

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

Correspondence

- (1) 28 submissions, April 1-8, 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)**
- (2) April 6, 2026, regarding “Thank you for your service and Happy Easter!”**
- (3) April 6, 2026, regarding “Strong Opposition to Proposed Development at 1405 Fulton Avenue”**
- (4) April 7, 2026, regarding “Request for Review – Tree Removal and Closure Without Land Determination”**
- (5) April 7, 2026, regarding “What is the Provincial densification formula for districts anyways?”**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

No items.

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 1, 2026 8:46 AM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Mark Sager, Mayor
Subject: Woodcrest Dr Townhouse development

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Dear Mayor and Councillors

My name is [REDACTED] s. 22(1) and I live at [REDACTED] s. 22(1) so quite close to the new Townhouse development that is proposed. Like everyone else in my neighbourhood that I have talked too, I am opposed.

I suspect you have had a number of emails with the reasons why people are against this project and I do not want to repeat them all here. I will however ask you this. I understand municipalities are been legislated to allow 4 and even up to 6 units to be built on single lots. Now I think those numbers are insane but even if I agreed, this proposal far exceeds that. 37 units on 3 lots averages to 12.3 units per lot. That is over double the provincial suggestion and that is for 6 units per lot. The guidelines suggest 6 should only be if the site meets certain criteria such as near public transportation. We are not. The one bus that services the area does not even run a lot of the time. So a more realistic number is 4 units per lot max or over 3x the provincial recommendation. I realize there is a need for more housing. I do not think of myself as a NIMBY. The new units near the community center seem appropriate to me. Even Cypress Village I can live with. There was essentially nothing there before so people buying in that development know what they are purchasing. That is fair. But this is a well established single home residential area. Bringing in this townhouse will change the character of the neighbourhood. That is not what people signed up for when they made their decision to live in this beautiful area in West Vancouver.

I strongly urge you to rethink this proposal.

Sincerely

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 1, 2026 3:01 PM
To: Linda Watt
Cc: correspondence
Subject: Rezoning Application

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The District of West Vancouver

I strongly object to the proposed rezoning application to allow for a 37 unit townhouse development at Woodgreen Drive and Woodcrest Road. The addition of such a large townhouse complex in a single family community would be a mistake. This will cause traffic congestion, noise pollution, overcrowding on the tennis courts playing field and Cypress Falls Park trails. These amenities are worthwhile and enjoyable now only because they are uncrowded. I have lived in this area for 30 years without any change to its desirability. The addition of a 37 unit complex is a very significant increase to the neighborhood. Zoning regulations for housing are critical for contentment and quality of life. To attempt to alleviate the lack of affordable housing by destroying this community and revising its inherent structure is foolhardy. Please listen to current residents who know best and reject this rezoning application.

[REDACTED] s. 22(1)

West Vancouver

From: [Redacted] s. 22(1)
Sent: Wednesday, April 1, 2026 3:20 PM
To: correspondence
Cc: info
Subject: Woodcrest Townhomes Support

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Dear Council,
[Redacted] s. 22(1)

I am writing to you in full support of the approval of the proposed development of the 37 townhouses in lower Cypress Park Estates, called the Woodcrest Townhomes. I have lived in West Vancouver for nearly all of my life, since we returned to Canada [Redacted] s. 22(1) when we moved into Cypress Park Estates, and continuously for the last [Redacted] s. 22(1). We raised our [Redacted] s. 22(1) and [Redacted] s. 22(1) graduated from Rockridge Secondary. I have coached little league in West Vancouver, and have been on the [Redacted] s. 22(1)

[Redacted] I was asked by previous Mayor Pam Goldsmith Jones to be a member of the Committee for the Revitalization of Ambleside, in [Redacted] s. 22(1). I have worked in West Vancouver for the last 20 years as a West Vancouver Realtor, with offices [Redacted] s. 22(1), in West Van.

I am supportive of thoughtful development in West Vancouver that helps affordability and tries to address the Missing Middle. I see these homes being a necessary and thoughtful addition to the housing options in the area. Being erected adjacent to the Caulfield off ramp on the highway, enhances the highest and best use for the land with thoughtful retention of trees and connectivity to the under-highway tunnel, giving real walkable access to Rockridge Secondary and Caulfeild Village Mall. I used that tunnel as a teenager and can tell you first hand how nice that access was and still is. For walking to shops and walking to school, it will be a definite more-affordable alternative for families. As well it offers alternatives to teachers and Municipal workers, including Fire Dept and Police Dept staff.

The access is great to get onto the highway, while adding minimal traffic, as supported by the Municipality's traffic report. The access to the parking for the Development is not even close to any other access to any of the neighbors. The bus stop directly across the street allows for hourly access and connectivity.

The Streetscape is maintained as the topography slopes towards the Highway and hides most of the housing massing down the hill. As well the use of triple glazed glass will reduce the impact of any Highway noise. The neighborhood enhancement of lighted pathways and walkways connecting to the tunnel under the Highway will beautify the neighborhood and be an exciting addition the landscaping of the site, and better utilization of the municipality's little triangle piece of land that will be incorporated into the site.

There is more to outline here and the positive aspects of this development are numerous. This seems to be a little like the development of the open air area of Park Royal (Main Street) where there was a initial reticence by the local area residents to the concept but since the development has been here for a while, there has been a wholesale shift to loving it. Please to submit this as a concerned resident of West Vancouver.

Cheers, s. 22(1)

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Wednesday, April 1, 2026 4:13 PM
To: correspondence
Subject: Rezoning Woodcrest Woodgreen

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Re: WOODCREST, WOODREEN TOWNHOUSE development.

[REDACTED]

We want to support this so there are affordable homes dor our kids.

Name: [REDACTED] s. 22(1)

Address: [REDACTED] s. 22(1)

Occupation: [REDACTED] s. 22(1)

Phone: [REDACTED] s. 22(1)

Sincerely,
[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, April 2, 2026 4:14 PM
To: correspondence
Subject: Woodgreen Townhouse development

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Dear Mayor and Council,

I am writing to share my sincere support for the proposed Woodgreen Townhouse development.

West Vancouver has been home to me [REDACTED] s. 22(1) and it is a community that has shaped who I am today. I grew up attending Hillside Middle School and West Vancouver Secondary, and some of my most meaningful memories—like school camping trips to Bowen Island and learning to ski at Grouse Mountain—are rooted here.

These experiences are not just memories, but part of the foundation that made me always hope to one day raise my own family in this same community.

Over the years, I have watched West Vancouver grow and change. What makes it special has always been its strong sense of community and natural beauty. At the same time, I believe it is important that we continue to evolve in a way that allows future generations to build their lives here as well. Creating more attainable housing options is an important step in that direction.

Like many others, it is a daily reminder of how difficult it has become to live close to where we work and contribute. The ability to remain in this community—both personally and professionally—would make a meaningful difference in quality of life.

The Woodgreen Townhouse development feels like a thoughtful and balanced solution. It offers an opportunity to introduce more attainable housing while still respecting the character and feel of West Vancouver. It is the kind of development that allows people like myself to realistically consider staying in the community long-term.

My wife and I have genuinely considered this opportunity, as it aligns with our goal of putting down roots here for the future. Opportunities like this are becoming increasingly rare, yet they are so important for families, young professionals, and even downsizers who want to remain part of the community they love.

