

## **COUNCIL CORRESPONDENCE UPDATE TO APRIL 15, 2026 (8:30 a.m.)**

### **Correspondence**

- (1) Capilano Community Services, April 8, 2026, regarding Spring Newsletter**
- (2) 2 submissions, April 8 and 9, 2026, regarding Pay Parking**
- (3) 51 submissions, April 8-13, 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, April 8, 2026, regarding “Spring Exhibition Opening and Portfolio Release”**
- (5) April 8, 2026, regarding “Lawson Park Ladies Washroom”**
- (6) April 9, 2026, regarding “1405 Fulton Avenue Development Application Concerns”**
- (7) O. Mabrouk, April 10, 2026, regarding “Development”**
- (8) April 11, 2026, regarding “David Eby IS USING PRIVATE PROPERTY AS A BARGAINING CHIP - Liaising with the Osoyoos Indian Band - Demanding the Surveyor General Disregard Private Property Landowner’s CURRENT STATUTORY LEGISLATED RIGHT!!!”**

### **Correspondence from Other Governments and Government Agencies**

No items.

### **Responses to Correspondence**

- (9) Manager, Environmental Protection, April 9, 2026, response regarding “Request for Review – Tree Removal and Closure Without Land Determination”**
- (10) Staff Lead, Pay Parking Programs, April 14, 2026, response regarding Pay Parking**

**From:** Cap Services <info@capservices.ca>  
**Sent:** Wednesday, April 8, 2026 8:30 AM  
**To:** correspondence  
**Subject:** [BULK] 🌸 We're Back! Our Spring Newsletter Is Here 🌸

**CAUTION:** This email originated from outside the organization from email address bounce-mc.us10\_139594993.13911111-fcbd79b1c8@mail70.atl261.mcdlv.net. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

## Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, you can unsubscribe.

[Click here to unsubscribe](#)

[View this email in your browser](#)





CAPILANO COMMUNITY  
SERVICES

**CAP SERVICES'  
NEWSLETTER  
IS BACK!**



Dear readers,

We are delighted to share that the **Cap Services newsletter is back**, refreshed and full of springtime energy.

Our **monthly newsletter** now highlights what is happening across Cap Services and what is coming up. Every month, you will find program updates, community stories, and moments of connection from our programs for Seniors, Youth, and Family & Children. There is truly so much to look forward to this Spring!

The newsletter is easy to read, whether you are viewing it on your **phone, computer, or enjoying a printed copy** at home. We invite you to take a few moments to scroll through, explore, and discover the many ways our community comes together.

The newsletter is hosted on our website and you can access it by visiting **[www.capservices.ca](http://www.capservices.ca)**, then selecting **Get Involved**, and then selecting **Newsletter**. Past editions will be available there as well to read or download at any time.

Thank you for being such an important part of the Cap Services community. We hope our newsletter brings a smile, a sense of connection, and inspiration as we welcome Spring together.

Warm regards,

**Capilano Community Services Society**

[Read the newsletter!](#)

**We always welcome donations!**

We make it easy to donate via this form, either as a one-time or recurring donation, and tax receipts will be provided at the end of the year for donations of \$25 or more.



**Our mailing address is:**

1733 Lions Gate Lane  
North Vancouver, BC V7P0C7

Want to change how you receive these emails?  
You can update your preferences or unsubscribe from this list.

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 8, 2026 9:46 AM  
**To:** correspondence  
**Subject:** Ambleside Paid Parking

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

To the Mayor and Councillors

Please pause paid parking in Ambleside parks to consult with the community (residents and businesses) and develop a fulsome understanding of its impact.

As a resident of Ambleside, it has become increasingly difficult to find parking in the Ambleside shopping area. Lack of parking availability necessitates being selective about when to shop, greater planning to minimize visits or choosing to shop outside of Ambleside where parking is readily available (eg. Edgemont Village's free parking at Thrifty's). Street parking is likely to become more scarce, with the density and rezoning changes coming given that these changes include no requirement for the provision of parking.

In late fall, my husband and I were picking up a prescription from Shoppers Drug Mart at the corner of 16th and Marine Drive. We parked in their parking lot. The prescription was not ready (as often is the case) and would not be ready for 15 minutes. We decided to go to one other store a block away and when we returned, discovered a \$90 parking ticket, which had been placed on the car within minutes of us leaving Shoppers Drug Mart. While we were annoyed with the ticket, we understand why Shoppers Drug Mart had to take the step of actively monitoring and ticketing cars, as a response to non-customers using their parking lot rather than paying for parking at John Lawson. Rather than face this situation again, my husband no longer has his prescriptions filled by this store and has selected a pharmacy outside of Ambleside. And last week, I needed to pick up two things, one from Fresh Street and one from Shoppers Drug Mart (same store as noted above). Both parking lots are monitored and have no-walk-off policies. No nearby street parking was available. This situation required that I park at Fresh Street to pick up one item and then move the car to the Shoppers Drug Mart parking lot to pick up the second item. This seems so non-sensical and is not a one-off.

I expect that if you conduct a fulsome consultation, you will hear more of these stories of inconvenience, annoyance and residents choosing to not shop in Ambleside.

With respect,  
[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 9, 2026 5:59 PM  
**To:** correspondence  
**Subject:** Pay parking

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

Hi

I refused to register my personal details with Impark when your pay parking scam was initiated last year. Someone at the District is the coordinator of this crap. That person had another person call me on the phone from Impark to get my license plate number and ensure it is registered.

I am receiving tickets suddenly while parked at Ambleside park. This needs to stop. Please have someone from Impark call me at [REDACTED] s. 22(1) to reconfirm my plate number and that I'm a local resident.

Your pay parking program is a total failure.

Thanks,

[REDACTED] s. 22(1)

West Vancouver.

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 8, 2026 9:53 AM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Opposition to the Proposed 37-Unit Townhouse Development in 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 am a resident at [REDACTED] s. 22(1) writing to express my strong opposition to the proposed 37-unit townhouse development in Caulfield due to significant traffic safety and infrastructure concerns.

[REDACTED] s.22(1) I have extensive knowledge of roadway design, traffic operations and safety risks. Based on this experience, I have serious concerns about the suitability of this location for the proposed density.

The existing road infrastructure in this area is already inadequate and substandard. The roadway is mostly under the jurisdiction of the Ministry of Transportation, and [REDACTED] s.22(1), upgrades to such infrastructure are often complex, delayed, or unlikely to materialize in a timely manner—if at all.

The intersection at Westport Road and the Highway off-ramp is already problematic, particularly during the morning peak period. Traffic operations at the stop control create delays and safety concerns, which will only be exacerbated by additional residential traffic.

Furthermore, the area lacks basic pedestrian infrastructure, including sidewalks, which raises significant safety concerns for residents, especially families and children. The proposed development is also situated near a horizontal curve with limited sight distance, further compounding the risk for both drivers and pedestrians.

In addition to long-term impacts, the construction phase will introduce substantial disruption. Construction traffic on these constrained roads will create serious challenges for the neighborhood, affecting safety, accessibility, and quality of life.

For these reasons, I strongly urge Council to reconsider this proposal. The existing transportation infrastructure is not equipped to safely support this level of development, and proceeding would negatively impact both traffic operations and community safety.

Thank you for your consideration.

Sincerely,

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 8, 2026 11:16 AM  
**To:** correspondence  
**Subject:** Wood Winds Development

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

To Whom It May Concern,

My name is [REDACTED] s. 22(1) and I am a long-term homeowner on the North Shore. I am writing to express my support for The Woodwinds development.

I have had the opportunity to review the proposed plans and truly appreciate the thoughtful design, particularly the location and layouts being offered. It is clear that care has been taken to create homes that respond to the needs of the community, especially those of us who are looking to transition into more suitable living spaces as we age.

