQGal of 0.2 µg/L by 18 times.

The requested Al discharge criteria of 2,420 µg/L thus represent an exceedance of BCWQGal of 39 µg/L by 62 times.

Question 3) What water management methods are available to control tunnel water ingress and limit tunnel discharge volumes?

There are many methods available to control water inflow into hard rock tunnels. However, the degree of reduction in flow achieved by grouting is a function of the degree of grouting effort expended.

It appears that FortisBC considers it to be more cost effective or less impactful on operations to ignore permit conditions than to perform sufficient grouting to stay in compliance. It is difficult to say which, given their opaque answers to questions about their level of effort in grouting.

In the 2022 TAR (filed as part of their permit application), FortisBC committed to grouting to control inflows. Grouting to control inflows employs injection of grout into tunnel wall boreholes to seal fractures in the rock.

Grouting can be done by drilling forward in advance of the tunnel face, or by drilling up from the tunnel in the trailing portion behind the working face. Grouting in advance removes potential for interference with muck removal by trailing grouting operations.

Tunnel Boring Machine (TBM) tunneling with conveyor muck handling is often chosen for tunneling to reduce cycle time and speed advance rates (such as was adopted by FortisBC for the EMP tunnel). However, the downsides are that: TBM operation limits forward grouting opportunities, and continual installation of conveyor infrastructure limits opportunities for trailing grouting operations. Grouting then becomes a tradeoff between water ingress control and tunnel advance rate. The tunnelling contractor faces economic pressure to make progress and less pressure to control water inflows by spending time grouting. The result is uncontrolled, ever-increasing inflows.

A minimal level of grouting effort is to use spot grouting only, which focuses only on major fractures. A more effective grouting program (to better limit inflows) includes developing an umbrella of reduced permeability rock mass through systematic pattern grouting.

It is not clear in the permit amendment application, or in FortisBC's responses to questions whether significant efforts have been made by FortisBC to control inflow by systematic grouting.

In fact, FortisBC's response to the question intended to determine the level of grouting effort: "*How many grout injection holes have been completed?*" was evasive, misleading and self contradictory given that water flows were not controlled to the levels required by the permit. FortisBC's response that follows did not even answer the question regarding the amount of grouting performed:

FortisBC: "*Along the tunnel alignment, **grouting has been performed as required to mitigate the volume of water entering the tunnel.** The specific number and pattern of holes are determined by the Engineer of Record (EOR) and their grouting subconsultant, based on the volume of water inflows and their interpretation of the rock*".

It is self evident that sufficient grouting **has not been performed as required to mitigate the volume of water** inflows given that FortisBC exceeded their permitted discharge levels for a year and have now requested a permit amendment for higher discharge.

Question 4) What are your comments on the rationales presented by Fortis BC for the amendment and on the need for the requested permit amendment?

The permit amendment includes requests for both increased flow limits and higher Cu/Al limits on discharge. There are no clear, meaningful rationales presented in the request for a permit amendment.

FortisBC's Rationale for Requested Increase in Flow Rate Limit:

The Permit Amendment requests an increase to over 4x the permitted daily discharge volume (from 1,500 m³/d to 6,815 m³/d). The daily discharge has been increasing and flow rate has been out of compliance with the permit for all of 2025 (Hatfield, 2025).

The Technical Assessment Report ("TAR", FortisBC, Sept. 7, 2022), filed as part of the original permit application included the following commitments to control inflows by grouting:

*"Continual monitoring of inflows and water quality will be conducted by taking flow measurements and collecting and analyzing water samples from observed seepage sources within the Bedrock Tunnel. These measurements and analysis will help determine if additional grouting is required to impede groundwater inflows, as well as conform with water quality and treatment requirements. **Should a high groundwater inflow occur from a particular fracture zone, the DB Contractor will grout the feature to reduce groundwater ingress.** It is considered that by grouting the five to ten critical water-bearing features expected in the Bedrock Tunnel, the actual inflow to the tunnel will be substantially reduced. The grouting program will consist of drilling a series of advance boreholes (percussion drilled probe holes) and injecting cementitious grout at high pressure into the zone or lineament that is hydraulically conductive. Once the grout has solidified, measurement of water inflows will be repeated to confirm that flows are at an acceptable level. **If the anticipated inflows are not at an acceptable level, additional drilling and grouting will be performed, with the sequence repeated as necessary.**"*

The permit amendment rationale section presents no rationale for why tunnel inflows are **not** being controlled by grouting, which Fortis BC committed to in its original permit application.

The rationale section includes **no** indication of the level of grouting effort performed by the tunneling contractor to limit tunnel inflows.

There is also **no** discussion in the rationale or effects assessment of how the requested higher total discharge volume would greatly increase harmful effects on the receiving environment from increased total loading of contaminants.

In terms of loadings of contaminants to the environment, the requested 4x higher flow rate multiplies the effect of the higher effluent concentrations requested (18 x Cu and 62 x Al above BCWQAL). This would result in 72 x higher Cu and 248 x higher Al loadings going into Howe Sound, due to the combined effects on loadings of higher concentrations and higher flow rate.

Rationale for request for copper and aluminum levels above permitted BCWQGLAL discharge levels:

The permit amendment requests that copper in discharge be increased to 3.6 µg/L and aluminum be raised to 2,420 µg/L.

The rationale presented in Hatfield 2025 appears to be that there are no acute (short term) impacts shown by toxicity testing on trout within the short reach of East Creek below the End of Pipe water treatment discharge point.

However, East Creek leads *directly to Howe Sound* where raised effluent concentrations and loadings will affect fish and marine ecosystems. Both copper and aluminum have significant long term (chronic) effects on juvenile fish gill tissue function.

There is no assessment by a qualified person in the rationale of how the requested site-specific limits for Cu and Al that exceed BCWQGLAL would affect marine life, the food web or fish habitat of the receiving fish bearing waters of Howe Sound.

The rationale presented appears to rely on an appeal to the conservative nature of the 2 x safety factor used in the BCWQGLAL. However, the requested limits for Cu and Al greatly exceed the 2 x factor.

Is there a demonstrated need for a permit amendment?

There is no demonstrated technical reason in the application why tunnel waste water can not be treated to meet BCWQGLAL.

Similarly, there is no demonstrated reason in the application that tunnel waste water inflows could not be mitigated.

So no, there has been no need demonstrated in the application for a permit amendment.

Conclusions

Many of the concerns raised upon review of the original permit application in previous letters forwarded to FortisBC and the BC Energy Regulator have been proven to be correct:

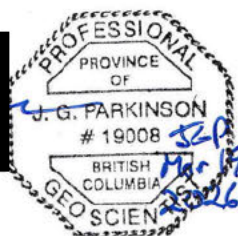
- As predicted to be likely by this author in 2024, tunnel water inflows are much higher than were estimated in FortisBC's permit application. Measures to control water inflows by FortisBC's contractors have failed to limit inflows, despite FortisBC's commitments to limit inflows by grouting. There was no rationale presented in the request for amendment that showed inflows were not controllable by grouting or of what level of effort was expended to control inflows. Available, technically feasible and commonly used measures to control water inflow such as systematic pattern grouting appear to have been considered only a hindrance to tunnel construction, and may have been omitted for expediency.
- The significant combined "knock-on" effects on contaminant loadings from both the increase in concentrations of Cu and Al and from additional loadings caused by increased flows are not assessed in the rationale presented for the requested amendment. This is a significant oversight in the amendment application.
- As predicted by this author in 2024, the "proprietary" water treatment systems have failed throughout almost all of 2025 to meet Federal WQG and BCWQG (Figure 3 and 4 Hatch, 2025). and FortisBC has failed to honour commitments to cease discharge if permit limits were exceeded.
- The regulator subsequently failed in its duty to protect the environment by its inaction, which allowed discharges in contravention of the permit to continue.
- Procedures for dealing with Potentially Acid Generating (PAG) rock were not followed by FortisBC. In an inspection on Sept 18, 2024 FortisBC was noted to be out of compliance with EA Condition 9 in relation to storage of Potentially Acid Generating (PAG) rock and they did not inform EAO of this, despite being aware of the buried PAG rock.

If you have any further questions, please feel free to contact me.

Best Regards,

s. 22(1)

Graham Parkinson, P. Geo.



Glossary of Acronyms:

Al-Aluminum

ARD- Acid Rock Drainage

BCWQGAL- Water Quality Guideline for Protection of Aquatic Life

Cu - Copper

EMP-Eagle Mountain Pipeline

EOP – End of Pipe

HDS – High Density Sludge (water treatment process)

IX -Ion Exchange

PAG- Potentially Acid Generating Rock (as leading to Acid Rock Drainage)

TAR – Technical Assessment Report (As required for permitting discharge of effluent)

TBM- Tunnel Boring Machine

WFLNG-Woodfibre LNG

WQG-Water Quality Guideline



Wednesday 25th March, 2026

To:

Regional Director
Environmental Protection at Environmental Stewardship
British Columbia Energy Regulator
6534 100th Ave., Fort St. John, B.C., V1J 8C5

Sent via email to: Waste.Management@bc-er.ca and egp@fortisbc.com

RE: FortisBC application to amend waste discharge permit PE-110163

To whom it may concern,

This submission provides our initial comments on FortisBC Energy Inc.'s [application](#) to amend Waste Discharge Permit [PE-110163](#) associated with effluent discharge at the Woodfibre site.