I truly believe projects like Woodgreen can help support local businesses, reduce long commutes, and keep the community vibrant and connected. More importantly, it allows people who care deeply about West Vancouver to continue calling it home.

I respectfully encourage the Council to support and move forward with this project. It represents not just development, but an investment in the future of the community.

Thank you very much for your time and consideration.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver, s. 22(1)

s. 22(1)

From: s. 22(1)
Sent: Thursday, April 2, 2026 4:30 PM
To: correspondence
Subject: Woodcrest Townhomes

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Mr. Mayor and Councilors,

My sister, s. 22(1) and I, s. 22(1) oppose the 37-unit Woodcrest Townhomes development, and we have spoken with a good number of neighbours who feel the same.

May I draw your attention to page 15, paragraph 2, of the February 17, 2026 Council Report on the Woodcrest Townhomes?

Discussing the public information meeting of March 14, 2024, the report reads:

“Following the meeting the council received numerous emails from the public expressing their non-support for the proposal, citing traffic safety, lack of parking (on- and off-site), view concerns and primarily that the scale of the development and the townhouses do not suitably ‘fit’ this area of Cypress Park Estates.”

Do the opinions of West Vancouverites count for nothing?

While the results of the developer’s questionnaire may appear more positive, it is a biased survey instrument, which would not allow expression of my negative responses. I had to use email to fully express my concerns. Apparently, many of my neighbours felt the same.

The first question on the questionnaire is an example of the failure to allow negative responses. While I agree that West Vancouver needs more townhomes for the ‘missing middle,’ it doesn’t follow that I want 37 of them, plus an amenity building, on three and a half lots right at the entrance to our neighbourhood.

The main concern is safety. The development is within West Vancouver’s Wildfire Hazard Development Permit Area, so the developer is required to have a Wildfire Hazard Development Permit before a building permit will be issued. According to the “FireSmart BC Begins with You Guide,” available on the West Vancouver website, “Coniferous trees are highly flammable.” The majority of trees on the proposed development site are conifers. The Guide also states the area 1.5m to 10m around a home, “...should be fire-resistant, free of all materials that could easily ignite from a wildland fire.” Until the Wildfire Hazard Development Permit is issued, it remains unknown which trees on the site can be saved. The Permit also requires building materials to be wildfire resistant, so it will determine which materials can be used on the exteriors of the buildings. If Council makes a decision based on the report dated February 17, 2026, it will vote without knowledge of the final requirements for trees and building exteriors.

Another safety concern is traffic, which moves through the neighbourhood dangerously, with many drivers routinely ignoring the rules of the road.

Page ten of the February 17, 2026 Council Report on the Woodcrest Townhomes states:

“Given the provided site lines, signage and required speeds, the TIA confirms that the proposed parkade entrance is suitable and safe.”

Unfortunately, a majority of north bound drivers take the ninety-degree corner immediately south of the proposed parkade entrance at higher than “required speeds,” often veering into the oncoming lane to compensate for their speed. Cars slowly pulling out of the parkade would be at the mercy of these speeding drivers.

Other traffic concerns are the three ways drivers misuse the intersection half a block west of the development site. The intersection joins the Highway 1, exit 4 westbound off ramp to the road accessing the development site. First, drivers stop at the stop sign at the end of the off ramp, but often fail to look to their right, where cars come from the direction of the development site. These drivers then make a left turn cutting off cars coming from the development site. Second, drivers who have stopped at the off ramp stop sign see cars coming from the direction of Caulfeild Village Mall and assume that, instead of continuing in the direction of the development site, those cars are going to turn right onto the westbound Highway 1 on ramp. Drivers frequently pull into the path of the cars with right of way traveling in the direction of the development site. Third, coming from the development site, drivers make left-hand turns onto the Highway 1 westbound on ramp, not stopping for cars with the right of way traveling towards the development site.

I had a personal experience of this. My car was written off at that intersection. As I approached the intersection traveling towards the development site (with the right of way), I saw a car reaching the intersection from the direction of the development site stop in the left-hand turn lane, waiting to access the westbound on ramp. Another car that had stopped at the stop sign on the Highway 1 off ramp made a left turn, pulling across my lane, forcing me to slow down (I was already going under 50km/hr). When that car exited my lane, I saw to my horror that the car that had previously stopped in the left turn lane was making a left turn across my path. The police attended and ICBC ruled the other driver 100% at fault. I believe the other car was a write off too.

Illegal street parking creating traffic hazards is also a concern given that there are only seven visitor spaces for the 37 units and street parking is extremely limited.

The density of the development (with unknown tree retention and exterior materials) does not fit with the context and character of the neighbourhood.

Page thirteen, subsection f of section 6.6 of the February 17, 2026 Council Report on the Woodcrest Townhomes states:

“The development proposal exhibits a design that will complement the existing neighbourhood and not negatively impact the existing context and character of the area.”

I disagree. First, until the Wildfire Hazard Development Permit is issued, the final number of trees and exterior materials are unknown. Second, the vast majority of homes in Cypress Park Estates are single family dwellings on large lots, allowing for plenty of trees and green space. Single family homes border the development to the north and to the west, separated only by narrow roads. Five buildings on three and a half lots is entirely out of character with the neighbourhood. Buyers looking for a single-family home might be discouraged when the first thing they see in our neighbourhood is a large development.

I would also like to mention that the proposed trail connecting Woodcrest Road and Woodgreen Road is largely on land belonging to the Ministry of Transportation and Transit and permission to build on it has not been obtained, according to the February 17, 2026 council report.

West Vancouver needs more affordable housing, but it needs to be in the right places. Perhaps we could start with more gentle densification at the entrance to Cypress Park Estates, building duplexes on the proposed development site.

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, April 2, 2026 8:24 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; thompson@westvancouver.ca; Linda Watt; correspondence
Subject: Strong Opposition to the Proposed 37-Unit Townhouse Development at Woodcrest/Woodgreen

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Mayor and Council,

As a long-time resident of this neighbourhood, I am writing to express my strong opposition to the proposed 37-unit townhouse development at 4430–4504 Woodcrest Road and 4504 Woodgreen Drive.

Our community has always been valued for its quiet environment, natural surroundings, and low-density character. This proposal would fundamentally change the nature of the neighbourhood and create impacts that residents will have to live with for decades. My concerns include:

- **Density far beyond what this area can reasonably support.** The scale of this project is excessive for a neighbourhood built and planned as single-family residential. It goes well beyond what provincial guidelines envision and is incompatible with the existing community fabric.
- **Infrastructure strain.** Our roads, water system, and sewage network were never designed for high-density development. Adding 37 units in this small area will place significant pressure on systems that are already limited.
- **Traffic congestion and safety risks.** Woodcrest and Woodgreen form a narrow, constrained corridor that serves as the main access route for Cypress Park Estates. Increased traffic from this development will worsen congestion and create safety concerns for residents, children, and pedestrians.
- **Loss of neighbourhood character and natural environment.** Many of us chose to live here because of the peaceful, natural setting. Approving this project would permanently alter that character and open the door to further high-density rezonings.
- **Precedent for future developments.** Once a project of this scale is approved, it becomes difficult to prevent similar proposals from spreading throughout the area, further eroding the qualities that make this neighbourhood livable.