As someone who is planning to downsize within the next year or two, I find the one-level, three-bedroom garden units with accessible garages especially appealing. Multi-level living has become increasingly challenging for me due to knee issues, and having a well-designed, single-level home option in a familiar and desirable area like the North Shore is incredibly important.

Developments like The Woodwinds provide a much-needed housing option for long-term residents who wish to remain in their community while transitioning into a more manageable home. I strongly support this project and believe it will be a valuable addition to the neighbourhood.

Thank you for your time and consideration.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 8, 2026 1:10 PM  
**To:** correspondence  
**Subject:** Caulfield Townhomes

**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 in support of the proposed Woodcrest Townhomes in Lower Cypress Park Estates.

With over 50 years living and working on the North Shore—and a career focused on [REDACTED] s.22(1)—I have seen the growing gap between detached homes and apartments. This project directly addresses that need by providing ground-oriented, attainable housing for families and downsizers.

The location is appropriate, with access to Highway 1, transit, and nearby amenities, making it a logical and responsible place to add density.

There is strong demand from local residents who want to stay in the community but lack viable/affordable options. Developments like this help retain residents and support a more complete, sustainable housing mix.

Well-designed projects such as this consistently become valued parts of their neighbourhoods. This is a practical and necessary step toward addressing local housing needs.

I encourage Council to support this development..

Sincerely,

s. 22(1)

s. 22(1)

*This email and attachments may contain information that is privileged and confidential. If you are not the intended recipient, please delete this email and notify us immediately. This communication is not intended to cause or induce breach of an existing agency relationship (E&EO). Please seek independent legal and accounting advice.*

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 8, 2026 1:22 PM  
**To:** correspondence  
**Subject:** Woodwinds Project

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

To Whom It May Concern,

My name is [REDACTED] s. 22(1), and I have been a North Shore resident for many years, raising my family here with my wife and four daughters.

I am writing to express my support for The Woodwinds development. Projects like this play an important role in providing practical housing options for both growing families and those planning for future transitions. As my children get older, I am increasingly aware of how limited the options are for them to remain in the community long-term.

At the same time, this type of thoughtfully planned housing also presents a viable downsizing opportunity for my wife and I in the years ahead—allowing us to stay close to family, schools, and the networks we value.

I believe The Woodwinds is a well-considered addition that supports the long-term sustainability of the North Shore community.

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

[REDACTED] NV

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 8, 2026 7:40 PM  
**To:** correspondence  
**Subject:** Letter of Support – WOODCREST, WOODGREEN TOWNHOUSE development.

**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.

Hello there,

I am writing to express my support for the proposed Woodcrest Townhomes development in West Vancouver.

As someone who completed my undergraduate studies at UBC in Vancouver, I am eager to return to the city to pursue my career as a lawyer. However, like many young people, I currently cannot afford a detached home in the area. Developments like this make it more realistic for people in my position to find suitable housing and become part of the West Vancouver community.

Thank you for your time and consideration, and I encourage you to support this development.

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

Sincerely,  
[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 9, 2026 10:47 AM  
**To:** correspondence  
**Subject:** Woodcrest Woodgreen Townhome support letter

**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 Mark Sager, and councillors Linda Watt; Scott Snider; Peter Lambur; Christine Cassidy; Sharon Thompson; Nora Gambioli,

I am writing this to give my 100% support for the WoodCrest Woodgreen Townhouse development.

I have been a West Vancouver homeowner specifically Caulfield [REDACTED] s. 22(1). I have recently retired and want to STAY IN PLACE. I have a bad back and cannot look after a single family home and its yard duties. So having a turn key Townhome is a perfect solution to allowing me to stay in the location I love and have called home [REDACTED] s. 22(1).

I believe wholeheartedly that this is nothing but a huge asset for other Neighbours that have come by to say they want this to. They want to stay in place and downsize in this area as well.

I have suggested many things like the amenities building to make it accessible to the whole community. For Anniversary get togethers birthdays ect.

As you are all aware the mall Caulfield Village is totally on board with more growth in the area so then can survive in this are to continue to support and service the neighbourhood.

I also believe this is a huge asset for alternative missing middle housing for our First Responders, and School teachers Some are travelling up to 60-90 minutes on a good day each way to Work in West Vancouver for all of us residents.

These people cannot afford a single family home for \$2.5-\$3 million. So this middle housing is so Needed. These are said to be approximately 50% less priced than a single family home. That makes them more affordable to house those workers and stay in the city they work and have a better quality of life.

The thought process on the quality of build sound proof quality for a quiet peaceful atmosphere and planting more trees and keeping as many as possible is so good. Also the new lighted walking path for the students is more safe leading through the tunnel leading to the School and mall.

This is coming from my Heart and I believe is highly desired please I am asking all of you to do the right thing approve this for all the right reasons. It's been approximately 25-30 years since this area of West Vancouver has seen a Townhouse built.

Please don't hesitate to contact me if you have any questions or concerns.

Sincerely,

s. 22(1)

West Vancouver, B.C.

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 9, 2026 11:19 AM  
**To:** correspondence  
**Subject:** Woodcrest Townhome Development Letter of Support  
**Attachments:** Woodcrest.docx

**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.

Attached please find a letter of support for the Woodcrest Townhome Development.

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

s. 22(1)

s. 22(1)

West Vancouver, B.C. s. 22(1)

s. 22(1)

s. 22(1)

April 9, 2026

West Vancouver District Council

Re: Support for the Woodcrest Townhome Development

Dear Council,

I would like to offer my support for the Woodcrest Townhome Development. As a neighbour who lives in the community, this development would dramatically improve the area not only with appearance and access, but also in addition to giving the community housing options.

I am a life-long West Van resident. I have grown up in West Van and have been fortunate to have also brought my children up in West Van. At my stage in life, I have both an elderly father as well as adult children who wish to remain in West Van but do not need to be living in large single family homes. These townhomes offer the opportunity for my dad to live close to me in a smaller more manageable home, and also offers young adults the opportunity to start their lives independently in the neighbourhood they grew up in.

The development looks beautiful and fits the environment. The development is a manageable amount of increased people and increased traffic. It would be best suited for neighbours as well as a variety of necessary service people who need a lower price point to be close to their employment.

These smaller developments are what is needed in West Van to meet current provincial demands – as well as meet the needs of community members.

Sincerely,

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 9, 2026 2:13 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Opposition email regarding development on Woodgreen

**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 City Council and Planning Department,

I am writing to express my opposition to the proposed rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive.

While I appreciate the need for thoughtful development, I have significant concerns about the scale and impact of this proposal on our neighbourhood. The density being proposed appears to exceed the provincial guidelines of 3–6 units per single-family residential lot, and represents a level of development that is not in keeping with the character of our community.

Our neighbourhood has been carefully planned as a low-density, single-family residential area. The existing infrastructure—including highway intersections, onramps, community roads, sewage, and water systems—was designed with this capacity in mind. A development of this scale raises legitimate concerns about strain on these systems, as well as increased traffic congestion along what is already a limited access corridor for residents of Cypress Park Estates.

Beyond infrastructure, there is also concern about precedent. Approval of a project of this size without concern for local employment will further add pressure to an already over stressed Lions Gate Bridge. This density could also lead to similar proposals in the future, quickly altering the character and livability of the area in ways that would not align with the original planning intent.

I respectfully urge Council to carefully consider these impacts and to reject this rezoning proposal in its current form.

Thank you for your time and consideration.

Kind regards,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 9, 2026 3:03 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Opposition Woodgreen Development.

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

To whom it may concern,

I am writing to formally oppose the proposed rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive.

While I recognize the importance of responsible growth, I am concerned that the scale of this proposal is not appropriate for our neighbourhood. The level of density being considered appears to go beyond the provincial guideline of 3-6 units per single-family lot and does not reflect the established character of the community.