[Section 16](#) of the Environmental Management Act gives power to amend permits which have already been granted, but only if the amendments are “for the protection of the environment.”

This is also not a valid application, and does not meet the lawful requirements of the [Public Notification Regulation](#).

FortisBC has failed to meet the conditions of its Waste Discharge Permit PE-110163 for over a year, discharging up to double the volume of wastewater into Átl'ka7tsem / Howe Sound, and exceeding Federal and Provincial water quality guidelines for copper and aluminum.

Instead of fixing the problem, FortisBC proposes to amend the current permit to:

- Increase discharge by **over four times** (from 1,500 m³/day to 6,815 m³/day);
- Discharge copper at levels **~18 times higher**¹ than BC Water Quality Guidelines;

¹ Calculations for dissolved copper and aluminum are based on the East Creek, end-of-pipe typical effluent discharge water physical parameters from FortisBC's January 20, 2026 water quality monitoring data of: pH 6.68, Dissolved Organic Carbon 17.4, Hardness 17.8 mg/L.

- Discharge aluminum at levels **~62 times higher**¹ than BC Water Quality Guidelines;
- Replace enforceable guideline protections with **weaker site-specific limits** that won't address impacts on marine life.

Combined, this would allow FortisBC to pollute **~72 times more copper** and **~248 times more aluminum** into Howe Sound than is currently permitted.¹ This is unlawful under Section 16 of the Environmental Management Act. Increasing discharge volume and increasing limits for copper and aluminum is not protective of the environment.

Several of the concerns raised by My Sea to Sky and our experts during the review of the original permit application from December 2023 to February 2024 have now been validated.

For example:

- **Water inflows into the tunnel were underestimated.**
Graham Parkinson, P.Geo warned that tunnel water inflows were likely to be much higher than estimated in FortisBC's permit application. This has resulted in discharge volumes that have exceeded the current permit limit of 1,500 m³/day since February 2025, with daily discharge volumes up to and over double the permitted volume of effluent discharge for more than a year.
- **The "proprietary" water treatment systems have failed.**
Graham Parkinson P.Geo warned that by not disclosing water treatment plant designs, it was likely that the contractor hired by FortisBC would implement a "trial and error" approach, which would result in exceedances of BC WQG with associated impacts to aquatic life. This has been validated by the regular exceedance of provincial and federal water quality guidelines for copper and aluminum starting in July 2024, six weeks after FortisBC commenced active discharge at the Woodfibre site.
- **Lack of a thorough and clear plan for monitoring and mitigating acid rock drainage.**
On December 5, 2024, the BC Environmental Assessment Office Compliance and Enforcement Branch issued a [Notice of Non-compliance](#) to FortisBC for the improper storage and management of potential acid rock drainage materials from the tunnel. A second Notice of Non-compliance was issued to FortisBC for failing to notify the BC EAO regarding this incident.



To inform this initial review of FortisBC's application to amend Waste Discharge Permit [PE-110163](#), please find attached the reviews of three experts in tunneling, acid rock drainage, water treatment, and environmental toxicology and biology.

- Graham Parkinson, P. Geo
- Lynda Smithard, P. Eng, Chief Operating Officer, McCue Engineering Contractors
- Vicki Marlatt, R.P.Bio, B.Sc., M.Sc., Ph.D. Professor of Environmental Toxicology and Biology at Simon Fraser University.

According to these experts, it is technically feasible to reduce water inflows from the tunnel, and to treat copper and aluminum to meet BC water quality guidelines (BCWQG) for both freshwater and marine environments if the water treatment plant is designed and operated appropriately by an experienced operator.

However, the treatment methods chosen by FortisBC are clearly inadequate as FortisBC has failed to meet the permit conditions on an almost weekly basis for [over 16 months](#).

FortisBC promised to meet BC's water quality guidelines, and to halt discharge if they didn't.

We are deeply disturbed that the BC Energy Regulator has not issued any fines or penalties to FortisBC for repeatedly exceeding the terms of its permit. Instead, the regulator provided instructions to enable FortisBC to apply to amend the permit in a letter dated May 9, 2025 (attached). Seven months later, a single [warning letter](#) was issued on December 8, 2025 regarding the ongoing exceedances of copper. The BC Energy Regulatory has failed to enforce the law for the protection of the environment. **This is a gross regulatory failure.**

With no consequences from the BC Energy Regulator, FortisBC keeps polluting, unchecked.

Átl'ka7tsem / Howe Sound is designated as a UNESCO Biosphere Region, which is recognized internationally as "a cultural and ecological treasure." Biosphere Regions are expected to conserve biodiversity, model sustainable development, foster collaboration with Indigenous Nations and local communities, and serve as living examples of how ecological integrity and human activity can coexist.

Weakening water quality protections and increasing pollutant discharges violate the commitments and responsibilities of the UNESCO Biosphere Region designation.



We call on the BC Energy Regulator to **reject FortisBC's permit amendment** and to **hold FortisBC accountable** for this excessive and uncontrolled water pollution.

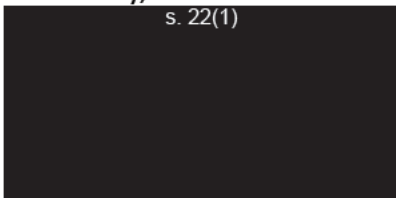
FortisBC needs to **stop work on the tunnel** and complete sufficient grouting to **control water inflows** from the tunnel to reduce the volume of effluent discharged.

FortisBC must **upgrade the water treatment system** to meet water quality guidelines for copper, aluminum, and other toxic contaminants.

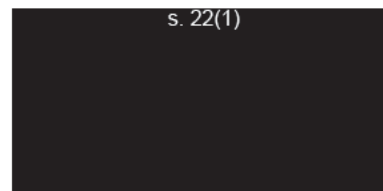
We cannot allow FortisBC to put **Átl'ka7tsem / Howe Sound's** precious ecosystems and biodiversity at risk.

Please feel free to contact us for further information or clarification.

Sincerely,



Tracey Saxby BA/BSc (Hons I)
Marine Scientist and Executive Director
My Sea to Sky
Email: tracey@myseatosky.org
Phone: +1 (604) 892-7501



Suzanne Senger
Executive Director
Sunshine Coast Conservation Association
Email: executive@thescca.ca
Phone: +1 (604) 741-8859



Copied to:

Squamish Nation Band Council

The Honourable Julie Aviva Dabrusin, Minister of the Environment, Climate Change and Nature

The Honourable Joanne Thompson, Minister of Fisheries

The Honourable Tom Hodgson, Minister of Energy and Natural Resources

Patrick Weiler, MP for West Vancouver—Sunshine Coast—Sea to Sky Country

Premier David Eby

Hon. Adrian Dix, Minister of Energy and Climate Solutions

Hon. Tamara Davidson, Minister of Environment and Parks

Hon. Randene Neill, Minister of Water, Land and Resource Stewardship

MLA Jeremy Valeriote, West Vancouver-Sea to Sky

MLA Randene Neill, Powell River-Sunshine Coast

BC Environmental Assessment Office

BC Environmental Assessment Office Compliance and Enforcement Branch

Attachments:

- Review by Graham Parkinson, P.Geo
- Review by Lynda Smithard, P. Eng, Chief Operating Officer, McCue Engineering Contractors
- Review by Vicki Marlatt, R.P.Bio, B.Sc., M.Sc., Ph.D. Professor of Environmental Toxicology and Biology at Simon Fraser University.
- 2025-05-09 BCER to FortisBC letter re: amendment application process
- 2025-12-05 BCER to FortisBC warning letter re: copper exceedances

From: s. 22(1)
Sent: Thursday, March 26, 2026 9:02 AM
To: correspondence
Subject: No to Bill 25

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

I say NO to the BC NDP Housing Bill 25

Flat Out NO!!!

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Thursday, March 26, 2026 9:09 AM
To: correspondence
Subject: Provincial Housing Changes, Bill 25

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Dear Mayor and Council,

I strongly object to the Bill 25 which the NDP government is forcing upon our community. My wife and I have been residents of West Vancouver [REDACTED] s. 22(1) We know how this increased density will adversely affect the character and liveability of West Vancouver. We encourage you to use every means possible to fight this move by the NDP government.

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

From: [REDACTED] s. 22(1)
Sent: Thursday, March 26, 2026 12:27 PM
To: Mark Sager, Mayor; correspondence
Subject: Meeting March 30th Bill 25

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

Dear Mayor and Council,

I am a West Vancouver resident writing ahead of the March 30, 2026 Council meeting regarding recent provincial policy changes and their impact on our community.

I appreciate the Province's intention to address housing supply challenges. However, I have concerns about the scale and speed of the changes introduced under Bill 25. In particular, I am worried about the potential impacts on established single-family neighbourhoods, including increased pressure on parking, local infrastructure capacity, and overall neighbourhood character. **I am also concerned that there has been limited opportunity for meaningful local consultation on changes of this magnitude. In my opinion this is undemocratic.**

In my view, future growth could be thoughtfully concentrated in established village centres such as Ambleside and Dundarave, where increased density can better support local businesses and align with existing planning objectives.