I respectfully urge Council to reject this rezoning application and protect the long-term well-being of our community.

Thank you for taking the time to consider the concerns of local residents.

Sincerely,

[REDACTED]
s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, April 2, 2026 8:25 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; thompson@westvancouver.ca; Linda Watt; correspondence
Subject: Concerns Regarding the Proposed 37-Unit Development at Woodcrest/Woodgreen

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Mayor and Council,

I am writing as a resident of this neighbourhood who is deeply concerned about the proposed 37-unit townhouse development at 4430–4504 Woodcrest Road and 4504 Woodgreen Drive.

Our community was built on the foundation of low-density living, natural surroundings, and a peaceful environment. This proposal represents a dramatic shift from what this area was designed to support. I would like to highlight several issues that I hope Council will seriously consider:

First, the **scale of the project is simply too large** for this location. The density far exceeds what is reasonable for a neighbourhood planned and serviced as single-family residential. It does not align with the character or expectations of the community.

Second, **our infrastructure is not equipped** for this level of intensification. Roads, water lines, and sewage systems were never intended to handle the demands of dozens of additional households concentrated in such a small area.

Third, the **traffic impact will be significant**. Woodcrest and Woodgreen form a narrow corridor that already serves as the main access route for Cypress Park Estates. Adding the vehicle load from 37 units will inevitably create congestion and raise safety concerns for everyone who relies on this route daily.

Finally, approving a development of this magnitude would **set a precedent** that could fundamentally change the future of our neighbourhood. Once high-density rezoning begins, it becomes increasingly difficult to maintain the qualities that make this community unique and livable.

I respectfully ask Council to consider the long-term implications of this proposal and to reject the rezoning application.

Thank you for listening to the voices of local residents.

Sincerely,
[REDACTED] s. 22(1)

Resident, Cypress Park Estates

From: [REDACTED] s. 22(1)
Sent: Friday, April 3, 2026 9:46 AM
To: correspondence
Subject: Opposition to Rezoning (Woodcrest Townhomes)

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I am writing to convey my opposition to the rezoning proposal to allow 37 townhouse units on Woodcrest Road/Woodgreen Drive.

I live in the neighbourhood and intentionally chose this area for my family when we recently moved to West Vancouver because I appreciated the quiet and low density character of the neighbourhood. As you are aware, this area, especially above the highway, consists of large lots with an abundance of trees that integrate well with the surrounding natural park areas. The neighbourhood and its infrastructure were planned to consist of single family homes.

This proposed development is far too large for an area with such low density. It far exceeds current provincial guidelines for density on three lots. It would significantly alter the character of this area on a permanent basis and would be an eyesore. This level of density also does not make sense for the location as townhouse and apartment developments generally thrive where there is good access to transit and the walkability is high. This location is on a transit route with a bus that comes only once per hour and stops running around 10 p.m., it is not very walkable to the local mall area (the quickest way would involve walking near a highway on the shoulder of a road that is managed by the Province), and there are no other commercial services nearby. I am also concerned about the number of trees proposed to be removed. I find it interesting how some have written in favour of this development proceeding on the basis that they love the aesthetics of the Caulfeild/Cypress Park Estates neighbourhood, perhaps not realizing that this development would permanently alter exactly what makes the aesthetics of this area so wonderful.

The main point that drew me to move from a more urban area to West Vancouver was that I desired lower density and that I always found West Vancouver allows development in a reasonable fashion. It historically has allowed for gentle densification without affecting neighbourhood character. A good example of densification in this area are the townhomes behind the Caulfeild mall. They have integrated well and are walkable to the mall, but the key is that they were part of a master planned community that was able to integrate density where it made sense and retain appropriate character. This proposal is not integrated with the local area at all and will serve to create an unattractive patchwork of density in an area that it is not suited for. It also makes no sense that this proposed development is significantly higher in density than what currently exists in the Caulfeild mall area where there are more commercial services and the walkability factor is much higher.

I appreciate the current council's non-ideological approach in approving more density where it makes sense such as the new development nearby at Cypress Bowl. This allows for a master planned community to be built that can incorporate density with appropriate levels of services and infrastructure. Such an approach permits an aesthetically pleasing incorporation of density thus avoiding unattractive patchwork development that wrecks existing neighbourhood character. I would suggest council focus on increasing the housing mix of West Vancouver in that fashion in new areas which will allow West Vancouver to retain its overall desirable character that continues to attract people such as myself to the particular lifestyle that West Vancouver offers.

For the foregoing reasons I urge the council to reject this proposal.

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Friday, April 3, 2026 10:06 AM
To: correspondence
Subject: Input - Public Hearing 13 April Development Permit 23-061 (4430, 4450, and 4460 Woodcrest Road and 4504 Woodgreen Drive).

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I am writing to express my support for the proposed town house development at 4430, 4450, and 4460 Woodcrest Road and 4504 Woodgreen Drive.

West Vancouver needs more housing developments like this one to meet the evolving needs of our community. In particular, this proposal offers an important opportunity for seniors to down size while remaining in their own neighbourhood, close to friends, family, services, and the community connections they have built over many years.

I encourage Council to approve and support this proposed development as an important step toward addressing the community's housing needs.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Friday, April 3, 2026 10:59 AM
To: correspondence
Subject: Woodcrest Townhomes

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I am writing in support of this development. Born and raised on the North Shore, it took me 50 years to be able to purchase in West Vancouver. I never hope to leave but we need more variety of housing.

I live at [REDACTED] s. 22(1) West Van

Thanks,

[REDACTED] s. 22(1)

From: Marine Drive Chiropractic <marinedrivechiropractic@gmail.com>
Sent: Saturday, April 4, 2026 9:22 AM
To: correspondence
Subject: Woodcrest, Woodgreen Townhouse Development

CAUTION: This email originated from outside the organization from email address marinedrivechiropractic@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.

Good Day,

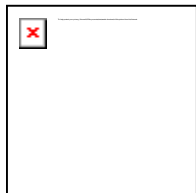
To Whom it May Concern:

I would like to lend my voice to the above named project. I think it would be a valuable addition to the neighbourhood and help to increase density in a sparse housing market. As someone who lives in and is a business owner on the North Shore I can wholeheartedly endorse this.

Thank you for your consideration.

Respectfully,

Dr. Vincent J. Leering
Chiropractor
Owner Marine Drive Chiropractic.



1372 Marine Drive
North Vancouver, BC, V7P 1T4

(604) 985-0461

Instagram @marinedrivechiropractic

From: [REDACTED] s. 22(1)
Sent: Saturday, April 4, 2026 10:06 AM
To: correspondence
Subject: Support For Woodcrest Townhomes Development

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Dear Mayor and Council,

I am writing to express my support for the proposed Woodcrest Townhomes development in lower Cypress Park Estates.

[REDACTED] s. 22(1)
[REDACTED] s. 22(1) I appreciate the importance of well-planned housing that fits within the character of West Vancouver while expanding the range of homes available in the community. In my view, this proposal reflects that kind of thoughtful approach.

I support development that improves housing choice, contributes to affordability, and helps address the missing middle. The Woodcrest Townhomes project would add a needed and practical housing option for families and working professionals who want to live in West Vancouver.