This area was designed and developed as a low-density, single-family neighbourhood. Existing infrastructure-including highway access points, onramps, local roads, as well as water and sewage systems-was planned accordingly. Introducing a project of this magnitude raises valid concerns about capacity, particularly with respect to traffic congestion along an already constrained access route for residents of Cypress Park Estates.

There are also broader implications to consider. Approving a development of this size, particularly without consideration for local employment proximity, risks increasing commuter volumes and placing additional strain on the already heavily burdened Lions Gate Bridge. It may also set a precedent for similar high-density proposals, which could gradually and significantly alter the character and livability of the neighbourhood in a manner inconsistent with its original planning.

For these reasons, I respectfully ask that Council reconsider and decline this rezoning application in its current form.

Thank you for your consideration.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 9, 2026 5:52 PM  
**To:** correspondence  
**Subject:** Woodcrest Townhouse project 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.

Subject Line: Woodcrest Townhouse project support

Body:

Hi there,

I would like to show my show support for the Woodcrest Townhouse project.

I will soon be retiring and would like to retire in quiet Caulfield. I sold my house in North Van a few years ago, and a smaller townhouse would be perfect for me.

I don't want a large house or an apartment, so this would be perfect.

Name: [REDACTED] s. 22(1)  
Address: [REDACTED] s. 22(1) North Vancouver BC  
Occupation: s. 22(1)  
Phone: [REDACTED] s. 22(1)

Thank you,

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 9, 2026 9:21 PM  
**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.

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

Burnaby BC

[REDACTED] s. 22(1)

I believe this property development will be a great addition to the Caulfield Neighbourhood. It will build a nice solid community atmosphere in that ideal location that's close to transit and the Caulfield Village Shopping plaza.

I have experienced living in West Vancouver for several years before been pushed back because of unaffordability of owning a family home. I ended up purchasing a home in Burnaby and commute back and forth to the majority of my business clients that are on the north shore mainly West Vancouver. My Goal is to move back to West Vancouver needing a 3 bedroom home this would work and be ideal for my family and to be so close to my loyal Business customers.

This makes total sense that allows me to spend more time with my family vs travel time stuck in traffic on a daily basis. I sincerely believe this Development will not only garner me some new clients as my company will have more time to spend growing my business on the north shore. Our family misses West Vancouver and can't wait for this project to go through so we can call West Vancouver our home again.

I fully support for this Development to be approved.

Sincerely,  
[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, April 10, 2026 9:02 AM  
**To:** correspondence  
**Subject:** Woodcrest Townhouse project 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.

Hi there,

I would like to express my full support for the Woodcrest Townhouse project.

I have lived in West Vancouver my entire life and attended Collingwood School for both elementary and high school. Having access to more affordable townhouse options in Caulfield would allow me to remain in the community I grew up in.

This project would enable me to stay close to my family and, in the future, raise my own family in the same neighborhood. With the rising cost of housing, developments like this provide an important opportunity for long-term residents to continue living in their community rather than being priced out.

Thank you for your consideration.

Name: [REDACTED] s. 22(1)  
Address: [REDACTED] s. 22(1) Vancouver  
Occupation: [REDACTED] s. 22(1)  
Phone Number: [REDACTED] s. 22(1)

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

**From:** s. 22(1)  
**Sent:** Friday, April 10, 2026 10:51 AM  
**To:** correspondence  
**Subject:** Fwd: Objection to Woodgreen-Woodcrest 37 Townhouse Development Proposed

**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.

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

**From:** s. 22(1)  
**Date:** Mon, Apr 6, 2026 at 11:02 AM  
**Subject:** Objection to Woodgreen-Woodcrest 37 Townhouse Development Proposed  
**To:** <mark@westvancouver.ca>, <ccassidy@westvancouver.ca>, <plambur@westvancouver.ca>, <ngambioli@westvancouver.ca>, <ssnider@westvancouver.ca>, <lwatt@westvancouver.ca>

Dear Members of West Vancouver Council,

We s. 22(1) and my husband, s. 22(1) have lived at s. 22(1) for the past s. 22(1). We are writing to formally object to the proposed townhouse development.

Our main concern is the increased traffic congestion that this project will create, particularly at the entrance to Exit 4 and along the access route to Cypress Park Estates. This area is already extremely busy during the morning because of the two nearby schools and the large number of families and children travelling through the neighbourhood. The addition of 37 townhouse units will place even more pressure on an already congested area and may create serious safety concerns for drivers, pedestrians, and school children.

We are also very concerned that this development will permanently affect the peace, quiet, and character of this beautiful neighbourhood. For almost three decades, we have enjoyed living in a safe and peaceful community. The noise, disruption, and heavy construction activity during the building process, followed by the long-term increase in traffic and density, will significantly reduce the quality of life for existing residents.

In addition, the proposed development will lead to more vehicle traffic and therefore more air pollution. The increased number of cars from 37 townhouse units, together with possible guests parking on the narrow and winding Woodgreen Drive, will worsen congestion and create further safety concerns.

We are also concerned about the additional strain this development will place on existing infrastructure, including drainage, water pipes, roads, and utility services. Increased use of these systems may result in more wear and tear, higher maintenance costs, and additional expenses for the District of West Vancouver, BC Hydro, FortisBC, and other service providers.

Finally, this neighbourhood is currently zoned for single-family dwellings, and we believe it should remain that way. The existing zoning has helped preserve the character, safety, and sense of community in this area. We respectfully ask Council to protect the neighbourhood and reject this proposed townhouse development.

Thank you for your time and consideration.

Sincerely,

s. 22(1)

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, April 10, 2026 12:18 PM  
**To:** correspondence  
**Subject:** Densification

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 sir/madam. As a home owner [REDACTED] s. 22(1) I strongly oppose this development of townhouses at woodcrest and woodgreen. The infrastructure cannot support this, services existing were never meant to accommodate this density. It's also not in keeping with the character of our single family neighborhood. Opposition strongly registered!! [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

**From:** s. 22(1)  
**Sent:** Friday, April 10, 2026 12:53 PM  
**To:** correspondence  
**Subject:** Woodcrest, Woodgreen Townhouse Development.

**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.

Good afternoon City Councilors and Mayor,

I am writing in Support of the Woodcrest, Woodgreen Townhouse Development.

s. 22(1) ) has worked and lived in the area for many years - since the early 2000's.

She is semi retired and this project would have ideal accommodations for her as she decides to downsize from her detached home to a home customized for her needs during this next chapter of her life.

She recently visited her employer in the area and when she got home, she expressed how much she loved the area and misses working there and would love to retire in the area.

s. 22(1) has caused her to start thinking of what her retirement would look like on her own.

She s. 22(1) doesn't want the burdens or isolation that come with detached homes. She would like to have a community and neighbors close by. This project would be perfect for her. She is familiar with area and the close access to the highway and shopping areas are ideal for her.

We strongly support this project and hope that you do too.

s. 22(1), so we will not be able to attend the meeting/hearing but please do not hesitate to reach out if you need any additional information.

Thank you

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

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, April 11, 2026 7:39 AM  
**To:** correspondence  
**Subject:** Woodcrest, Woodreen Townhouse development

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

I support rezoning of Woodcrest Woodreentownhose development. We need more affordable housing. People cannot afford to own a single family dwelling.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver. BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1) >  
**Sent:** Saturday, April 11, 2026 8:32 AM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** NO TO REZONING AND DEVELOPMENT PROPOSAL AT WOODGREEN DR AND WOODCREST RD - Resending after adding my phone number

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

To : West Vancouver Council and Mayor

RE : Proposed 37-unit townhouse development  
Rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road,  
and 4504 Woodgreen Drive

To West Vancouver Council and Mayor

NO to proposed rezoning and proposed 37-unit townhouse development.