As I understand it, even under provincial direction, municipalities still control how policies are operationalized.

I would therefore urge council to:

- Draw up frameworks that consider the form, character, landscaping, and setbacks to maintain the livability and mitigate the negative impacts of this directive on our communities.
- Invoke Infrastructure capacity thresholds for schools, sewage, roads and parking management strategies.
- Strengthen tree protection and other environmental bylaws.
- Also consider concentrating the density (we already have new and legacy towers) in the Ambleside / Park Royal and Cedardale areas closer to potential transit options.

To this end, I respectfully ask Council to publicly commit to a "Neighbourhood Protection Framework" before full rollout.

Finally, I encourage Council to actively represent resident concerns to senior levels of government.

Thank you for your time and for your service to the community.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver

BC

s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, March 29, 2026 8:54 PM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Linda Watt; Peter Lambur; Scott Snider; Sharon Thompson
Subject: Re. Bill 25 Compliance (Item 5 on the March 30 Council meeting agenda)

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Dear Mayor Sager and Councillors,

Thank you for your continued work on behalf of our community.

I am writing regarding Item 5 on the March 30 Council meeting agenda: *Small-Scale Multi-Unit Housing Legislation (Bill 25) Compliance – Direction to Proceed*.

While staff describe their recommendations as “modest adjustments” to the District’s building bylaws, I am concerned that complying with the provincial housing mandates—and applying these amendments—could have significant practical and environmental consequences for a community as physically complex as ours.

As a one-size-fits-all housing mandate, Bill 25 is not well-suited to West Vancouver’s geography, infrastructure, or neighbourhood character. Ours is not a municipality with uniform terrain or modern, high-capacity servicing. Much of our housing sits on steep slopes or within geotechnical hazard zones. Our stormwater and sewer systems were built for low-density development and are already strained during heavy rainfall, particularly below the highway. Bill 25 does not account for these realities. It assumes that every lot can safely accommodate additional units, additional hardscaping, and additional load on infrastructure that was never designed for this level of intensification.

One of the most immediate risks is the increase in impermeable surfaces that typically accompanies multi-unit redevelopment. More hardscaping means less natural absorption, faster runoff, and greater pressure on drainage systems that are already vulnerable. In neighbourhoods with steep grades, this can translate into erosion, slope instability, and localized flooding. These are not hypothetical concerns—they are well-documented challenges in our community.

Equally concerning is the likely loss of mature trees and vegetation. Our tree canopy is not merely an aesthetic asset; it is a critical component of our ecological and stormwater systems. Trees stabilize slopes, absorb rainfall, cool neighbourhoods, and support biodiversity. When redevelopment removes vegetation and replaces it with larger building footprints, retaining walls, and paved surfaces, the cumulative impact is significant. Bill 25 does not provide municipalities with the tools or flexibility needed to protect these natural systems.

Neighbourhood character is also at stake. West Vancouver’s identity has always been shaped by its natural landscape—homes nestled into forested slopes, generous setbacks, and a sense of green

continuity between properties. A provincial template that disregards topography, lot configuration, and existing form undermines the very qualities that make our community distinct. Thoughtful, locally informed planning is essential if we want to add housing without eroding the character and livability of our neighbourhoods.

I am further concerned that the “modest adjustments” proposed by staff--increases to building size, footprints, height, and related metrics—will continue to erode the progress made by the Neighbourhood Character Working Group.

For these reasons, I believe Bill 25 sets a troubling precedent. It replaces local expertise with provincial standardization, and it does so without the environmental safeguards, infrastructure funding, or hazard-based exemptions that a community like West Vancouver requires.

I respectfully ask Council to affirm publicly its support for the judicial review process. A judicial review is not an act of defiance; it is an act of due diligence—a request that the courts clarify the limits of provincial authority and ensure that local governments retain the ability to plan responsibly.

I also ask that Council provide transparent updates to residents as the case progresses and continue advocating for infrastructure funding, hazard-based exemptions, and planning tools that reflect West Vancouver’s unique geography.

Thank you for your attention to these important issues and for your ongoing commitment to thoughtful, evidence-based planning. I appreciate your leadership and your willingness to stand up for responsible governance on behalf of our community.

Sincerely,

s. 22(1)

West Vancouver, BC

From: Heather Mersey <adrawestvan@gmail.com>
Sent: Monday, March 30, 2026 10:52 AM
To: correspondence; mark@marksager.com; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: SSMUH Legislation Compliance - Direction to Proceed

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Re: SSMUH Legislation Compliance - Direction to Proceed - March 30th Council Meeting
Dear Mayor and Council,

ADRA Directors support your actions to restore democracy and return decision-making power to residents. This goes entirely against the top-down, industry driven mandate of the Province of British Columbia. However, we share great concern over the fact Council and the public have had less than seven days to read and consider the material on an matter of such high importance. These are some of the reasons NOT to support the Bill 25 legislation:

- 1) Bill 25 Small-Scale Multi-Unit Housing Legislation, if adopted, would result in the rezoning of approximately 83% of single family zoned properties in West Vancouver.
- 2) The Villages of Ambleside and Dundarave would be particularly hard hit with the current proposal of 6 units per lot and NO PARKING requirements.

3) Compliance would result in a theoretical housing capacity increase of 12, 250 units (approximately 24,500 additional residents)

4) Where is the funding to build additional water and sewer infrastructure? To expand transportation and community infrastructure such as roads, parks, playground and community facilities? Given the Province has a \$116.5 BILLION projected March 31, 2026 taxpayer-supported Provincial debt, as per the 2026 BC Budget, there seems no hope of receiving any provincial funding to cover these additional infrastructure costs. WV taxpayers are already facing additional tax assessments due to the cost overruns of the North Shore Wastewater Treatment Plant. Remember, there is only one taxpayer who will be forced to shoulder this additional debt.

5) How will this impact school and medical facilities (Lions Gate Hospital)?

6) Loss of green space and wildlife habitat. WV residents place a high value on green space, trees, gardens and nature in general. Some of the defining characteristics of our community.

ADRA supports your efforts to bring democratic processes back to a local level, where residents have the opportunity to shape the future of their communities. We recognize the DWV has been taking actions in this direction through discussions with the BC Minister of Housing as well as:

- supporting the request for a Judicial Review of BC Provincial Housing Legislation as initiated by Mayor Sid Tobias of View Royal in December 2025
- Mayor Sager, one of 16 mayors of Metro Vancouver who have asked the province to repeal the BC Housing legislation, that “one size fits all” does not work in across BC.
- ADRA supports the newly established provincial residents’ association.
- British Columbia Alliance of Neighbourhoods (BCAN), representing thousands across BC. BCAN has also written to the BC Government, asking them to repeal the Housing legislation and its resulting undermining of democracy, irreversible damage, loss of local control and loss of public input.

- -increased awareness of the Urban Design Institute's (UDI) impact on BC Housing Legislation. That the legislation is developer led to create high housing targets and reduce or eliminate public input. Noted that DWV is NOT a member of UDI.

Respectfully submitted,

Directors of the Ambleside & Dundarave Residents Association
PO Box 91641
West Vancouver, BC V7V 3P3

PLEASE DO NOT REDACT INFORMATION

Visit our website: ADRAwestvan.ca

From: s. 22(1)
Sent: Monday, March 30, 2026 11:01 AM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Urgent Feedback: Small-Scale Multi-Unit Housing (Bill 25) Compliance – March 30 Council Agenda

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 and Council,

I am writing to express my significant concerns regarding the staff report on “Small-Scale Multi-Unit Housing Legislation (Bill 25) Compliance – Direction to Proceed,” which is on the agenda for tonight’s Council meeting.

While I recognize the District’s obligation to remain compliant with provincial mandates to avoid penalties, I believe the “modest adjustments” being proposed to our Zoning and Building Bylaws will have a dramatic negative impact on West Vancouver’s urban forest and our ability to meet the canopy targets established in the UFMP. Like many councillors, I feel the province’s housing policy is an overreach that fails to acknowledge the realities of building in West Vancouver—namely our environment, topography, and unique housing market. Bill 25 treats our municipality as a flat, uniform landscape, which it is not.

My primary concern is the potential loss of tree canopy and the increased risk of flooding. Increasing density to 4–6 units per lot will inevitably lead to the large-scale removal of mature trees to accommodate larger building footprints, driveways, and parking in the 4-unit zones. (I am unsure how eliminating parking requirements in the 6-unit zones will function in practice, but I anticipate it will increase parking congestion and competition on our streets.) Replacing natural canopy with hardscaping will drastically reduce rain interception and ground absorption. In a coastal microclimate prone to heavy rainfall, this shift will significantly increase runoff and the frequency of flooding events. Will our aging, outdated infrastructure be able to keep up? Do we not already experience yearly flooding issues in Ambleside?

I am also concerned about how complying with these provincial mandates will erode neighbourhood character. Only a few years ago, the District introduced meaningful neighbourhood character guidelines to ensure development remained sensitive to local context. While some of these measures appear to have been rolled back in recent years, the proposed bylaw amendments effectively dismantle what remains of these hard-won standards, prioritizing density over the livability and aesthetic integrity of our community.