The site is well suited to this type of housing. Located beside the Caulfeild highway off-ramp, it makes sensible use of land while still preserving trees and maintaining strong pedestrian connectivity. The link to the tunnel under the highway provides direct walkable access to Rockridge Secondary and Caulfeild Village, which is a meaningful benefit for residents, students, and families.

The project also offers an opportunity for more attainable housing for teachers, municipal employees, firefighters, police officers, and other essential workers who contribute to the community and would benefit from being able to live closer to where they work.

From a transportation standpoint, the location provides efficient highway access while adding minimal impact to the surrounding neighborhood, as supported by the Municipality's traffic report. The parking

access for the development is separate from neighboring accesses, and the bus stop directly across the street further improves transit connectivity.

In terms of design, the project appears to respond well to the site's topography, with the slope toward the highway helping to reduce the visual impact of the buildings from the street. The use of triple-glazed windows should also help mitigate highway noise. The proposed lighted pathways and landscaped walkways connecting to the tunnel under the highway would enhance the neighborhood and improve accessibility.

Overall, I believe this proposal offers significant benefits to the community and represents the kind of thoughtful growth that West Vancouver should encourage.

Please accept this letter as my support for the Woodcrest Townhomes project.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Date: April 6, 2026 at 10:48:22 AM PDT
To: mark@westvancouver.ca, ccassidy@westvancouver.ca,
ngamboli@westvancouver.ca, plambur@westvancouver.ca, ssnider@westvancouver.ca,
sthompson@westvancouver.ca, lwatt@westvancouver.ca
Subject: Rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive

Attn: District of West Vancouver Council Members

I have lived in the Cypress Estates neighbourhood for 40 years. I grew up on [REDACTED] s. 22(1) & I am now raising my young family [REDACTED] s. 22(1). I chose to move back here because of the safe, sleepy & intimate feel of the neighbourhood.

I strongly reject this development proposal as it will change the familiar, small town feel of West Vancouver that I love so much (and the reason I am raising my family here).

Our neighbourhood does not have the infrastructure to support the proposed density. If infrastructure were to be upgraded to suit the plan, it would irrevocably alter the quiet, peaceful nature of our neighbourhood.

- This proposal far exceeds the provincial government limit of 3-6 units per single-family residential lot.
- 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 city council approves this project, this will set the stage for continued high-density developments throughout the entire area. Further eroding our single-family residential infrastructure.

Please do not let West Vancouver fall prey to the density agenda of the federal government.

Thank you for your time,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)

(1)(15)

Date: April 6, 2026 at 11:31:04 AM PDT

To: mark@westvancouver.ca, ccassidy@westvancouver.ca,
ngambioli@westvancouver.ca, plambur@westvancouver.ca, ssnider@westvancouver.ca,
sthompson@westvancouver.ca, lwatt@westvancouver.ca

Subject: Rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive

⚠ External sender. Take care opening links or attachments. Do not provide your login details.

Attn: District of West Vancouver Council Members

I have lived in Cypress Park Estates for twenty years. I am raising my family [REDACTED] s. 22(1) I did not select this neighbourhood by accident or out of convenience. I did so because I knew exactly what it offered, and because I wanted my children—now two teenagers—to grow up in the same kind of quiet, stable, family-oriented community that shaped me.

That is what is at stake here.

Over the years, I have also built multiple professional businesses with headquarters in West Vancouver. I have invested my working life here as well as my family life. I know what it means to commit to a place, to believe in its long-term value, and to put down real roots. For my family, this community has never been an abstract postal code. It is home. It is where my children have space to grow, where my two large dogs enjoy the open areas and freedoms that still exist here, and where daily life retains a civility and calm that is increasingly difficult to find.

This proposal threatens to dismantle that balance.

I do not object to every form of change. No serious person does. Communities must evolve, and responsible growth is part of civic life. But there is a difference between thoughtful growth and indiscriminate intensification. This proposal falls into the latter category. It asks Cypress Park Estates to absorb a form and scale of development that is plainly at odds with the neighbourhood's infrastructure, its layout, and its character.

The physical realities are straightforward. The roads, sewer systems, and water infrastructure in this area were designed for single-family residential use. They were not built for high-density loading. They were not built for significant traffic intensification. They were not built to serve as the foundation for a new planning experiment. And if those systems must now be expanded or re-engineered to accommodate this proposal, then residents will be asked to accept not only the density itself, but also the permanent transformation of the neighbourhood required to sustain it.

That is not a minor adjustment. It is a wholesale change in kind.

The implications are serious and immediate.

First, the proposed density exceeds the provincial framework of 3 to 6 units per single-family residential lot. This is not a modest interpretation of broader policy direction. It is an aggressive overreach, and one that would establish a dangerous precedent.

Second, Cypress Park Estates is served by a constrained corridor for residents moving in and out of the neighbourhood. It works because the area remains low-density. Add significant new volume, and congestion will follow—not eventually, but predictably. This affects safety, emergency access, daily convenience, and the simple livability of the area.

Third, Council should be under no illusion that this application stands alone. Approving it will not close the matter. It will open it. It will signal that this form of intensification is acceptable here, inviting similar proposals and compounding strain across the area. One approval becomes the rationale for the next, and then the next, until the character of the neighbourhood has been altered not by one dramatic decision, but by a series of avoidable ones.

This is how communities lose themselves: gradually, bureaucratically, and under the language of necessity.

There is, of course, a larger political story in circulation—one that treats density as a universal civic virtue, as though every neighbourhood must submit to the same formula regardless of its structure, context, or capacity. But good planning is not the mechanical application of ideology. It is the disciplined exercise of judgment. It asks what fits, what serves, and what can be sustained without sacrificing the very qualities that made a community worth preserving.

Cypress Park Estates is not opposed to the future. But the future of West Vancouver should not be built on forcing fundamentally unsuitable development into neighbourhoods never designed to absorb it.

I ask Council to reject this proposal clearly and decisively.

Do so not as an act of resistance to change, but as an act of stewardship. Protect the neighbourhoods that families have chosen deliberately. Protect the infrastructure from demands it was never intended to bear. Protect the open, peaceful character of this community before it is chipped away by precedents that cannot easily be undone.

Please do not permit Cypress Park Estates to become an example of planning without proportion.

Thank you for your consideration,

s. 22(1)

s. 22(1), West Vancouver

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 1:18 AM
To: correspondence
Subject: WOODCREST TOWNHOME SUPPORT

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 Sager and Councillors,

My name is [REDACTED] s. 22(1). I was born and raised here in British Columbia. I sold my property [REDACTED] s. 22(1) and looking to downsize to something comfortable safe and would love to be part of a community. Woodcrest development appeals to me as it relates to a new journey in the twilight of my life. I've owned a condo for several years, but looking to try own not only a townhouse but preferably a complex where I can feel that I am part of the neighborhood.

Woodcrest has all the makings of something very special. West Van needs this development to bring people together and embrace the simplicity of nature, calmness and practicality .

I firmly believe this project has not only the spirit, but in addition , the practical housing options to grow a neighborhood within a neighborhood.