I'm strongly opposed to this proposed rezoning and proposed townhouse development.

This high-density development does not respect or enhance the context or characteristics of the surrounding single-family residential homes. The unit density of this development overwhelms the proposed site.

The provincial government limits 3-6 units per single-family residential lot. This limit is already too much density per single-family lot. The development's density is more than double the maximum provincial government limit.

Our roads, sewage and water infrastructure was built specifically for the single-family residential neighbourhood. It was not built for high-density usage.

Woodgreen Dr is the main road for residents to travel in and out of Cypress Park Estates. There would be traffic congestion since the development has only one access point for its underground parking which directly enters and exits onto Woodgreen Dr.

This development, if approved by council would have a far reaching impact on all of West Vancouver. If this rezoning is approved, this will provide the legal precedent that allows high-density development in any single-family residential neighbourhood in West Vancouver. This would unequivocally change the natural beauty and livability of West Vancouver, for the worse.

We bought into West Vancouver and Cypress Park Estates specifically because it's the most livable municipality in all of the greater Vancouver lower mainland. Cypress Park Estates and almost all of West Vancouver is composed of long-established single-family residential homes.

We must not allow such inappropriate high-density to encroach onto and significantly alter the context and characteristics of single-family residential neighbourhoods here and anywhere else in West Vancouver.

Sincerely,

s. 22(1)

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, April 11, 2026 11:02 AM  
**To:** correspondence  
**Subject:** Opposition to the Proposed 37-Unit Townhouse Development

**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 Sir/Madam,

I am writing to express my concern regarding the proposed plan to construct a 37-unit townhouse development in our neighborhood.

Our area is known for its quiet residential character and its rich natural environment. The land in question provides valuable green space, supports local wildlife, and contributes significantly to the overall well-being of residents. Developing this land at such a scale would irreversibly change the character of the community and result in the loss of important natural surroundings.

In addition, public transportation in this area is quite limited. The current infrastructure does not adequately support a development of this size. An increase in residents would likely lead to heavier traffic, parking challenges, and increased strain on existing roads and services.

Given these concerns, I respectfully request that the City carefully reconsider this proposal. I strongly urge you to take into account the environmental impact, the limitations of local infrastructure, and the wishes of the current residents before moving forward.

Thank you for your time and consideration.

Sincerely,

[REDACTED]  
s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, April 11, 2026 2:01 PM  
**To:** correspondence  
**Subject:** Fwd: Development Planning for Woodgreen Drive /Woodcrest Rd, West Vancouver.

**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.

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

**From:** Linda Watt <[lwatt@westvancouver.ca](mailto:lwatt@westvancouver.ca)>  
**Date:** Wed, 1 Apr 2026 at 6:17 pm  
**Subject:** Re: Development Planning for Woodgreen Drive /Woodcrest Rd, West Vancouver.  
**To:** [REDACTED] s. 22(1)

Hi [REDACTED] s. 22(1)

Thank you for your email and for expressing your concerns. If you wish your comments to go on the public record, you should consider forwarding your email to [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca). You will be provided the opportunity to redact your name and details, should you desire. You are also welcome to come and speak at the public hearing.

Kind regards,

Linda

Linda Watt  
Councillor  
District of West Vancouver  
604-690-2952

> On Apr 1, 2026, at 3:08 PM, [REDACTED] s. 22(1) wrote:

>

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

>

>

>

> We bought our house [REDACTED] s. 22(1) with the desire to live in a quieter, more rural setting. The British Properties had worked well for us as a family with young school-aged children, but as empty nesters we were looking for a much quieter, more natural environment, and it has certainly lived up to our expectations. I have hiked the trail with my dogs every morning for many years, and it remains the very best way to start the day. Our neighborhood has changed and evolved throughout the years, people come and go, but it has and continues to be a very welcoming, diverse and inclusive community. We know each other, take care of one another and thoroughly enjoy and appreciate living in such a beautiful, safe, healthy, close-knit community. It hasn't changed very much since [REDACTED] s. 22(1) built our house [REDACTED] s. 22(1). The neighborhood had tennis tournaments, hikes, barbecues and regular get togethers on the little field. It was a happy, caring community and they enjoyed raising their children in one of the most beautiful places imaginable. We feel exactly the same way, our neighborhood is incredibly special and we want to keep it that way. A high density building would be a tragic mistake. We love our neighborhood just as it is; please leave it that way.

> [REDACTED] s. 22(1)

>

> West Vancouver.

> Sent from my iPhone

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, April 11, 2026 2:17 PM  
**To:** correspondence  
**Subject:** Development WoodgreenDrive/Woodcrest Road, West Vancouver

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

We bought our house [REDACTED] s. 22(1) with the desire to live in a quieter, more rural setting. The British Properties had worked well for us as a family with young school-aged children, but as empty nesters we were looking for a much quieter, more natural environment, and it has certainly lived up to our expectations. I have hiked the trail with my dogs every morning for many years, and it remains the very best way to start the day. Our neighborhood has changed and evolved throughout the years, people come and go, but it has and continues to be a very welcoming, diverse and inclusive community. We know each other, take care of one another and thoroughly enjoy and appreciate living in such a beautiful, safe, healthy, close-knit community. It hasn't changed very much since [REDACTED] s. 22(1)

[REDACTED] The neighborhood had tennis tournaments, hikes, barbecues and regular get togethers on the little field. It was a happy, caring community and they enjoyed raising their children in one of the most beautiful places imaginable. We feel exactly the same way, our neighborhood is incredibly special and we want to keep it that way. A high density building would be a tragic mistake. We love our neighborhood just as it is; please leave it that way.

[REDACTED] s. 22(1)  
West Vancouver.  
Sent from my iPhone

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, April 11, 2026 4:47 PM  
**To:** correspondence  
**Subject:** Woodcrest Townhouse Support Letter

**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 Mark Sager and Councilors Christine Cassidy, Nora Gambioli, Peter Lambur, Scott Snider, Sharon Thompson and Linda Watt,**

**My name is [REDACTED] s. 22(1) my Wife and my family have lived in West Vancouver for 17 years it is my true love. I had the make a family decision and ended up moving to North Vancouver have been in there for the past 11 years. We have proudly called the North Shore home but truly miss West Vancouver. We are planning to retire very soon my wife has worked [REDACTED] s. 22(1) [REDACTED] s. 22(1). We love the Caulfield Village and this Townhouse location is where we want to retire. This is so needed and give 100% SUPPORT to this development.**

**As we look ahead to retiring in the coming years, I am seeking to downsize into a townhouse. We can't wait to make this our forever home. This is such a thoughtful multifamily development the amenities structure is a huge asset also the underground parking is so nice as well. This offers us the practical housing options instead of a single family home this will be more affordable for long-time residents like ourselves who wish to stay connected to their community that we truly love.**

**Please don't hesitate to contact me if you have any questions.**

**Sincerely,**

[REDACTED] s. 22(1)

**North Vancouver, B.C.**

Sent from my iPhone

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, April 11, 2026 5:32 PM  
**To:** correspondence  
**Subject:** Regarding Woodgreen x woodcrest development

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

To whom it may concern,

I'm the owner of [REDACTED] s. 22(1) I wanted to provide a letter of support in regards to the 37 unit development at the intersection of Woodgreen and Woodcrest road.

This development will impact our community for the better. By creating smaller more affordable units for younger families that want to live in our neighborhood but cannot afford current prices I think it will also help the owner of those lots to be able to sell their lots that are currently not selling and sitting on the market.

The proposed development is ideal and as a local owner I fully support this development.