I also question why some of these “modest adjustments” appear to increase and standardize the FAR for “single-family buildings” in the 4-unit zones. If these zoning amendments are intended to facilitate multi-unit development, why are we increasing allowances across the board? Are we simply increasing everything?

I urge Council to consider these factors carefully before providing a “Direction to Proceed.” Any response to provincial mandates must include robust protections for our urban forest, as well as specific exemptions or modifications that reflect the high-risk geotechnical nature of our mountainside municipality.

I also urge Council to support and join the judicial review of Bill 25.

Thank you for your time and for your dedication to the long-term resilience of West Vancouver.

Sincerely,

s. 22(1)

West Vancouver

From: M Slater <melroy1058@gmail.com>
Sent: Monday, March 30, 2026 12:27 PM
To: correspondence
Cc: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager, Mayor
Subject: Bill 25 - Small-Scale Multi-Unit Housing Legislation (SSMUH).

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 am writing to express serious concerns regarding the Province's recent housing legislation, including Bill 25, which has been placed on tonight's Council agenda without adequate notice.

The issue of insufficient time for residents to review and respond to Council agenda items—particularly when last-minute changes are involved—has been a long-standing concern. However, it is especially troubling when the matter at hand carries such significant and lasting implications for our entire community.

I strongly object to the Province's heavy-handed interference, which removes decision-making authority from the district. While increasing housing diversity is laudable, the approach mandated under this legislation raises numerous serious concerns, including:

- Upzoning to allow increased density will raise land values, which can increase the cost per housing unit.
- New construction is typically more expensive than existing housing.
- Property taxes (which are tied to assessed land values) are likely to rise.
- Remote, car-dependent streets will be permitted up to four dwellings per lot, without corresponding transportation planning.
- Reduced open space and loss of tree canopy will impact environmental quality and neighbourhood character.
- The district's ability to require off-street parking will be restricted.
- No comprehensive transportation strategy or funding has been provided.
- No accommodation for critical infrastructure—such as schools, community centres, and healthcare facilities—has been provided.
- Opportunities for meaningful public input will be significantly reduced or eliminated for projects that comply with new zoning.

These changes raise a fundamental question: who is this policy intended to benefit? The level of density being mandated exceeds local needs and aligns with longstanding requests from the development industry, mirroring those advanced by the Urban Development Institute during consultations with the Province when David Eby served as Housing Minister.

I urge Mayor and Council to utilize all available legal and policy options to oppose this legislation. Please do not voluntarily adopt zoning measures that do not serve the long-term interests of West Vancouver residents, nor accept compromises that could prove detrimental to the community.

Provincial policies—and governments—do change. Given the growing level of public outrage surrounding this legislation, it is reasonable to expect that will occur. In the meantime, I ask that Council take a firm and principled approach in standing up for the interests of its residents.

Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver, BC

Please do not redact.

From: Andy Krawczyk [REDACTED] s. 22(1)
Sent: Monday, March 30, 2026 2:44 PM
To: correspondence; Mark Sager, Mayor; Peter Lambur; Nora Gambioli; Christine Cassidy; Linda Watt; Sharon Thompson; Scott Snider; Jim Bailey
Cc: [REDACTED] s. 22(1)
Subject: Regarding Item # 5 on Council agenda today-A note from CHAC(Community Housing Action Coalition) of the North Shore

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Dear members of Council,

On behalf of CHAC, I am writing a brief note to thank Council -and the WV Planning department ,for bringing forward this thoughtful response to yet another piece of legislation which Councils, planning departments, have had to deal with recently, as result of a province wide search for responses to a serious shortage of housing options for citizens throughout the Province, including our own West Vancouver.

As an organization focused on finding any means available to promote greater affordability, flexibility , to our housing mix and stock , we welcome the opportunity of providing further feedback suggestions at an upcoming session of Council-as outlined in the feedback process you will discuss this evening .

As a start , we would point out-and remind us all ,that this legislation points to a long term framework for our municipality to consider zoning for currently single family zoned areas in our community. The actual changes will NOT happen overnight , in fact like many an LAP(witness Horseshoe Bay's of many years ago) most significant changes will take many years of planning , proposing before they ever make it to excavation/ building phase. Any additional infrastructure needs will be in the mx , to be sure, as the changes start to come to market.I would also note that much of our single family zones are also prohibitive because of nature as anything more than the building which may currently exist.

In a further presentation, we will be suggesting ways to moderate the proposals with specific attention paid to issues such as :

- The possibility (depending on numerous factors including the cost of the land) of looking for the possibility of adding rentals to any 4 or 6 unit mx.
- Clearing pathways for Non-Profit , Co-Operative housing proposals ., or even Community Land Trust arrangements.
- Aligning Growth Financing and possible Utility tools with possible increasing Affordability outcomes -Commit to targeted engagement with renters/housing -vulnerable residents though this limited consultation process.

Once again, we would thank Council for the opportunity to further assist in whatever way we may be able to , in continuing to find ways as we plan out our community over the very much longer term as a community which can include all who may wish to call this their home-as many of us already do!

Respectfully,

Andy Krawczyk

,
On behalf of the Community Housing Action Coalition (SSMUH Working Group) [REDACTED] s. 22(1)
[REDACTED] s. 22(1)



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Ray E. Chapman, B.C.L.S. (2007)
William R. Chapman, B.Sc., B.C.L.S.

(2)(i)

All Inclusive FAR - Presentation to District of West Vancouver Council

Council Meeting on Monday, March 30th 2026

Chapman Land Surveying Ltd. – 688 Duchess Avenue, West Vancouver, BC V7T 1G7

William R. Chapman, B.Sc, BCLS

T-604-328-4616

Good Evening Mayor and Council:

My name is Bill Chapman. I live in West Vancouver.

My small family survey firm is quietly celebrating our 120th Anniversary this year. Since 1906 our three generations of land surveyors have created over one half of the residential properties in West Vancouver, and have surveyed more residential homes in West Vancouver than any other survey firm.

I would like to thank your Planning Department for putting together an excellent presentation of their outline for moving forward with implementing mandated Provincial legislation (Bill 25) if Council chooses to. It must have been difficult for them to have to work on this flawed Provincial Legislation to create a framework for Bylaws mandated by the Province, that are not in the best interest of our Municipality.

I am limiting my comments to two “Unintentional Consequences” of the proposed “ALL INCLUSIVE FAR”.

The Planning Staff Report, in three locations, supports the premise that the approximately 10,400 residential parcels in West Vancouver would not be impacted by this proposed legislation if a resident chose to build a single family home.

PAGE 122 .. Principle 3:

“RESPECT RIGHTS AND USE OF PROPERTY while simplifying FAR calculations by replacing complex exclusions that bonuses with an all inclusive FAR of 0.45 for a single family building REFLECTING EXISTING HOUSE ALLOWANCE and 0.65...”

PAGE 123 ..

“...THOSE WHO ELECT TO CONSTRUCT A SINGLE FAMILY HOME, WITH OR WITHOUT A SUITE, WOULD CONTINUE TO FOLLOW SITE STANDARDS THAT REMAIN LARGELY CONSISTENT WITH CURRENT REGULATIONS.”

PAGE 142 .. Appendix ‘D’

3.3 Principle 3: RESPECT RIGHTS AND USE OF PROPERTY

“...To simplify these complex regulations, an “all inclusive” FAR – where all building floor area is counted – is proposed. To maintain existing property rights while accommodating four-unit SSMUH, a maximum of 0.45 FAR for a single-family building and 0.65 FAR for the lot is proposed. THIS APPROACH WOULD ALLOW LANDOWNERS TO STILL BUILD A SINGLE HOME OF THE SAME OVERALL SIZE AS PERMITTED TODAY, while the ...”

CHAPMAN LAND SURVEYING LTD

Presentation to District of West Vancouver Council – Council Meeting on Monday, March 30th 2026
By William R. Chapman, B.Sc., BCLS –
Chapman Land Surveying Ltd.
688 Duchess Avenue, West Vancouver, BC V7T 1G7
T- 604-328-4616

UNINTENDED CONSEQUENCE #1

I disagree, based on my calculations. My calculations indicate that all West Vancouver residents will lose a portion of their permitted dwelling size if we transition from a “FAR of 0.3 with exemption” to an “All Inclusive FAR of 0.45” as proposed by staff.

I have drawn two sketches showing the possible size of a dwelling with the current “FAR of 0.3 with exemptions” in RS3 Zoning on a 10,000 square foot lot.

PLAN ‘A’ is drawn with no basement under the garage and would require a FAR of 0.52 all inclusive. A lot owner would lose 710 sq.ft. (or 13.6%) of buildable space under a FAR of 0.45 as proposed by Staff.

PLAN ‘B’ is drawn with a basement under the garage and would require a FAR of 0.565 all inclusive. A lot owner would lose 1150 sq.ft. (or 20.3%) of buildable space under a FAR of 0.45 as proposed by Staff.