Sincerely

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 3:57 PM
To: Mark Sager, Mayor; Christine Cassidy; Sharon Thompson; correspondence
Subject: Opposing the Development & rezoning application on wood crest road

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Dear WestVancouver Councilors and Mayor,

I am a resident at [REDACTED] s. 22(1) West Vancouver, BC [REDACTED] s. 22(1) and I'm writing to share my disagreement with the proposed below development project. West Vancouver had an opportunity to accept redevelopment of 4-6 units on large lots per provincial mandate and refused to do so which could benefit the community, and have a gentle densification impact and spread out equity for our community. I fail to understand why a high density project like this proposal would even be considered given the recent decisions.

With that I am sharing my opposition to this development and will be attending the public hearing on April 13. We need more responsible development moving forward.

“

Proposed 37-unit townhouse development

Rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive”

Kind Regards,

[REDACTED] s. 22(1)

[REDACTED]

From: s. 22(1)
Sent: Tuesday, April 7, 2026 4:41 PM
To: correspondence
Subject: Support for Caulfield Missing Middle Housing Proposal

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Dear Mayor and Council,

My name is s. 22(1), and I am writing to express my full support for the proposed development in Caulfield.

As a young professional, I have long aspired to live in West Vancouver. It is a community I deeply respect for its natural beauty, strong sense of community, and access to some of the best schools in the region. I see it as an ideal place to settle down, build a life, and raise a family.

However, one of the biggest challenges people in my position face is the lack of attainable housing options within West Vancouver. There is a clear gap between single-family homes and smaller condominium units — what is often referred to as the “missing middle.” This project directly addresses that need by introducing thoughtfully designed townhomes and single-level homes that are far more aligned with what young professionals and growing families can realistically consider.

Having reviewed the proposal, I believe it represents a well-considered and responsible approach to adding housing in a highly desirable area. The inclusion of ground-oriented homes, green space, and proximity to schools makes this an especially compelling opportunity for people like myself who hope to establish roots in the community long-term.

Developments like this are essential if West Vancouver is to remain a vibrant and evolving community — one that welcomes not only long-time residents, but also the next generation of homeowners and families.

I strongly encourage Council to support this proposal.

Thank you for your time and consideration.

Sincerely,
s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 5:04 PM
To: correspondence
Subject: Woodcrest Townhouse Development in Lower Cypress Park Estates

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Dear Mayor and Council,

I am writing in support of the proposed Woodcrest Townhomes development in Lower Cypress Park Estates.

My name is [REDACTED] s. 22(1) and I grew up in West Vancouver. Now, at this stage of my life, I find myself seriously considering a return to the community that I have always felt connected to.

As someone [REDACTED] s. 22(1) I am looking for a home that offers comfort, practicality, and a sense of community—something that townhome living can provide. However, options like this in West Vancouver are extremely limited, which makes returning increasingly difficult despite my strong ties to the area.

At the same time, my parents are long-time West Vancouver residents who will be looking to downsize in the near future. For them, single-level, accessible living is a priority, yet there are very few suitable options available locally. Like many seniors, they want to remain in the community they know, close to friends, family, and familiar amenities.

What makes this proposal particularly meaningful is that it addresses both of these needs. The townhomes offer a realistic and appealing option for someone like myself, while the inclusion of one-level, ground-oriented homes creates an opportunity for my parents—and others in similar situations—to downsize without leaving West Vancouver.

This kind of housing mix supports continuity within the community. It allows families to remain connected across generations, rather than being forced to look elsewhere due to a lack of suitable housing options.

In my view, this is exactly the type of thoughtful and balanced development that West Vancouver needs—one that reflects real-life transitions and supports residents at different stages of life.

Thank you for your time and consideration.

Sincerely,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 5:12 PM
To: correspondence
Subject: Support for Woodcrest Townhomes – Caulfield

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'm writing to express my full support for the proposed Woodcrest Townhomes development in Lower Cypress Park Estates.

My name is [REDACTED] s. 22(1), and I am a working professional in the real estate industry, specializing in multiplex development across Greater Vancouver. Through my work, I've had the opportunity to study housing trends and better understand where there are clear gaps in the market.

From that perspective, this project stands out as a very thoughtful and well-aligned response to what is currently missing in West Vancouver. There is a clear lack of diverse, ground-oriented housing options—particularly townhome-style residences that offer livability for families without the barrier of detached home pricing.

On a personal level, [REDACTED] s. 22(1) West Vancouver is a community I would love to be part of. The proximity to top-quality schools, access to nature, and overall lifestyle make it incredibly appealing. A development like this would provide an opportunity for families like mine to realistically consider making that move.

Having reviewed the proposal, I am impressed with the vision and the type of housing being introduced. It not only fills a gap in the market but does so in a way that complements the character of the area.

I am excited about the prospect of this development proceeding and strongly encourage Council to support it.

Thank you for your time and consideration.

Sincerely,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 5:27 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Letter of support

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Subject: Support for Woodcrest Townhomes – Caulfield

Dear Mayor and Council,

I'm writing to express my strong support for the proposed Woodcrest Townhomes development in Lower Cypress Park Estates.

My name is [REDACTED] s. 22(1) and I am a working professional in the real estate industry. Having lived on the North Shore for the majority of my life, I have a deep understanding of the local market and the types of housing that are currently lacking.

From both a professional and personal perspective, this is a product I can confidently stand behind. There is a significant shortage of this type of housing in West Vancouver—particularly well-designed, ground-oriented townhomes and single-level, three-bedroom homes with functional layouts and access to garages.

This development directly addresses that gap. It offers an ideal solution for young families who want to raise their children in a safe, established community with access to excellent schools, while also providing a highly attractive option for downsizers seeking single-level living without leaving the area.

It's rare to see a proposal that so clearly meets the needs of multiple segments of the community. In my view, this project would not only be well received, but also a strong success given the current demand for this type of housing.

I fully support this development and would encourage its approval.

Thank you for your time and consideration.

Sincerely,
[REDACTED] s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 5:50 PM
To: correspondence
Subject: Woodcrest Townhomes - Lower Cypress Park Estates

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Dear Mayor and Council,

I am writing in support of the proposed Woodcrest Townhomes development in Lower Cypress Park Estates.

My name is [REDACTED] s. 22(1), and I have been a long-time resident of the North Shore. Over the years, I have taken a strong interest in real estate, land use, and the long-term economic health of our communities. From that perspective, I believe this project represents a thoughtful and well-positioned addition to West Vancouver's housing mix.

One of the consistent challenges we face across the North Shore is the lack of "missing middle" housing—options that sit between single-family homes and higher-density apartment product. This gap has created affordability pressures and limited the ability for younger families, professionals, and even downsizers to remain in the community. From both a market and planning standpoint, this is an inefficiency that needs to be addressed.

This proposal does exactly that. It introduces ground-oriented housing in a location that is already well supported by infrastructure—adjacent to Highway 1, close to transit, and within reach of established amenities. In my view, this is an example of appropriate density: placing housing where it makes the most sense, rather than pushing growth into less suitable areas.

From an investment and long-term community perspective, projects like this contribute to a more resilient housing ecosystem. A broader mix of housing types supports price stability, increases accessibility, and ultimately strengthens the local economy. It also allows residents at different stages of life to remain on the North Shore, rather than being forced to relocate elsewhere.