Thank you,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

*This email and attachments herein are intended for the named recipient and may contain confidential material. If you received this email in error and/or are not the intended recipient, please notify the sender and delete all copies. Thank You!*

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 12, 2026 5:54 AM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** No to proposed rezoning of the 3 above noted properties. No to the proposed 37-unit townhouse development at Woodcrest Rd and Woodgreen Dr.

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

To West Vancouver council and mayor

I am the resident [REDACTED] s. 22(1) I strongly oppose this proposed rezoning and the proposed 37-unit townhouse development.

If this project is built, I will have completely [REDACTED] s.22(1)

I bought into this neighbourhood, purchasing my home for nearly [REDACTED] s. 22(1), expressly because this area is completely single-family residential homes. If this extremely high-density development is built, it would compromise the original character and intent of this quiet, quaint community

The provincial government limits 3-6 units per legal single-family residential lot. This proposed high-density development far exceeds this limit. It is more than double the maximum limit set by the provincial government. This excessive density, that does not meet the existing context and characteristics of the surrounding area, should not be permitted.

The road, sewage and water infrastructure was built only for single family residential capacity and not for high density usage.

Traffic congestion will be very significant, because Woodgreen Dr is the main access road for all residents that travel into and out of Cypress Park Estate. So far, in the morning of every working days, the intersection is always congested by the car from Hwy No. 1 and Woodgreen because of sending kids to high school near Caufield village. Plus another 37 families, the traffic impact is obvious.

If this project is approved, then inappropriate high-density development in single-family residential neighbourhoods will continue everywhere in West Vancouver. So council must have foresight and stop this from starting and spreading throughout West Vancouver.

Sincerely,

s. 22(1)

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

---

**From:** s. 22(1)  
**Sent:** Sunday, April 12, 2026 9:37 AM  
**To:** correspondence  
**Subject:** FW: Rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive

**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.

Good morning:

I am forwarding my rejection of this development proposal.

Best Regards,

s. 22(1)

---

**From:** s. 22(1)  
**Date:** Sunday, April 12, 2026 at 9:25 AM  
**To:** mark@westvancouver.ca <mark@westvancouver.ca>, ccassidy@westvancouver.ca <ccassidy@westvancouver.ca>, ngamboli@westvancouver.ca <ngamboli@westvancouver.ca>, plambur@westvancouver.ca <plambur@westvancouver.ca>, sthompson@westvancouver.ca <sthompson@westvancouver.ca>, lwatt@westvancouver.ca <lwatt@westvancouver.ca>  
**Subject:** Rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive

Good morning:

I reject this development proposal for the following reasons:

- If we don't stop this high-density encroachment, this will destroy the pristine nature of our beautiful, quiet, tranquil neighbourhood
- 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.
- This project is marketed for first time buyers and for seniors. In the previous public meeting, the director told me the units would be around \$3 million. This is certainly too expensive for first time buyers. The units are three storey which is not the best layout for seniors.
- 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 consider these reasons and reject this development proposal.

Best Regards,

s. 22(1)

West Vancouver, s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 12, 2026 2:23 PM  
**To:** correspondence  
**Subject:** Woodgreen townhomes proposal  
**Attachments:** letter in support Woodgreen townhomes Apr 2026.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.

Please accept my attached memo to Mayor and Council, in support of the proposal going to Public Hearing Apr. 13/26. Thank you.

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

s. 22(1)

MEMO TO: Mayor Sager and Council  
FROM: s. 22(1)  
DATE: Apr. 12/26  
RE: **Proposal at 4430, 4450, and 4460 Woodcrest Road and 4504 Woodgreen Drive**

Mayor Sager, Council, and through you, to the Planning Dept. and the community:

I wish to express my support for this development proposal. I live in the Altamont neighbourhood in West Van, and I am a professional engaged in s.22(1) for about 35 years. I have studied the market over recent years, including what has become widely known as our “housing crisis”. It’s a crisis of supply-demand imbalance and prohibitively high costs and prices. Governments at all levels are doing their best to alleviate this crisis, and designers, builders, and innovators are also hard at work. What I think should be emphasized is that neighbourhoods and their citizens need to do their part in this, as well. Subject to good planning processes and experienced players at all levels of supply, West Van has a strong homebuilding community and we are poised to chip away at the imbalance as best as we can. I won’t repeat the attributes of this proposal, or specifically cite how they match up to the requirements for gently densifying our neighbourhoods to find the best balance between protecting the charm we have in West van, and supplying the diversity of housing we need for our future. All that has been said in the details on the record of this proposal. I believe this to be exactly the sort of missing middle we need – “middle” in density, and in affordability. We desperately need more of this housing type, and we need to fit it in where it creates the highest benefit at lowest cost to the status quo. This one is, in my opinion, ideal and deserving of approval to build.

Thank you for your continued efforts to listen to the community and guide its progress.

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 12, 2026 3:31 PM  
**To:** correspondence  
**Subject:** Woodcrest Townhouse 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.

ar Sir/Madame

With reference to the upcoming townhall meeting April 13/26 re Woodcrest Townhouses.

I have been living in this area since forever, [REDACTED] s. 22(1) I firmly believe that West Vancouver needs more community oriented townhouses . As we age we would like to have smaller places to call home and still living in an area we supported all these years and are accustomed to. Have access to all kinds of amenities and enjoy life without having to move into the city or more populated areas. Why not a complex such as proposed, Woodcrest Townhouses. This proposal needs to be accepted and supported by us all.

Thank you.

Best Regards,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 12, 2026 5:56 PM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** Proposed 37 Unit Townhouse Development Woodcrest Road -Caulfeild

**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 Members,

I am writing to formally and strongly oppose the proposed high-density development of a 37-unit townhouse project on Woodcrest. This proposal raises serious and legitimate concerns regarding infrastructure capacity, neighborhood character, safety, and overall livability for existing residents.

Woodcrest is currently a quiet, established single-family residential street. It was never designed, planned, or intended to accommodate a development of this scale and density. Introducing 37 townhouse units into this environment would fundamentally and negatively alter the character of the neighborhood, setting a precedent that is incompatible with the existing zoning intent and community expectations.

One of the most pressing concerns is the inadequacy of current infrastructure. The roads in and around Woodcrest are narrow, already constrained, and not designed to handle a significant increase in traffic volume. A development of this size will inevitably introduce dozens of additional vehicles, leading to congestion, reduced accessibility, and increased risk for accidents. This is particularly concerning for families with children, seniors, and pedestrians who rely on the safety of these quiet streets.

Parking is another major issue that has not been sufficiently addressed. Overflow parking from such a development will likely spill onto surrounding streets, further exacerbating congestion and limiting access for emergency vehicles. Fire trucks, ambulances, and other emergency responders must be able to navigate these roads quickly and safely—something that will be compromised if density is increased without corresponding infrastructure upgrades. Not to mention the street already is a bus route with minimal space to accommodate two way traffic at this location.

Beyond traffic and parking, there are also concerns regarding municipal services and utilities. Existing systems—including drainage, sewer capacity, and water supply—may not be equipped to handle the added demand. Without clear and transparent evidence that these systems can support such growth, approving this development would be both premature and irresponsible.

Additionally, the proposed density is inconsistent with the surrounding neighborhood. Residents chose to live in this area based on its low-density, single-family character. This development would significantly impact privacy, increase noise levels, and diminish property values. The scale and massing of a 37-unit townhouse complex would be out of proportion with nearby homes and would disrupt the visual and spatial harmony of the street.

It is also important to consider the cumulative impact of development. While a single project may appear manageable in isolation, approving developments that do not align with infrastructure capacity or community planning goals can lead to long-term consequences that are difficult to reverse.

We understand the need for housing and thoughtful growth; however, development must be appropriate, well-planned, and aligned with the capacity of existing infrastructure. This proposal does not meet those criteria. Responsible planning requires balancing growth with sustainability, safety, and respect for established communities.