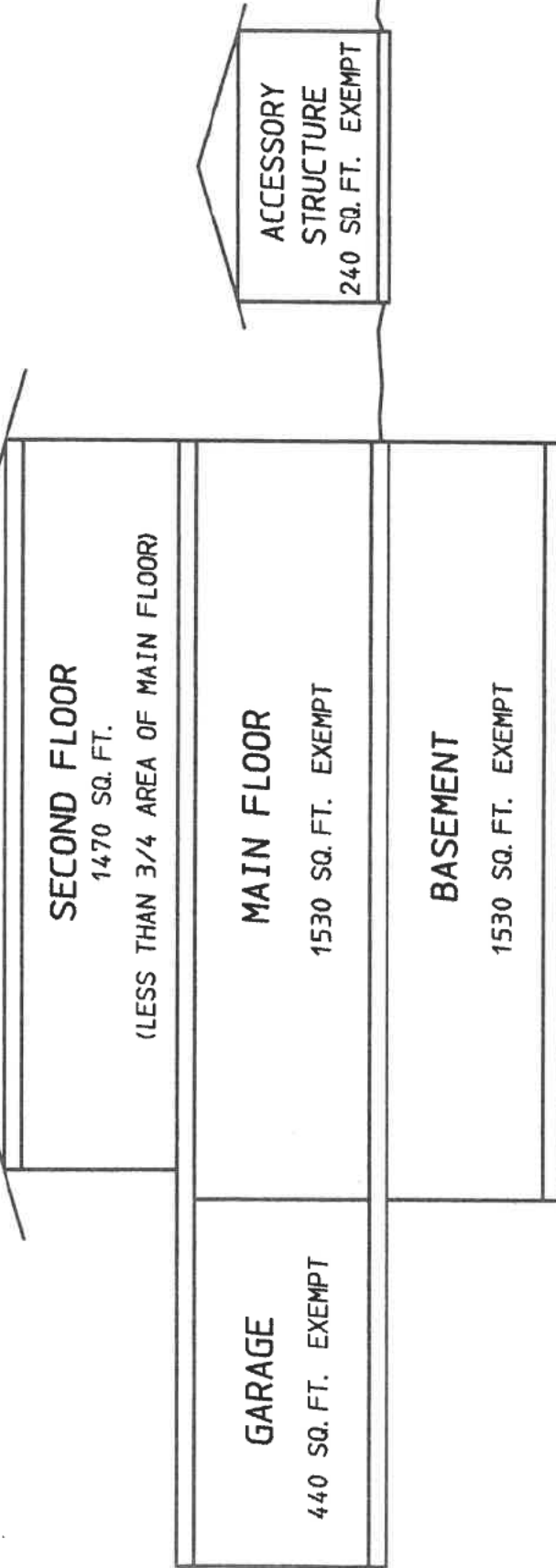
I spoke with a few builders and architects to determine how often they design or build out the space beneath a garage. It varied from 80% of the time to 25%, 20%, or almost never. It is also dependent on the slope of the lot, whether the garage is constructed on the upper floor, or the value of the extra space balanced against the added cost of construction.

Based on my calculations I would request that Council consider setting the “All INCLUSIVE FAR” at 0.52

10,000 SQ. FT. LOT ZONING RS3
CURRENT FAR 0.3 PLUS EXEMPTIONS

PLAN 'A'

SCALE: 10 FEET TO 1 INCH.



TOTAL SQ. FT. = 5210 SQUARE FEET

"ALL INCLUSIVE FAR" = 0.52

PROPOSED FAR = 0.45

WILL LOSE 710 SQ. FT. BUILDABLE

13.6 % REDUCTION

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688 DUCHESS AVENUE
WEST VANCOUVER, B. C.

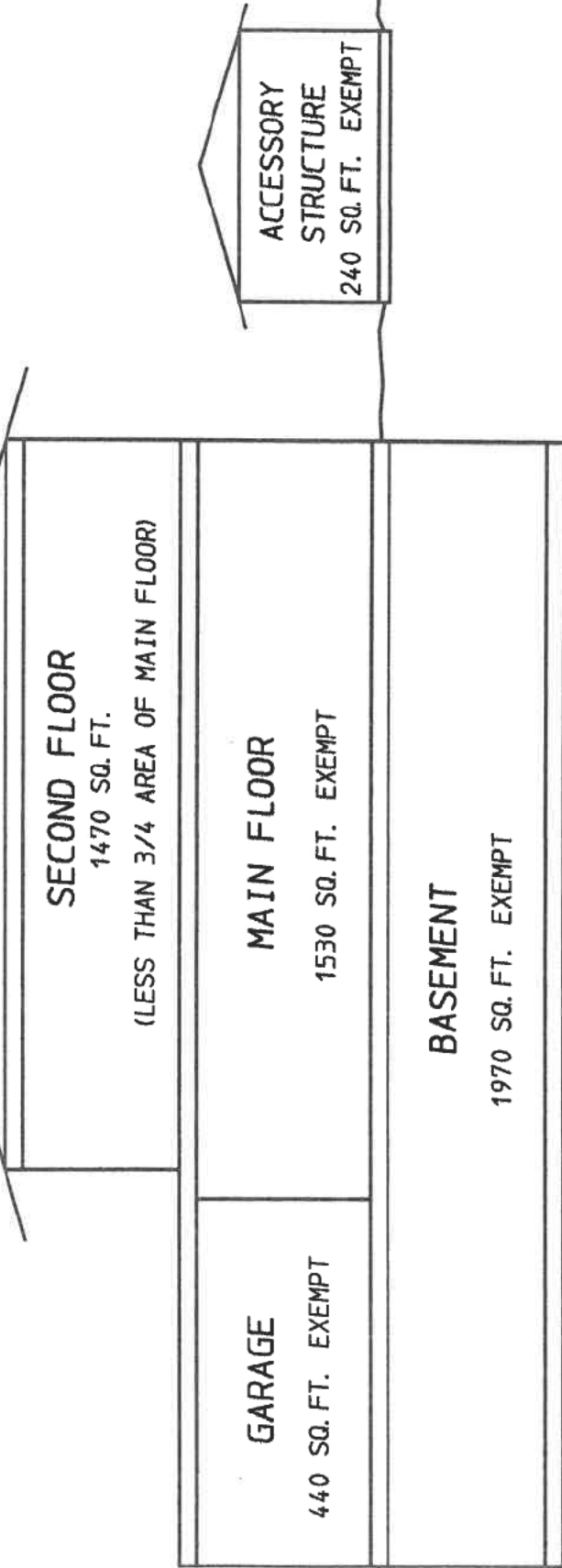
V7T 1G7 604-328-4616

EMAIL: bill@chapman-consulting.ca

10,000 SQ. FT. LOT ZONING RS3
CURRENT FAR 0.3 PLUS EXEMPTIONS

PLAN 'B'

SCALE: 10 FEET TO 1 INCH.



TOTAL SQ. FT. = 5650 SQUARE FEET

"ALL INCLUSIVE FAR" = 0.565

PROPOSED FAR = 0.45

WILL LOSE 1150 SQ. FT. BUILDABLE

20.3 % REDUCTION

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688 DUCHESS AVENUE

WEST VANCOUVER, B. C.

V7T 1G7 604-328-4616

EMAIL: bill@chapman-consulting.ca

J13 JOB: 26012A

FILE: 3085B

COMP: 3085B-B. FAR

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*Presentation to District of West Vancouver Council – Council Meeting on Monday, March 30th 2026
By William R. Chapman, B.Sc., BCLS –
Chapman Land Surveying Ltd.
688 Duchess Avenue, West Vancouver, BC V7T 1G7
T- 604-328-4616*

UNINTENDED CONSEQUENCE #2

My bigger concern with protection of existing property rights is the area used for the “MAXIMUM DWELLING SIZE” in each of our RS Zones.

These maximum sizes are based on the “countable” area under the current FAR of 0.3.

The Table for “Maximum Dwelling Size” needs to be amended approximately as shown on my attached Table in order to protect West Vancouver property owners with lots that are greater than twice the minimum parcel size permitted for each RS Zone.

In the RS3 Zone the minimum lot size is 975.5 m².

Twice the minimum lot size is 1951 m².

Under the present table the maximum dwelling size is 585.4 m², based on the current FAR of 0.3, with exemptions.

This area is based on the current FAR of 0.3 with exceptions. It needs to be adjusted if West Vancouver goes to “All Inclusive FAR” approximately as shown on my Table in order to protect property owner rights.

If left in its current form, large lots could lost up to 33% of buildable area using the Planning Department’s calculations, and up to 39% of building area using my calculation.

The maximum dwelling size permitted on smaller lots in the RS5 Zone will also be seriously impacted by the proposed “All Inclusive FAR”.

Planning Department has been very helpful in reviewing my concerns, to the extent that they may ask me to review moving forward to help eliminate “unintended consequences” resulting from this Legislation.

Respectfully submitted,

s. 22(1)

William R. Chapman, B.Sc., BCLS, Life Member

This 30th day of March, 2026

MAXIMUM DWELLING SIZE EACH ZONE

EXISTING	RS2	RS3	RS4	RS5	RS10
FAR with Exemptions	975.5 M ²	585.4 M ²	438.9 M ²	293.0 M ²	585.4 M ²
EQUIVALENT	RS2	RS3	RS4	RS5	RS10
FAR All Inclusive	1578.7M ²	965.6 M ²	735.5 M ²	506.2 M ²	965.6 M ²

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 British Columbia Land Surveyors
 688 DUCHESS AVENUE
 WEST VANCOUVER, B. C.
 V7T 1G7 604-328-4616
 EMAIL: bill@chapman-consulting.ca
 J13 JOB: 26012A FILE: 3085B COMP: 3085B-B. MAX

30 MARCH 2026.

From: s. 22(1)
Sent: Tuesday, March 31, 2026 9:56 AM
To: correspondence
Subject: Bill 25 response
Attachments: M&C March 30 2026.docx

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Document attached concerning Bill 25.