I also appreciate that the proposal appears to be mindful of its surroundings, with consideration given to topography, access, and overall integration into the existing neighbourhood. These are important factors in ensuring that new development enhances, rather than detracts from, the community.

Change can be difficult, but in my experience, well-located and well-executed developments such as this tend to prove their value over time.

For these reasons, I respectfully support the approval of the Woodcrest Townhomes project.

Thank you for your time and consideration.

Sincerely,
[REDACTED] s. 22(1)

s. 22(1)



From: s. 22(1)
Sent: Tuesday, April 7, 2026 5:53 PM
To: correspondence
Subject: Woodcrest Townhomes – Letter of Support

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,

My name is s. 22(1) and I am a young professional working in the real estate industry. I am writing to express my support for the Woodcrest Townhomes proposal after reviewing the presentation materials.

What immediately stood out to me is how thoughtfully this project addresses a long-standing gap in West Vancouver’s housing landscape. Ground-oriented, townhome-style housing is extremely limited in the area, despite consistent demand from buyers seeking a more attainable and practical alternative to detached homes.

From both a personal and professional perspective, I see significant value in what is being proposed. Caulfield is a highly desirable and well-established community, and introducing this form of housing feels both appropriate and well-aligned with the neighborhood’s character. It provides an opportunity to diversify the housing mix without compromising the quality and identity of the area.

Projects like this play an important role in creating more accessible pathways into communities like West Vancouver, particularly for young professionals and families who are looking to establish themselves long-term.

Overall, I believe this is a strong, well-considered proposal that contributes positively to the future of housing in West Vancouver.

Thank you for your time and consideration.

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 6:39 PM
To: correspondence
Subject: Woodcrest Townhomes

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Dear Mayor and Council,

I'm writing to express my support for the proposed Woodcrest Townhomes development in Lower Cypress Park Estates.

My name is [REDACTED] s. 22(1) and I'm a young working professional who has always aspired to one day live in West Vancouver. It's a community I've long admired for its lifestyle, natural beauty, and strong sense of community.

At this stage in my life, however, I've come to realize how limited the housing options are. Apartments often don't offer the space needed to comfortably raise a family, while detached homes are currently out of reach. That's why developments like this are so important.

Brand new townhomes in a desirable area like Caulfield are incredibly appealing. They provide a realistic path into the community for people like myself, while still offering the space, functionality, and quality of life that families are looking for.

I love the idea of being able to raise a family in this area and become part of the community long-term. This type of housing makes that possibility feel much more attainable.

I believe this project addresses a real need and would be a very positive addition to West Vancouver.

Thank you for your time and consideration.

Sincerely,

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 6:54 PM
To: correspondence
Subject: Support for Woodwinds Development

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Dear Mayor and Council,

I am writing to express my support for the proposed Woodwinds Townhomes development in Lower Cypress Park Estates.

My name is [REDACTED] s. 22(1), and I work on the North Shore as a professional home inspector with a background in residential construction. Through my work, I have the opportunity to see a wide range of housing products across the region, which gives me a practical perspective on construction quality, design, and what is currently being built.

A colleague of mine, [REDACTED] s. 22(1) recently shared the presentation deck for this project, and I've had the chance to review it. From what I've seen, it appears to be a well-considered and thoughtfully designed development that would be a strong addition to the neighbourhood.

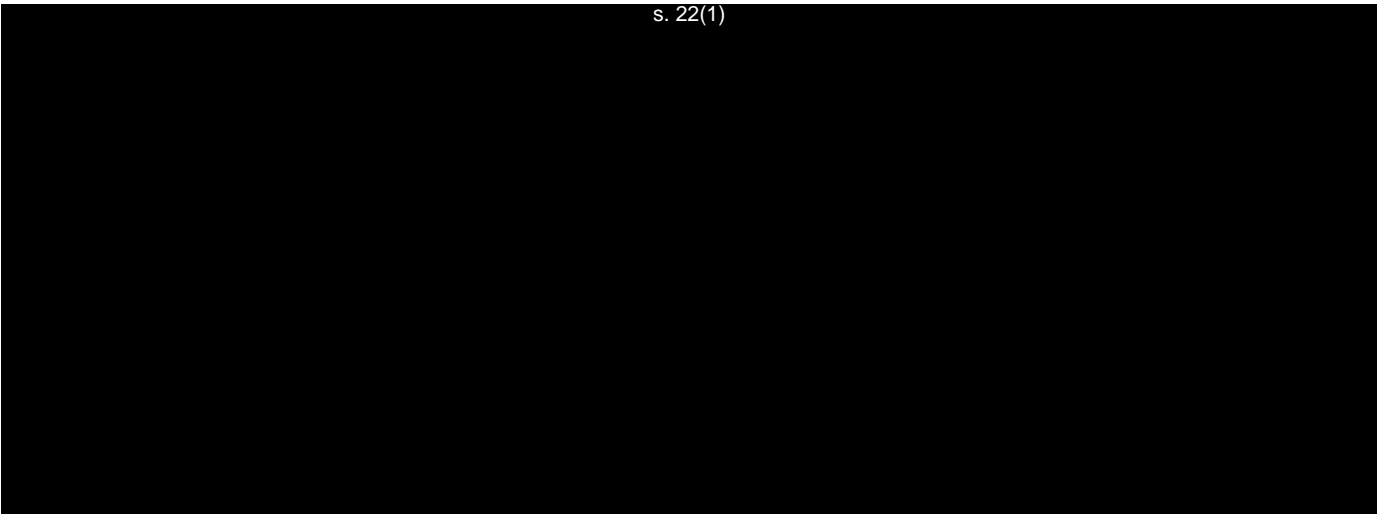
In my experience, newer townhome developments of this nature are quite rare in West Vancouver. The inclusion of ground-level, one-level homes is particularly notable, as these types of units are highly desirable for downsizers yet are very limited in supply.

This project addresses a clear gap in the market while also maintaining a level of design and livability that fits well within the surrounding community.

Based on both my professional experience and my review of the proposal, I believe this is a quality development and I am fully supportive of it moving forward.

Thank you for your time and consideration.

[REDACTED] s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 7:26 PM
To: correspondence
Subject: Support for the Woodcrest Development project.

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Dear West Vancouver City Council,

I'm writing to express my support for the proposed Woodcrest Townhomes development on the sites of 4430, 4450, 4460 Woodcrest Road and 4504 Woodgreen Drive. This project will bring numerous benefits to our neighbourhood, including:

- Increased housing options within the area with a mix of duplexes and triplexes, rowhouses and townhouses for families and professionals
- Job creation during construction and potentially long-term employment opportunities
- Modern, energy-efficient homes that will enhance the area's aesthetic appeal by contributing to the neighbourhood context and character.
- Potential upgrades to local infrastructure and amenities
- A boost to the local economy and businesses including Caulfield Village Mall, through increased spending and investment

My mother who has worked in the area for many years and loves the atmosphere and community, wants to downsize from her single-family home. She would seriously consider these Woodcrest Townhomes as an option, as she otherwise wouldn't be able to afford a home in the area due to the lack of housing options.

I believe this development aligns with our community's goals and will contribute to a more vibrant, diverse neighborhood.