For these reasons, I respectfully urge Mayor and Council to reject the proposed 37-unit townhouse development on Woodcrest Road.

Thank you for taking the time to consider the concerns of current residents. I trust that you will make a decision that prioritizes the safety, integrity, and long-term well-being of the community and our beautiful city.

Sincerely,

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 12, 2026 7:50 PM  
**To:** correspondence  
**Subject:** Woodcrest Townhome Development Proposal  
**Attachments:** Woodcrest TH Letter.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.

Hello,

Please find attached my letter in connection with the West Vancouver Council meeting to discuss the approval of the Woodcrest Townhome Development.

Kind regards,

[REDACTED] s. 22(1)

August 10, 2026

West Vancouver City Council  
750 – 17th Street  
West Vancouver, BC  
V7V 3T3

To Whom It May Concern,

Re: 4430, 4450, 4460 Woodcrest Road and 4504 Woodgreen Drive "Woodcrest Townhomes"

I am writing in support of the project known as Woodcrest Townhomes. I, along with my family, have been a resident in West Vancouver for more than 20 years, [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

Housing affordability is, as we know, a key challenge in today's world and economy for many people. Not just those who are looking to reduce their own living accommodations, but also for young people wishing to plant roots and start their families. Simultaneously, communities are having to work harder to maintain the important connections in their home areas with friends, family and neighbours.

The proposed Woodcrest Townhomes are a prime example of a positive, well thought-out development with a location that minimizes the impact to neighbours and is ideal for increased density. As a long time resident and former [REDACTED] s.22(1), I have many years of first hand experience with real estate. There will always be the NIMBY objections. However, if we want to build a sustainable community in which our teachers, firemen and our own children can live along side us and enjoy all that West Vancouver has to offer we must increase housing options beyond single family housing and luxury condominiums. The Woodcrest Townhomes are an attractive, reasonably sized development that will enrich our community by enabling many families to stay in the neighbourhood where they work or grew up and went to school themselves.

Yours truly,

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 12, 2026 8:09 PM  
**To:** correspondence  
**Subject:** Rezoning of 4430, 4450, 4460 Woodcrest Road and 4504 Woodgreen Drive

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

**To whom it may concern,**

**This email is regarding the Rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive**

**I Reject this development proposal for the reasons below:**

- If we don't stop this high-density encroachment, this will destroy the pristine nature of our beautiful, quiet, tranquil neighborhood**
- 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 and people in other parts of Caulfeild who use this highway exit.**
- 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.**
- The roads in this area do not support this level of population increase.**
- These are single family home lots and the whole infrastructure of this area, roads, utilities and land do not support a condo or apartment complex.**

**I vehemently oppose this Rezoning and proposed project.**

**Sincerely,**

s. 22(1)

**West Vancouver**

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 12, 2026 8:36 PM  
**To:** correspondence  
**Subject:** Woodcrest Townhomes

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

To Mayor and Council.

I am writing to you to voice my opposition to the development proposed as Woodcrest Townhomes. This proposal shows a total disregard for the single family homes and developments that were intended in this area. I also voice my strong opposition to the removal of about half the trees on these lots. The noise pollution of the highway has increased dramatically over the last 25 years. As many trees have been removed. Removing all the proposed trees on these lots will increase the noise pollution for the rest of the Caulfeild and Cypress Estate area dramatically. Also the trees prevent exhaust and tire pollution from the cars on the highway to reach our bodies as they form a screen and absorb the pollution. We should not underestimate the importance of the trees for our general health. This has been well documented. Of course there are also many issues building so many townhomes in such high density in an area designed for single family homes. I implore you to vote against this development. Thank you for your consideration.

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 12, 2026 8:51 PM  
**To:** correspondence  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Concerns Regarding Proposed Development in Our Neighbourhood- Proposed rezoning off 4430 Woodcrest Rd., 4450 Woodcrest Rd., 4460 Woodcrest Rd. and 4504 Wood Green Dr.

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 council member

I hope you are doing well. I am writing as a resident of cypress park estates, and I would like to express my concerns regarding the proposed development at Woodcrest road .

While I understand the need for growth and development, I do not feel that this particular project is a good fit for our community. I am especially concerned about the potential increase in traffic, limited parking availability, and the overall impact on the character and livability of our neighbourhood.

This area has always been valued for its quiet environment and sense of community, and I worry that this development may significantly change that. Additionally, I am concerned about how local infrastructure and services will accommodate these changes.

I kindly ask that you reconsider this proposal or explore modifications that better align with the needs and capacity of the existing community. I would also appreciate being kept informed of any updates or opportunities for public input.

Thank you for your time and consideration.

Kindest regards,

[REDACTED] s.22(1)

[REDACTED], West Vancouver

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 12, 2026 8:53 PM  
**To:** correspondence  
**Subject:** Rezoning of 4430, 4450, 4460 Woodcrest Road and 4504 Woodgreen Drive

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

To whom it may concern,

This email is regarding the Rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive

I Reject this development proposal for the reasons below:

- If we don't stop this high-density encroachment, this will destroy the pristine nature of our beautiful, quiet, tranquil neighborhood
- 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 and people in other parts of Caulfeild who use this highway exit.
- 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.
- The roads in this area do not support this level of population increase.
- These are single family home lots and the whole infrastructure of this area, roads, utilities and land do not support a condo or apartment complex.

I vehemently oppose this Rezoning and proposed project.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 12, 2026 10:10 PM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** --NO--- TO REZONING AND 37 UNIT TOWNHOUSE DEVELOPMENT AT WOODGREEN DR AND WOODCREST RD

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

**To : West Vancouver Council and Mayor**  
**RE : Proposed 37-unit townhouse development**  
**Rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive**

**I am absolutely opposed to this rezoning and townhouse development proposal.**

**Here are some of the critical points that make this project intrinsically inappropriate for our single-family residential neighbourhood.**

- This excessive, overbuilt high-density development is in complete contradiction to the nature, context and indelible characteristics of our quiet, tranquil single-family residential neighborhood.**
- The value of our homes would be stringently diminished by the fact that buyers do not want a large expanse of adverse density in the area where they are buying into a quiet, peaceful single family residential neighborhood.**
- This development far exceeds the provincial government limit of 3-6 units per single-family residential lot. At 3-6 units per single-family residential lot, that in itself is excessive. This development at 12.33 units per single-family lot is more than double the maximum provincial government limit.**
- The entire residential infrastructure (roads, sewage and water) was designed specifically for single family residential capacity and not for high-density usage.**
- The only entry and exit point for vehicles at the development is directly at the juncture of Woodgreen Dr and Westport Rd. This will cause traffic congestion at**

**Woodgreen Dr turning onto Westport Rd, as this is the main roadway for residents travelling in and out of Cypress Park Estates.**

- **Significantly, if council approves this project, this will set the PRECEDENT that will allow high-density development in single-family residential neighborhoods throughout West Vancouver.**

**The development site is not isolated from and does not sit at a lower grade than the surrounding single-family sites. 76 percent of the development site sits at street level. The development towers at nearly 40 feet above street level and overwhelms the surrounding area.**

**It is not a standalone site, as 3 single-family residential properties are directly facing the development. There will be total loss of privacy for these 3 residences as the development towers over the street with full view from the townhouses bearing onto these homes.**

**Because there is so much density set into such a small site, there would be no viable setback from the street. With no effective setback and the development rising nearly 40 feet above street level, it is overtly and conspicuously displacing the context and characteristics of the immediate and surrounding single-family residential neighbourhood.**

**If council approves this development, this would affect all of West Vancouver; as this will be a legal framework that allows excessive and inappropriate high-density development in any single-family residential neighborhood in West Vancouver.**

**We must be resolute in opposing developments that do not respect the foundational context and characteristics established in our single-family residential neighbourhoods.**