Regards, s. 22(1)

s. 22(1)
West Vancouver BC s. 22(1)

s. 22(1)

March 30, 2026

Dear Mayor and Council:

I strongly object to the Province's heavy-handed interference, which removes decision-making authority from the District.

My specific concerns include:

- Upzoning to allow increased density will raise land values and cost; It has been demonstrated time and again that increased units do not decrease prices.
- Accepting this mandate will mean over 80% of West Vancouver single family properties will be affected and significantly change the face of West Vancouver. We need thoughtful densification. Local residents should have a say.
- The District's ability to require off-street parking will be restricted. Six units per lot mandated in an area that already has significant parking pressures is outrageous. That means 6-12 vehicles per lot. A 60-foot frontage lot will allow for 3 parallel parking spots at a standard 20 feet. They will have cars. Where will everyone go?
- Transportation infrastructure on all levels is severely lacking.
- No accommodation for critical infrastructure—such as schools, community centres, parks, utilities and healthcare facilities-- to accommodate a huge increase in population has been provided.
- Opportunities for meaningful public input will be significantly reduced or eliminated for projects that comply with new zoning.

I urge Mayor and Council to utilize all available legal and policy options to oppose this legislation. Please do not voluntarily adopt zoning measures that do not serve the long-term interests of West Vancouver residents, nor accept compromises that could prove detrimental to our community.

Threats, ultimatums, coercion or authoritative mandates are not the hallmarks of a democracy. I ask that Council take a firm and principled approach in standing up for the interests of its residents and in standing up to the unrealistic demands of the Province.

Sincerely,

s. 22(1)

West Vancouver BC s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, March 29, 2026 3:13 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Cc: [REDACTED] s. 22(1)
Subject: Strong Opposition to Rezoning Proposal at 4430–4504 Woodcrest/Woodgreen – Protection of Single-Family Neighbourhood Character

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Dear Mayor and Members of Council,

I am writing to express my strong opposition to the proposed rezoning and development of 4430 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive.

This proposal represents a significant and inappropriate increase in density that is fundamentally incompatible with the character of our neighbourhood. Cypress Park Estates has long been defined by its quiet, low-density, single-family residential environment. Introducing a 37-unit townhouse development into this setting would irreversibly alter the peaceful and tranquil nature that residents have valued for decades.

The scale of this project appears to far exceed the intent of current provincial guidance, which supports a modest increase of approximately 3–6 units per single-family lot. This proposal goes well beyond that scope and constitutes an overbuild that does not respect the established planning framework or the expectations of existing residents.

Equally concerning is the strain this development would place on local infrastructure. The road network in this area was designed specifically for single-family use, not for high-density residential traffic. Woodcrest Road serves as a key access corridor for residents travelling in and out of Cypress Park Estates, and it is already experiencing regular congestion. Adding the traffic generated by 37 additional units will exacerbate these conditions, raising concerns about safety, accessibility, and overall livability.

Approving this project would also set a troubling precedent. It risks opening the door to further high-density developments in an area that was never intended to accommodate such growth. Over time, this could erode the very character and infrastructure that define our community.

Our decision to move to West Vancouver [REDACTED] s. 22(1) was intentional. We chose to leave higher-density municipalities such as Vancouver, Delta, and Richmond in order to live in a community that prioritizes space, quiet, and a single-family residential lifestyle. This proposal runs counter to those values.

For all of these reasons, we respectfully and strongly urge Mayor and Council to reject this rezoning application.

Thank you for your consideration.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, March 29, 2026 3:18 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Cc: [REDACTED] s. 22(1)
Subject: Concern Regarding Overdevelopment and Rezoning Impact on Woodcrest/Woodgreen Neighbourhood

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Dear Mayor and Members of Council,

I am writing to formally express my opposition to the proposed rezoning and development at 4430 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive.

As a [REDACTED] s. 22(1) resident of this community, I am deeply concerned about the scale and density of this proposal. A 37-unit townhouse development represents a dramatic departure from the established single-family character of Cypress Park Estates. This neighbourhood has been carefully shaped over many years to maintain a quiet, low-density environment, and this project would significantly disrupt that balance.

The extent of the proposed development appears excessive and inconsistent with the intent of provincial density guidelines, which support a more moderate level of infill. This proposal goes far beyond what would be considered a reasonable increase and instead introduces a level of density that is not suitable for this area.

In addition, the impact on local infrastructure cannot be overlooked. The roadways in this neighbourhood were designed to accommodate single-family residential use. Woodcrest Road, in particular, is already a heavily used access route for residents. Increasing the number of units to this degree will inevitably lead to greater traffic congestion, reduced safety, and added strain on infrastructure that was never intended for such demand.

I am also concerned about the precedent this decision would set. Approving a development of this scale could encourage further high-density proposals, gradually transforming the character of the neighbourhood in ways that are inconsistent with its original design and purpose.

My family and I made a deliberate choice to settle in West Vancouver [REDACTED] s. 22(1), seeking a community that offers space, quiet, and a lower-density lifestyle. This proposal does not align with those values and would fundamentally change the nature of the area.

For these reasons, I respectfully urge Council to deny approval of this rezoning application.

Thank you for your time and consideration.

s. 22(1)

s. 22(1)

West Vancouver BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, March 29, 2026 7:01 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: NO DEVELOPMENT AT 4450 WOODCREST RD

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Dear council of West Vancouver

I am the resident [REDACTED] s. 22(1) West Vancouver.

I am writing this letter to oppose the Development application at **4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive.**

Thank you for attending this matters.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 30, 2026 12:13 PM
To: correspondence
Subject: Caufield Development

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To whom it may concern ;

[REDACTED] s. 22(1), every time I took a Frieght train / Steam train / Dinner train thru the beautiful municipality of West Vancouver, I dreamed of living in this beautiful community, at a younger age than , it was financially unobtainable at that time of my life .

It has been brought to my attention that a gorgeous affordable development in Caufield is in the works , amazing !! Now as my wife and I ready ourselves for retirement, this has opened the door to move to Caufield , the Village and the next chapter of our lives . Enjoy the serenity, the views , and community spirit it offers , [REDACTED] s. 22(1) , but time to enjoy change in a spectacular area , hope this development comes to fruition in the very near future.

Cheers

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 30, 2026 1:06 PM
To: correspondence
Subject: Woodrest Townhomes Development

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To whom it may concern

I sent in an email regarding my desire to move to the Caulfield area after seeing the beautiful townhome development plan , can't wait to see if this comes to " Fruition " 😊

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 30, 2026 1:16 PM
To: correspondence
Cc: Erik Wilhelm; [REDACTED] s. 22(1)
Subject: Woodcrest Townhomes

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Dear West Vancouver Planning Department

Thank you for the opportunity to comment on the proposed Woodcrest townhome development. [REDACTED] s. 22(1)
[REDACTED] s. 22(1)

Currently there is a safety issue on Woodcrest Road due to the narrow road width when the bus meets oncoming traffic. There are also no sidewalks on Woodcrest near the bus stops so pedestrians also have to walk into the roadway.

A development proposal for these parcels should come with the opportunity to address the current road safety issue by providing safe accessibility for pedestrians and bus users and improve the traffic sight lines.

Our neighborhood has a lot of wildlife transiting thru the area. Bear proof garbage storage should be included in project.

Finally, on the emergency preparedness front, it would be great to see West Vancouver require an AED in the development's common area building and advocate for wildfire evacuation and earthquake education for new residents of the development.

Sincerely,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 30, 2026 2:01 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Woodcrest Townhomes - 4504 Woodgreen Dr., 4430, 4450, 4460 Woodcrest Rd. - 37 Unit Townhomes
Importance: High

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Dear Mayor and Councillors,

I am writing to express my strong opposition to the proposed high density townhome development project in our neighbourhood, referenced above.

While I understand the need for more housing in West Vancouver, I believe this development would have a detrimental impact on our neighbourhood, and the type of housing being proposed is simply not in keeping with the infrastructure and character of our neighbourhood of single-family dwellings.

First and foremost, the proposed development is clearly too large for our area (37 townhome units on 3 lots with 68 parking spaces for residents and 7 visitor parking spaces). The increase in population density is not compatible with the size of the 3 single-family lots (1 lot is unbuildable).

This proposed development would put a huge strain on infrastructure, especially increased traffic congestion - there is only one way in and out of the area and no room to expand the road. This area's residential infrastructure was specifically designed for single-family homes and not for high density. There would be a huge strain on utilities/public services and traffic congestion.

This proposed high density townhome development project far exceeds the provincial government's limit of 3 to 6 units per single-family residential lot. It is a blatant excessive over-build.

In conclusion, I strongly urge you do not approve this proposed high density townhome development.