Sincerely,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 7:47 PM
To: correspondence
Subject: Support for Woodcrest Townhomes – Caulfield

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Dear Mayor and Council,

I'm writing to express my full support for the proposed Woodcrest Townhomes development in Lower Cypress Park Estates.

My name is [REDACTED] s. 22(1) and I've lived on the North Shore my entire life. I recently had the opportunity to review the preliminary pitch deck for this project, and I really like what I'm seeing.

What stood out to me most is the mix of housing being proposed. The combination of townhomes and one-level, three-bedroom homes is very appealing and, in my view, something that is currently lacking in West Vancouver. There is a clear gap in this type of housing, particularly for people looking for well-designed, ground-oriented options that are more attainable than detached homes.

I believe this project helps fill that void in a meaningful way. It offers a thoughtful housing solution in a desirable location, and it's encouraging to see a development that focuses on quality design and livability.

Overall, I think this is exactly the kind of project that should be supported, and I would be very pleased to see it move forward.

Thank you for your time and consideration.

Sincerely,
[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Wednesday, April 8, 2026 8:08 AM
To: correspondence
Cc: s. 22(1)
Subject: Supporting thoughtful, inclusive housing in West Vancouver- The Woodwinds

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To Whom It May Concern,

My name is s. 22(1). I am a long-term North Shore & Sea to Sky homeowner and have worked as a mortgage broker for many years, assisting individuals and families across the North Shore navigate housing affordability and financing.

I am writing to express my support for The Woodwinds development.

From both a professional and personal perspective, I see a clear and growing need for housing that bridges the gap between single-family homes and traditional apartment living. This project introduces a form of “missing middle” housing that is critically underrepresented in West Vancouver—offering options that are more attainable, appropriately scaled, and better aligned with the evolving needs of residents.

In my work, I regularly see the challenges faced by local families, young professionals, and downsizers who are seeking to remain in their community but are limited by a lack of diverse housing options. Developments such as The Woodwinds contribute to a more inclusive and balanced housing ecosystem by providing well-designed, ground-oriented homes that can accommodate a range of life stages.

I also appreciate the project’s emphasis on livability, thoughtful site planning, and integration with the surrounding neighbourhood. Increasing housing choice in established communities—while maintaining high design standards—is an important step toward long-term social and economic sustainability.

I respectfully encourage Council to support this application.

Sincerely,
s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Monday, April 6, 2026 4:22 PM
To: correspondence
Cc: Mark Sager, Mayor; Sharon Thompson; Linda Watt; Nora Gambioli; Christine Cassidy; Scott Snider; Peter Lambur
Subject: Thank you for your service and Happy Easter!

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Dear Mayor and Councillors,

On Sunday, April 5th our Premier David Eby issued the following statement recognizing Easter:

“Today, people in B.C. and around the world are celebrating Easter. Easter Sunday is the most important day on the Christian liturgical calendar.

Easter is the last day in a long season of Christian observances stretching from Shrove Tuesday and Ash Wednesday, through the 40-day fast of Lent, to Holy Thursday and Good Friday.

For Christians, Easter marks the day that their Saviour, Jesus Christ, was resurrected, making this an important holiday about the triumph of life over death, and key values in Christianity: the ultimate power of love, and the importance of self-sacrifice, putting others first, ahead of ourselves.

Easter is also widely celebrated as a civic holiday and an opportunity for people to get together with friends and family to eat good food with good company.

Many families and communities also celebrate by hiding chocolate eggs and other treats for children to find on Easter morning, making this a popular holiday for kids.

To all those who are celebrating, happy Easter!”

I want to wish you, our Mayor and Council, all the best in this Easter week and thank you for your personal sacrifices in putting our community first with your municipal service over the last three and a half years.

Kind regards,

s. 22(1)

s. 22(1)

West Vancouver, BC s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 6, 2026 7:30 PM
To: Megan A. Roberts; correspondence; mayorandcouncil@westvancouver.ca; Planning Department
Subject: Strong Opposition to Proposed Development at 1405 Fulton Avenue

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Dear Sir/Madam,

I am writing to formally and emphatically oppose the proposed development at 1405 Fulton Avenue. As a resident [REDACTED] s. 22(1), I will be directly and negatively impacted by this proposal, and I urge the District to reject it in the strongest possible terms.

The proposal to replace a single-family home with two duplex structures, each containing rental suites—effectively accommodating up to eight families—constitutes a severe overdevelopment of the property. This level of density is entirely incompatible with the established single-family character of our neighborhood and represents a fundamental and unacceptable shift in land use.

In addition to the previously stated concerns, I want to highlight several critical, real-world issues already affecting our area that will be significantly worsened by this proposal:

Traffic Congestion and Parking Crisis

Traffic congestion in this area—particularly during the summer months—is already unacceptable. The situation becomes extremely severe due to the proximity to Ambleside and Park Royal. The introduction of paid parking in the Ambleside area has pushed a large number of visitors to park in our neighborhood streets instead. As a result, Fulton Avenue and surrounding streets are routinely overcrowded with non-resident vehicles.

During peak summer periods, traffic moves at an extremely slow pace toward Ambleside and Park Royal, and streets are lined with parked cars belonging to visitors who are avoiding parking fees. Residents are often left with little to no available street parking near their own homes. Introducing a development that could add multiple additional households and vehicles will only intensify an already unmanageable situation.

Existing Infrastructure Deficiencies

The District is currently struggling to maintain basic infrastructure in this area. Street cleaning on Fulton Avenue is inadequate, and the back alleys are in visibly poor condition and disrepair. These are existing problems that remain unresolved. It is unreasonable to approve further densification when current infrastructure maintenance is already insufficient.

Strain from Ongoing Development

West Vancouver has already seen a noticeable increase in low-rise, higher-density developments, particularly around the community centre, with more projects planned. Despite this, infrastructure

capacity—including roads, drainage, and public services—has not been meaningfully upgraded and is not expected to be in the foreseeable future.

Approving additional high-density projects such as this one, without corresponding infrastructure investment, will only compound these issues and reduce overall livability for existing residents.

Neighborhood Character and Precedent

This proposal is entirely out of character with the surrounding single-family homes. Approving it would set a dangerous precedent, opening the door to further overdevelopment and gradual erosion of the neighborhood's established identity.

Privacy, Noise, and Livability

A development of this scale will inevitably result in increased noise, reduced privacy, and a significant decline in the quiet residential atmosphere that current homeowners rely on and expect.

Conclusion

This application represents an excessive and poorly justified intensification that disregards the existing realities of traffic congestion, infrastructure limitations, and neighborhood character. The cumulative impacts—particularly when considered alongside existing and planned developments—are unacceptable.

I strongly urge the District of West Vancouver to reject this proposal. At a minimum, any consideration of redevelopment must be consistent with the current single-family zoning, infrastructure capacity, and the lived realities of residents in this area.

I request that this correspondence be included in the official public record and circulated to Council as part of the review of this application.

Thank you for your attention to this matter.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 8:06 PM
To: correspondence
Cc: Mark Sager, Mayor
Subject: Request for Review – Tree Removal and Closure Without Land Determination
Attachments: RE- Possible Boulevard Tree [REDACTED] s. 22(1).pdf

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 writing regarding the removal of a tree near my property [REDACTED] s. 22(1) and the subsequent decision to close the file without determining whether the tree was located on municipal land.