**This is about now and the future of West Vancouver.**

**This is about maintaining the grace and beauty of West Vancouver. No other city, district or municipality in the greater Vancouver lower mainland can compare to the natural beauty of West Vancouver. West Vancouver is the beacon of livability.**

**We are the stewards of our legacy in West Vancouver. If we do not take direct responsibility for maintaining what was passed on to us from previous generations, then we will have failed our future generations. We cannot be derelict in our responsibilities to our futures generations. It is incumbent upon us to not allow such excessive, overbuilt developments to take footing in our single-family residential neighbourhoods.**

**As our representative council and mayor we are looking for you to act truly in the best interest of West Vancouver and its residents. We must not allow such excessive, inappropriate density to establish its irreversible footing into single-family residential neighbourhoods in West Vancouver.**

**Sincerely,**

s. 22(1)

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

**From:** s. 22(1)  
**Sent:** Sunday, April 12, 2026 11:20 PM  
**To:** Mark Sager, Mayor; Linda Watt; Christine Cassidy; Sharon Thompson; Scott Snider; Peter Lambur; Nora Gambioli; correspondence  
**Subject:** Woodcrest Public Hearing

**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.

Mayor and Councillors,

I have, on several occasions, attempted to contact district staff, Symphony Homes, and the landscape architects, Perry and Associates, to clarify the actual number of trees that the developer planned to cut down on this lot to accommodate construction of 37 townhomes. I was eventually, able to connect with someone on the landscape team.

My conversation was somewhat off-putting inasmuch as this contact didn't seem to be able to confirm the number of trees to be removed. I am therefore relying on an updated proposal in an arborist report (2024) recommending that 112 trees be removed. I asked if the trees on the north side boulevard would be retained as requested by Planning and my contact person seemed to think that this would be considered. I think that, according to the Proposed Development Permit 23-061, tree retention is regulated. I am guessing that of the 219 trees that exist, or existed in 2021, at the time the first arborist report was issued, that 107 trees will be retained, an estimate for now. And, I am going to predict, based on past experience, that this number will change if and when construction and lot clearing begins, and that the larger protected trees of 75 cm dbh will be removed first, unfortunately.

My question to mayor and councillors is if they decide to approve this project, can consideration be given to the reduction in the number of units proposed? This reduction would accommodate the retention of more mature trees, with no need for replacement by the smaller trees as has been proposed. According to the District's Urban Forest Management Plan, our objective is to preserve the tree canopy, if not increase it. Given the FireSmart protocols which involve assessment by the wildfire consultants and the inevitable hardscaping, what kind of greening can take place with so many units in such close quarters? I understand the imperative for building more homes but the property is adjacent to a very busy, noisy highway, and the density seems excessive for the s.f. of the combined lots.

In future, perhaps it should be, given the ecological benefits and health protection that the District's urban forest provides, that when evaluating development proposals, we revisit the remarks of Dr. Jay Slater (The Canadian Association of Physicians for the Environment) from a council meeting held last fall.

I am not clear how many respondents have actually visited the site given their glowing reviews of the project - "serenity, views, gorgeous and affordable". Is there literature available that lists selling prices? I am aware that with the changes to the Building Code, a developer can anticipate an approximate 30% increase in the cost of the building envelope, - windows, exterior constituent walls with insulation, exterior finishes and here, required sound barriers- all of which will affect affordability.

In the end, it would seem that a more appropriate location might be found to build the "missing middle" homes, with rezonings that include robust protections for our urban forest, and that do not result in rezonings that accelerate traffic, overshadow neighbourhoods and erode local influence. For these reasons, and others, I urge you not to support this development.

Thank you to Mayor Sager for his comments during his interview with CBC's Gloria Macarenko.

Thank you for your service.

Regards,

s. 22(1)

A large black rectangular redaction box covers the signature area.

West Vancouver

**From:** s.22(1)  
**Sent:** Monday, April 13, 2026 6:06 AM  
**To:** correspondence  
**Subject:** Woodcrest Townhomes Support Email

**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 West Vancouver Representatives,

**Name:**  
s.22(1)  
**Address:**  
s.22(1) New West  
**Occupation:**  
s.22(1)  
**Phone:**  
s.22(1)  
**Email:** s.22(1)

I hope your day is going well. I'm emailing you to give my 100% support for the Woodcrest Townhomes project. Having lived with family in Caulfield and having my grandmother having trouble living on her own, I see this townhome as an affordable downsizing option for her while being close to family.

There is a bus stop and Caulfield Mall nearby she could go to if she needed items. The lower units are sound proof with no second floors that would keep my heart calm knowing she isn't going to fall, and having the other bedrooms would lend itself to sending my niece and nephew over for visits.

It is difficult to find housing in West Vancouver, and Caulfield specifically, that is more affordable, and I think expanding townhomes is exactly what is needed to acknowledge that gap.

As well, having this townhome go through to construction can allow others to pop, bringing business and attraction to people, boosting the West Vancouver economy.

If you have any questions, please feel free to reach out, and I hope the townhome can go through.

Thank you,

s.22(1)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**From:** s.22(1)  
**Sent:** Monday, April 13, 2026 8:12 AM  
**To:** correspondence  
**Subject:** WoodCrest Townhomes 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 Council,

Name: s.22(1)  
Address: s.22(1) North Vancouver  
Occupation: s.22(1)  
Phone: s.22(1)  
Email: s.22(1)

I am writing in support of the proposed Woodcrest Townhomes development in Cypress Park Estates. As a North Shore realtor and parent with children growing up in this community, I see firsthand how difficult it has become for young families to remain in West Vancouver and the North Shore. I am personally losing friends and peers to other municipalities such as Squamish, Langley, Pitt Meadows, and beyond, not because they want to leave, but because there are simply not enough attainable ownership options available locally. Many of these individuals grew up on the North Shore, work here, and want to raise their children in the same community, but are being priced out of any feasible housing options due to limited supply of townhomes and other “missing middle” options. This could be one of the options provided to people that is not exorbitantly expensive.

Thoughtful developments like Woodcrest Townhomes help address this gap by creating opportunities for young families, downsizers, and local professionals to remain in the community they contribute to. Increasing the supply of well-designed, attainable housing supports the long-term sustainability and diversity of the North Shore while helping families stay connected to local schools, parks, and support networks. Without additional housing options, we will continue to see more families forced to relocate further away, impacting the vibrancy and resilience of our community.

Thank you for your consideration.

s.22(1)

s.22(1)



**From:** [REDACTED] s.22(1)  
**Sent:** Monday, April 13, 2026 10:30 AM  
**To:** correspondence  
**Subject:** 4504 Woodgreen Drive Public Hearing

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

To Mayor and Council,

I am writing in support of this application. As a longtime resident of West Vancouver, I am encouraged to see thoughtful, gentle forms of density being submitted to Council for approval. These homes are precisely what we need to see more of to help create housing at price points more attainable in these neighbourhoods. I believe the design is of a high quality and will add greatly to our housing stock. I encourage Mayor and council to support this application.

Best regards,

[REDACTED] s.22(1)

Vancouver, B.C., Canada, [REDACTED] s.22(1)  
[REDACTED] s.22(1)

**From:** [Redacted] s.22(1)  
**Sent:** Monday, April 13, 2026 11:15 AM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson  
**Subject:** Submission for Public Hearing – OCP Amendment for 4430-4460 Woodcrest Rd & 4504 Woodgreen Dr

**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,

I am writing to express my concerns regarding the proposed 37-unit townhouse development at Woodcrest Road and Woodgreen Drive. While I recognize the District’s goal of providing "missing middle" housing under OCP Policy 2.1.4, I believe this specific proposal fails to meet the broader environmental and design mandates of the Official Community Plan and our 2019 Climate Emergency Declaration.