Thank you for your attention to this matter.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, March 30, 2026 2:29 PM
To: correspondence
Subject: WoodCrest Townhomes

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I am writing to fully Support the Woodcrest Townhouse Development. My wife and I are going to be retiring within the next few years and love the Caulfield Village and area, we want to be close to there for shopping. It still feels like a small town feel. This development with the home warranty is so appealing to us. We love the plans the design and architecture of the entire property. We live in North Vancouver now in a single family home but the maintenance is too much and want a new Townhome In West Vancouver.

Please don't hesitate to contact me if you have any questions.
we certainly need this as we have been looking in that area for years to purchase our retirement home but have been unable to find that type of housing in Caulfield.

You have my Support 100%.

Sincerely,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 30, 2026 4:15 PM
To: correspondence
Subject: WoodCrest Townhomes

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Dear Council,

I am writing to express my support for the WoodCrest Townhouse development.

I love West Vancouver's Caulfield Village is beautiful area of West Vancouver. I know people who live there and I would like to move there for retirement, but we have not found something small enough for myself within my price range. Woodcrest would be ideal for Me, offering a beautiful home I can retire in.

I want a new townhome as it comes with a home warranty and as I am retiring i the next few years, that has a big appeal.

Also, the amenities center is very important for functions like family birthday anniversary's and group parties and neighbour functions, which is a rarity today, especially in that area.

I think the Woodcrest development would be perfect as it provides easy bus transportation and shopping options like Safeway close by.

I believe that West Vancouver needs to offer opportunities for retirees, young professionals and families who will provide a valuable mix of residents who may otherwise be priced out of the North Shore.

I respectfully encourage the District to support and approve this project.

Please contact me for further information or questions.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 30, 2026 7:44 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Cc: [REDACTED] s. 22(1)
Subject: NO DEVELOPMENT AT 4450 WOODCREST RD

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Hello Council

This is [REDACTED] s. 22(1) West Vancouver .
I am writing to oppose the 37-unit townhouse development at 4430,4450,4460 Woodcrest Rd.

Reject this development proposal.

This project far exceeds the provincial government limit of 3-6 units per single-family residential lot. This excessive over-build must be stopped.

The entire residential infrastructure (roads, sewage and water) was designed specifically for single family residential capacity and not for high-density usage.

There will be traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates.

If we don't stop this high-density encroachment, this will destroy the pristine nature of our beautiful, quiet, tranquil neighborhood.

Regards

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 30, 2026 11:35 PM
To: Erik Wilhelm; correspondence
Subject: Woodcrest Townhome Development

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Hello,

I am writing this email hoping that my strong support of the Woodcrest development will be heard.

I think the Woodcrest development would be a perfect place for myself along with my two parents who I am moving [REDACTED] s. 22(1) [REDACTED] s. 22(1) to be closer to me. I absolutely love this area, with easy bus transportation, close highway access and shopping close by.

Please contact me for any further information. I would also love to hear about any further developments on this project.

Thank you!

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, March 31, 2026 12:57 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; [REDACTED] s. 22(1) correspondence
Subject: Concerns Regarding Proposed Woodcrest/Woodgreen Development

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Dear Mayor and Council,

I am writing to express my opposition to the proposed 37-unit townhouse development at 4430, 4450, 4460 Woodcrest Road and 4504 Woodgreen Drive.

This proposal represents a significant overdevelopment that is inconsistent with the character of our quiet, low-density neighborhood. The scale of this project far exceeds what is appropriate for single-family residential zoning and risks permanently altering the peaceful nature of Cypress Park Estates.

Additionally, the existing infrastructure—roads, sewage, and water systems—was designed to support single-family homes, not high-density development. Increased traffic along this already constrained corridor will create congestion and safety concerns for residents.

I am also concerned about the precedent this may set for future development in the area. I kindly ask Council to give careful consideration to these impacts.

Thank you for your time and consideration.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

From: The Gordon Smith Gallery of Canadian Art <info@smithfoundation.ca>
Sent: Tuesday, March 31, 2026 11:01 AM
To: correspondence
Subject: Spring 2026 Newsletter

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Gordon Smith
Gallery of Canadian Art

**Artists
For
Kids**

The Gordon
and Marion

**Smith
Foundation**



Spring 2026 Newsletter

Thank you for helping us raise **\$250,000** at Brilliance Gala!

On March 11th 2026, over 150 friends and supporters gathered at The Gordon Smith Gallery to celebrate and support community, creativity, and impact. This milestone was made possible through the generosity and spirit of our remarkable community—artists, students, educators, volunteers, donors, committee members, co-hosts Fred Lee and Gloria Macarenko, event sponsors, and all who contributed their time and talent. On behalf of Co-Chairs Ian Wallace (OC), Krista Whitelock, and the Event Committee, thank you for helping make Brilliance Gala 2026 such a success.



[See More](#)

Spring 2026 Exhibition Opening at the Gordon Smith Gallery

EXHIBITION
ANNOUNCEMENT

ONE HUNDRED ARTISTS DEEP

APRIL 11 - JUNE 20, 2026

CURATED BY ANDREA VALENTINE-LEWIS

Image: Jack Shadbolt, *Night Garden Transformations*, 1973-89, archival pigment print of lithographs, 39.5 x 63 x 1 in., reflected in Alex Gibson, *Image of a Garden Lattice*, 2026, stainless steel, 72 x 108 x 0.05 in., Courtesy of the Artist.
Photograph by Dylan Maranda

One Hundred Artists Deep

Curated by Andrea Valentine-Lewis

On View from April 11 – June 20, 2026

Thursday, Friday, Saturday, 12 – 4 PM

Opening Reception:

April 10th, 6pm - 8pm

Gordon Smith Gallery of Canadian Art
2121 Lonsdale Ave, North Vancouver, BC

Please join us for the opening reception of the Gordon Smith Gallery's Spring Exhibition, One Hundred Artists Deep, on April 10th, 2026.

[SEE MORE](#)

Upcoming Public Programs

Speaker Series

**Art Education, For Life:
Fashion, Cultural Memory,
and Design as Living
Practice**

May 2, 2026 | 1:00PM - 2:30PM

**Artistic Approaches in
Dialogue with Jack
Shadbolt**

June 6, 2026 | 1:00PM - 2:30PM



Join designer Rebecca Baker-Grenier in conversation for an afternoon exploring fashion as a form of cultural knowledge, creative inheritance, and contemporary expression. Grounded in regalia-making, material practice, and intergenerational learning, this talk considers how design can carry identity, memory, and responsibility forward. Through a discussion of process, visibility, and the evolving language of Indigenous fashion, the conversation asks what art education makes possible over the course of a life.

[VIEW MORE](#)



Join us for a compelling conversation that brings contemporary artistic voices into dialogue with the legacy of Jack Shadbolt. *Artistic Approaches in Dialogue with Jack Shadbolt* centres on the creative processes and research practices of two artists featured in *One Hundred Artists Deep*: Alex Gibson and Chantal Gibson (no relation). Moderated by Andrea Valentine-Lewis. Both artists undertook deep engagement with selected works by Shadbolt from the Artists for Kids Collection, drawing from their distinct histories, identities, and artistic practices.

[VIEW MORE](#)

Music At The Smith

June 13, 2026 | 1:00PM - 3:00PM



Explore + Create Saturdays

Starting April 11, 2026



The Giving Shapes

Join us for an afternoon with musicians Elisa Thorn and Robyn Jacob performing their music that melds their classical training and the indie music scene.

[VIEW MORE](#)

The Gallery's Family Program, *Explore + Create Saturday*, will restart on Saturday, April 11, from 1-3 PM. The schedule of art activities for the new exhibition will be added to our website at the beginning of April.

Introducing *Art In Good Company* - A New Art Program for Seniors at the Gordon Smith Gallery

Starting April 23, 2026

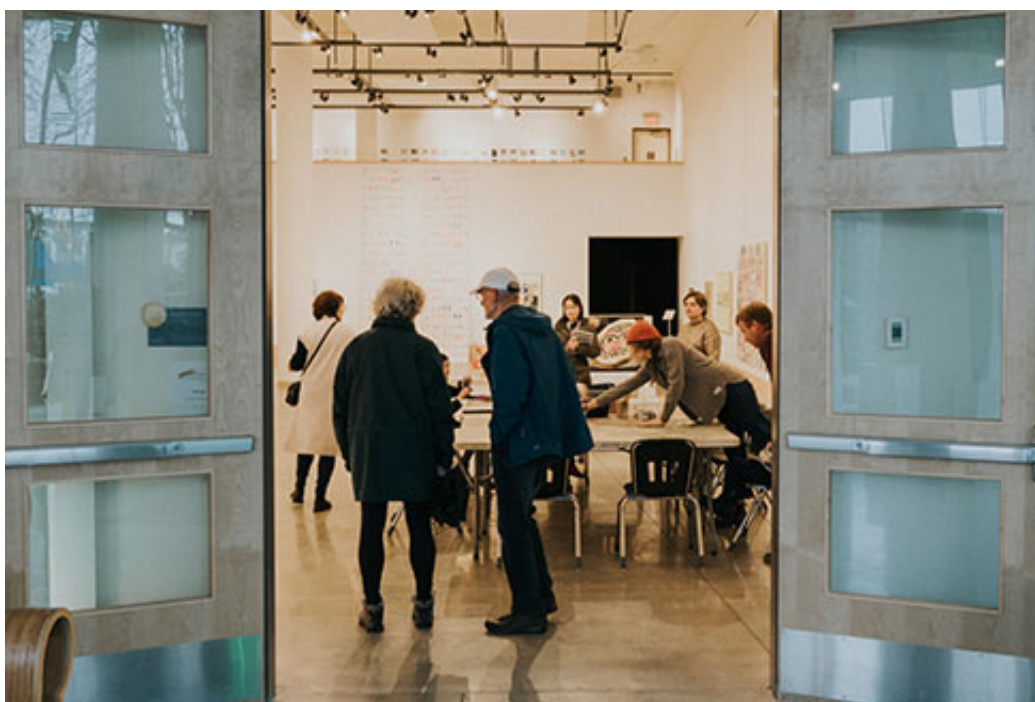


Photo by Khim Mata Hipol

We are excited to introduce ***Art In Good Company***, a new art program for seniors, that will begin in April 2026. The program will take place **every other Thursday**, starting on Thursday, April 23rd. We will start with art making activities inspired by the current exhibition in the gallery, and we might also have the odd art history talk!