In communication with District staff, it was acknowledged that it was unclear whether the tree was located on the boulevard or on private property. Despite this uncertainty, the file was closed on the basis that there was “no evidence” the tree was on municipal land.

An absence of evidence is not a determination—particularly in a case where uncertainty was explicitly acknowledged and no formal verification appears to have been conducted.

The tree was located at the edge of a cul-de-sac in an open frontage area, where property boundaries are not clearly defined on the ground. I have attached a photograph showing the tree’s prior location, which was not within any clearly enclosed private boundary.

In addition, there had previously been a gate marking the neighboring property boundary, and the tree was located outside of that boundary. This gate was removed prior to the tree being cut.

Further, during the survey process, I specifically asked the surveyor about that section of land and the tree location and was informed that it appeared to fall within municipal property. While this may not be reflected in the survey document itself, it raises further concern that the matter warranted a more formal determination.

Given these factors, it is not reasonable to conclude that the tree was not on municipal land without proper assessment. The issue is not the outcome, but the lack of a clear and documented determination prior to closing the file.

I am requesting:

- clarification on how this conclusion was reached despite acknowledged uncertainty, and
- a review of this matter to ensure that potential municipal land was not affected without proper verification.

I would also note that this situation involved direct threats toward my family after we attempted to report the matter, which further underscores the importance of this being handled with appropriate diligence.

This is a matter of process and accountability, and I would appreciate your attention and response.

Sincerely,

s. 22(1)

s. 22(1)

Begin forwarded message:

From: s. 22(1)
Date: March 17, 2026 at 8:25:29 PM PDT
To: Districttrees <districttrees@westvancouver.ca>
Subject: Re: Concern regarding tree removal and request for clarification

Hello,

Thank you for your previous response.

I wanted to follow up regarding the tree removal. I have now received additional information from the District, including a property boundary map (attached), which shows that the area in question is not part of the neighboring property but falls within the municipal section along the frontage.

Based on this, the tree was not located on the neighbor's property. It was situated in an area that is at least as close to our property as it is to theirs. Therefore, if any decision was to be made regarding the removal of the tree, we should have had the same opportunity to be informed or involved.

In addition, this tree has been part of the landscape of this cul-de-sac for many years, and its removal has had a noticeable impact on the character of the area and our enjoyment of the property.

Given these circumstances, I would appreciate it if you could review this information and advise on how this situation can be addressed.

Thank you,

s. 22(1)

s. 22(1)

s. 22(1)

On Mar 4, 2026, at 11:36 AM, [REDACTED] s. 22(1)

wrote:

Hi,

Attached is the survey that was sent to me by the surveyor. He specifically told me that the section where the tree was located is city property few weeks ago when he was doing the survey. If that is not clear from the survey itself, please let me know what questions I should ask the surveyor or what additional information you might need from him.

Best,

[REDACTED] s. 22(1)

<2026001.0-20260128-Prop Line LO.pdf>

On Feb 17, 2026, at 4:50 PM, Districttrees
<districttrees@westvancouver.ca> wrote:

Hi, [REDACTED] s. 22(1)

Thank you for your email.

We did look at the trunk diameter, the diameter for private property trees requiring a Tree Permit for pruning or removal is 75 cm diameter measured at 1.4m above ground, except in cases of new development, or within 15m of a watercourse.

Please send a copy of the survey when available.

Thank you, take care.

Bill Granger
District Arborist | District of West Vancouver
t: 604-925-7192 | westvancouver.ca

<image001.png>

<image002.png>

<image003.png>

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 17, 2026 4:39 PM
To: Districttrees <districttrees@westvancouver.ca>

Subject: Re: Concern regarding tree removal and request for clarification

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

Thank you for your response. I just wanted to ask — did anyone happen to check the diameter of the tree? My understanding is that even if the tree is on private property, a permit is still required if the trunk diameter is over 20 cm. I just wanted to clarify whether this was considered.

[REDACTED] s. 22(1)

On Feb 17, 2026, at 3:31 PM, Districttrees
<districttrees@westvancouver.ca> wrote:

Ms. Wilson asked me at Municipal Hall today when she returned from your address about the location of the tree and showed photographs that she had taken at the site. We looked at WestMap which shows the Blue Spruce tree to be near the street line on the cul-de-sac. A google earth shot of the tree showed it as part of a landscape planting. This tree would not have been planted by the District. I also looked in the property files on record, the surveys for the property did not have trees included in the survey plan.

If you receive a copy of your [property survey that includes the location of the trees please forward it to me.

From: Districttrees districttrees@westvancouver.ca
Subject: RE: Possible Boulevard Tree [REDACTED] s. 22(1)
Date: Mar 19, 2026 at 2:27:47 PM
To: Bylaw Dept BylawDept@westvancouver.ca, Districttrees
districttrees@westvancouver.ca
Cc: [REDACTED] jwilson@westvancouver.ca, [REDACTED] s. 22(1)

Hello:

I have corresponded with [REDACTED] s. 22(1) and indicated to her that there is no evidence the tree was on municipal property. The survey [REDACTED] s. 22(1) submitted had no trees on the survey, I have checked the site and there is no stump present to measure the cul de sac property line, and a marked up copy of West Map does not provide a survey.

This file was closed.

Thank you, take care.

Bill Granger
District Arborist District of West Vancouver
t: 604-925-7192 | westvancouver.ca



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

From: Bylaw Dept <BylawDept@westvancouver.ca>
Sent: Thursday, March 19, 2026 1:28 PM
To: Districttrees <districttrees@westvancouver.ca>
Cc: Jessie Wilson <jwilson@westvancouver.ca>
Subject: Possible Boulevard Tree 1488 Bramwell

Good afternoon

s. 22(1) came to MH today to follow up on complaint regarding tree cutting on February 17th.

Officer Wilson attended but there was unsure whether the tree was on the boulevard or private property.

The call was referred to District arborists to review,

s. 22(1) has asked if an arborist could call her back regarding the survey she sent to the arborist email.

s. 22(1)

Previous s. 22(1)

If any bylaw attendance is required please let us know

Kind regards

Louise McAlpine

Bylaw Clerk | District of West Vancouver
604-925-7152 | bylaw@westvancouver.ca

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

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From: [REDACTED] s. 22(1)
Sent: Tuesday, April 7, 2026 10:45 PM
To: correspondence
Subject: What is the Provincial densification formula for districts anyways?

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Dear Mayor Sager and Councillors,

We are longtime residents of beautiful West Vancouver, and we have a question about the Provincial push for densification. Is it based on existing population per square kilometer? Is it total number of existing high rises? Total multi story and high rises? Do they ignore what exists already?

The reason we ask, is we were invited to a function in Twassawsen last month, and it struck my husband and I that there were no high rises and few multi story buildings there at all. Compared to our waterfront of high rises and including many more on the slope behind, It seemed to us that we already have much more existing density than many municipalities. Is this taken into consideration by the Province? If not, it certainly should be! We already have it. Adding more creates undo stresses on our existing services. Not to mention the fact we live on a slope, not flat easier developed land.

Can you please advise us if existing density is considered before the Province pushes to add to it?

Thank you for any feedback!

All the best,
[REDACTED] s. 22(1)

[REDACTED] s. 22(1)