Information on this new program will be added to our website at the beginning of April - Stay Tuned!!



Artists for Kids After School Art Program Registration



Taught by BC certified visual art teachers, Artists for Kids After School Art classes offers young artists immersive experiences where they develop skills and perspectives in the visual arts through hands-on learning.

[REGISTER NOW](#)

Artists for Kids Summer Day Camp Registration



Campers will enjoy a week full of studio art activities including drawing, painting, printmaking and more! Camps are split into small cohorts with a BC certified art specialist teacher guiding the class.

[REGISTER NOW](#)

Artists for Kids Spring 2026 Portfolio Release



Artists for Kids Limited Edition prints by Russna Kaur, Elizabeth McIntosh, and Gathie Falk.
Photo by Rachel Topham Photography.

Available for Acquisition APRIL 10th at 12 PM

Currently on display in The Gordon Smith Gallery lobby

PREVIEW

The works of Russna Kaur, Elizabeth McIntosh and Gathie Falk have been brought together in this portfolio to consider the intersections across generations through mentorship, influence, and time. Each limited edition in this release embodies a distinctive approach to making and examines the lived and inherited relationships that have helped shape it.

Acquiring a print from this portfolio funds educational programs, artist residencies, art camps, scholarships, bursaries, and future acquisitions for Artists for Kids and the Gordon Smith Gallery Permanent Collection.

Applications Open for 2026 Scholarship Awards



Artists for Kids and The Gordon and Marion Smith Foundation are pleased to offer the following scholarships to graduating students in North Vancouver, West Vancouver and Vancouver, who have completed or are enrolled in Grade 12.

Artists for Kids Scholarships

- The \$1,000 Jack Shadbolt Multiple Arts Excellence Scholarship
- The \$1,000 Robert Bateman Future Teacher Scholarship
- The \$1,000 Gordon Smith Outstanding Visual Artist Scholarship

[APPLY](#)

Smith Foundation

Scholarships

- The \$2,500 North Vancouver Young Artist Scholarship
- The \$2,500 West Vancouver Young Artist Scholarship
- The \$2,500 Vancouver Young Artist Scholarship

[APPLY](#)

Applicants must be planning to enrol in an accredited college or university in Canada during the upcoming academic year, be in good academic standing, and planning to pursue an arts-related major or minor. Applicants must submit a digital portfolio of their work.

Submission Deadline is Friday, April 10

****EXTENDED** Expressions Of Interest: TD Curatorial Fellowship at the Gordon Smith Gallery**



Photo by Khim Mata Hipol

The Gordon Smith Gallery of Canadian Art is inviting Expressions of Interest (EOI) from emerging curators for The TD Curatorial Fellowship at the Gordon Smith Gallery—a paid Curatorial Fellowship that supports career-entry into institutional curatorial work through mentorship, hands-on training, and community-engaged exhibition development. The Fellowship is grounded in the Gallery’s commitment to integrate curation and art education at every step, in close collaboration with the Artists for Kids (AFK) education team.

MORE INFORMATION

New Submission Deadline is Friday, April 3

[View this email in your browser](#)

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Gordon Smith Gallery 2121 Lonsdale Avenue North Vancouver, BC V7M 2K6 Canada

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From: Engineering Department
Sent: Wednesday, March 25, 2026 1:16 PM
To: [REDACTED] s. 22(1)
Cc: correspondence
Subject: District of West Vancouver Engineering Public Enquiry - M-160448 - E-bike Inquiry
Attachments: M-160448.pdf

Hello,

Thank you for your email regarding e-bike usage for young people and for your interest in promoting safe cycling behaviour. It has been forwarded to us for response.

Regulations around the use and application of micro-mobility devices is set by the Province, as prescribed in the Local Government Act. We are closely monitoring these regulations. Currently, individuals must be aged 14 or older to ride a “light e-bike” and must be aged 16 or older to ride a “standard e-bike.” The list of definitions and requirements for the different e-bike classifications are available here: [E-bike requirements - Province of British Columbia](#). In order to participate in the North Shore E-Bike Share Program, individuals must be at least 18 years of age ([Evolve FAQs](#) | [Evolve E-Bike Share](#)).

We are unaware of any bans or prohibitions beyond the regulations set by the Province being discussed by the District of West Vancouver city council. Staff are continuing to work with local law enforcement and other community organizations to promote improved education and safety enforcement.

Thank you for your message and we hope you continue to use e-bikes as a sustainable form of transportation.

Regards,

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

From: [REDACTED] s. 22(1)
Sent: Wednesday, January 7, 2026 9:26 PM
To: correspondence
Subject: Concerns Regarding a Potential Ban on Youth E-Bike Use

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Dear Members of City Council,

I am writing as a local teenager to respectfully share my concerns regarding the idea of banning e-bikes for youth.

Current estimates show that approximately 50–52% of teenagers already own and regularly ride e-bikes. Many parents and community leaders express concern about teens spending too much time indoors and on their phones. However, banning e-bikes would likely have the opposite effect. It would push a large portion of youth back inside, increasing screen time, social isolation, and phone dependency rather than encouraging healthy, outdoor activity.

For many teens, e-bikes are more than just transportation. They provide a positive outlet, a sense of independence, and a way to build real-life friendships and community. Riding e-bikes allows teens to socialize, explore their city, and stay active. Removing this outlet does not remove the need for connection or stress relief; instead, it risks pushing teens toward less healthy alternatives such as excessive social media use, vaping, or other risky behaviors.

Rather than an outright ban, I believe a safer and more effective approach would be to introduce clear and enforceable regulations. These could include mandatory helmet use, strict obedience to traffic laws such as stop signs and red lights, speed limits, and bans on dangerous behaviors like wheelies or stunt riding on public roads. Education and enforcement would improve safety while still allowing responsible youth to benefit from e-bike use.

I respectfully ask City Council to consider regulation instead of prohibition. E-bikes, when used responsibly, support physical activity, mental health, and community engagement among youth.

Thank you for your time and consideration.

Sincerely,
[REDACTED] s. 22(1)
[REDACTED] s. 22(1) west Vancouver

From: Lisa Berg
Sent: Monday, March 30, 2026 8:27 AM
To: correspondence
Cc: Scott Findlay; Jim Bailey; Michelle McGuire
Subject: Council Correspondence: Inglewood Care Centre Redevelopment
Attachments: email title TO PDE 2026 03 19 1250-Diana Sonderhoff.pdf

Dear Diana,

Thank you for writing to the Mayor and Council regarding the proposed redevelopment for Inglewood Care Centre.

The applicant submitted a revised proposal last fall after it placed the application on hold for a number of years. The current plans are shown on the [District's website](#). The current proposal is to replace the existing 230 funded long term care beds with 364 funded long term care beds, add 161 affordable housing units for seniors, and 200 independent living units for seniors.

The proposal is under staff review and initial targets for Council consideration will be in Q2-Q3 2026. A date for Council consideration has not been set at this time. The District's website and the [Council agenda page](#) will be updated with information as it becomes available.

Please let me know if you had any other questions.

Warm regards,
Lisa

Lisa Berg, MCIP RPP, she, her, hers
Senior Community Planner | District of West Vancouver
d: 604-925-7237 | westvancouver.ca

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

From: Diana Sonderhoff <dianasonderhoff@gmail.com>
Sent: Thursday, March 19, 2026 12:50 PM
To: correspondence
Cc: Diana Sonderhoff; Neil Jensen; Ullrich Schade
Subject: Inglewood Care Centre

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Dear Mayor and Council,

The British Properties Area Homeowners Association is anxious to know the progress of our much needed and anticipated renovation and expansion of Inglewood care centre. The delay in pushing this forward in a timely manner is very concerning. West Vancouver has lost so many government funded beds for a considerable time and as you know project delay only increases the price and in these turbulent times this is particularly true.

The West Vancouver demographic includes a significantly older population, 28.5% in 2021, probably higher now so this project should be a priority.

The plans for the expansion includes many additional needed service including 200 independent living and 161 senior's rental units. Does that still include staff accommodation?

It would seem to me that would be an asset considering the traffic problems and long commutes that many staff endure.

Mayor Sager has indicated that this development is a high priority so when may we see action?

Regards,

Diana Sonderhoff
BPAHA Board member