**1.Failure to Balance Tree Retention (Policy 2.6.5)**

Page 152 in the February 17 Council Report indicates that 176 of 219 trees (80%) on the site and adjacent boulevards are slated for removal. Elsewhere in the report, staff suggest that, after a review, an additional 66 trees were considered “retainable.” If this Site Map is no longer relevant, why does it remain in the developer’s package?



The newer, revised arborist report does refer to the 66 trees, however, with the caveat: “It is possible that some of these retainable trees will have to be removed if the impact to Critical Root Zones (CRZs9) is unexpectedly high and possibly destabilizing.” Arborist supervision is suggested. I am aware of the concept of “arborist supervision” as it is featured in the District’s Tree Bylaw (e.g. when protective tree barriers are removed to allow for work close to a tree or trees). However, even when it is required, I have not seen it put into practice on developing properties in my neighbourhood and elsewhere in the District. Staff never respond to my questions about these issues.

As well, as I understand it, the Development Agreement for this proposed project seeks guarantees and compliance (or rather, “substantial compliance”) for on-site landscaping, offsite boulevard/sidewalk and offsite boardwalk. However, the agreement also allows for revisions to the property’s Landscape Works, including boulevard works, if they are clearly identified and a rationale is provided. Presumably, the landscape consultant would have to sign off on the revisions at the end of the project although there is no clear indication what staff’s oversight would be in such landscape revisions. In West Vancouver landscape revisions during development are common and frequent.

Even if guarantees or restrictive covenants are applied, what is the remedy if “retained trees” go missing? More 5cm replacement plantings, cash-in-lieu, the forfeiting of part of the security deposit (the alternative form of cash-in-lieu)?

## **2. Loss of Ecosystem Services (Policy 2.6.13 and 2.7.9)**

As a site adjacent to the Upper Levels Highway, this forest provides vital "ecosystem services" as defined in Policy 2.6.13. These mature trees filter PM2.5 particulates and provide an essential acoustic buffer. Replacing this with hard-surfaced townhouses violates Policy 2.7.9, which requires a "soft edge" and a proper urban-forest interface. Without this buffer, older neighboring homes will be exposed to increased highway noise and diminished air quality.

## **3. The "Cumulative Impact" of the Canopy Hole**

While staff often evaluate projects on a site-by-site basis, the OCP’s target of 52% canopy cover is a collective goal. While land clearing continues in Areas 5 and 6 of Rodgers Creek with Cypress West clearing soon to follow, infilling the lower, more accessible neighborhoods with "moonscape" developments (complete lot clearing) leaves less and less mid-elevation canopy to bridge the gap. Smaller (even 2:1) replacement will not reach full ecological maturity for 20–40 years.

## **4. The Highway Buffer: Air and Noise**

Mature trees provide "ecosystem services" that new buildings cannot replicate, particularly for the older homes across the street that were built before modern sound-mitigation standards (like STC-rated windows).

Particulate Filtration: The highway is a major source of PM2.5 (fine particulate matter) from tires and exhaust. A thick, multi-layered canopy acts as a biological filter. Removing this buffer exposes existing residents to increased air pollution.

## **5. Noise Attenuation**

While a single row of trees does not block noise as well as a concrete wall, a dense "soft" buffer absorbs and scatters sound waves. Replacing this with hard-surfaced townhouses and rooftop patios—which reflect sound—can create an "acoustic canyon" effect for the neighborhood.

## 6. The "Affordability" Paradox

The argument that up-zoning automatically leads to affordability is often challenged by actual market data in high-land-value areas.

**Luxury Infill:** In West Vancouver, new townhouse units are frequently priced at "market rate. This doesn't provide "affordable" housing; it provides a different format of luxury housing.

However, many correspondents for this public hearing — including several from outside the municipality — cite 'affordability' as a feature of the proposal. Some also mention 'serenity' and 'views,' which suggests they may be unfamiliar with the District and this specific location.

## 7. The Transit and Sustainability Gap

Staff argue this is "transit-oriented," yet the site is served by Route 253, which TransLink classifies as a "Basic" service with headways as long as 60 minutes. Given this limited transit access, the more than two parking stalls per unit will almost certainly be fully subscribed. Building a car-dependent density project while removing carbon-sequestering mature trees is fundamentally at odds with our climate adaptation goals even if there is some electric vehicle uptake.

It should also be pointed out that the bus stop across from the proposed development on Woodcrest Road is not classified as an "accessible bus stop." This is important in relation to those using mobility devices or strollers. The nearest accessible bus stop is over 250 m to the east.

The shift from the current 3 units to 37 units represents a 1,133% increase in density, which makes the report's description of the project as having "a modest number of dwelling units" feel more like planning-speak than a reflection of the physical reality on the ground. Density should not come at the expense of our established urban forest. I urge Council to reject this proposal in its current form and require a redesign that prioritizes the retention of mature trees and respects the "soft edge" required by our OCP.

Thank you for your time and consideration.

Respectfully,

s.22(1)

West Vancouver

---

**From:** [REDACTED] s.22(1)  
**Sent:** Monday, April 13, 2026 11:42 AM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** Please vote NO to the proposed 37-unit townhouse development at Woodcrest Road

**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 Honorable Mayor and Honorable Members of the District of West Vancouver Council,

**I urge you to vote NO** to the proposed 37-unit townhouse development and rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive.

While it is unfortunate that the Province of British Columbia is placing great pressure on the District of West Vancouver to expand the District's housing supply, the proposed 37-unit development is NOT the right solution.

The proposed high-density development represents:

- an excessive overbuild in an area of single-family residences;
- one that grossly exceeds the provincial government's own limit of 3-6 units per single-family residential lot; and,
- one that sadly diminishes the Woodgreen neighborhood's beautiful integration of old trees and nature.

As our elected Council, you are in a position to focus developers on areas with the appropriate infrastructure in place (e.g., sewage and water), that can manage the incremental traffic flow, and that are ALREADY zoned for high-density developments.

The proposed 37-unit townhouse development would not only bring excessive tax payer expense and burden to expand the above noted infrastructure, but would scar the Woodgreen neighborhood's single-family nature-integrated environment.

**PLEASE VOTE NO to proposed townhouse development and rezoning.**

With Kind Regards,

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

**From:** [REDACTED] s.22(1)  
**Sent:** Monday, April 13, 2026 11:46 AM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** URGENT: Pls vote NO to the proposed 37-unit townhouse at Woodcrest Road

**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 Honorable Mayor and Honorable Members of the District of West Vancouver Council,

**I strongly urge you to vote NO** to the proposed 37-unit townhouse development and rezoning of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive.

The proposed high-density development represents an excessive overbuild in an area of single-family residences and is one that would not only grossly exceed the provincial government's limit of 3-6 units per single-family residential lot, but also greatly diminish the Woodgreen neighborhood's well-regarded integration of nature.

While it is unfortunate that the Province of British Columbia is placing great pressure on the District of West Vancouver to expand the District's housing supply, the proposed 37-unit development is NOT the right solution.

Council should focus developers on areas with the appropriate infrastructure in place (e.g., sewage and water), that can manage the incremental traffic flow, and that is ALREADY zoned for high-density developments. The proposed 37-unit townhouse development would not only bring excessive tax payer expense to expand the noted infrastructure, but would permanently scar the Woodgreen neighborhood's single-family nature-integrated environment.

**PLEASE FOR THE SAKE OF OUR COMMUNITY AND OUR NEIGHBOURHOOD, VOTE NO to proposed townhouse development and rezoning.**

With Kind Regards,

[REDACTED] s.22(1)

---

**From:** [REDACTED] s.22(1)  
**Sent:** Monday, April 13, 2026 1:52 PM  
**To:** correspondence  
**Subject:** Letter of Support - Woodcrest, Woodreen Townhouse development

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

Good Afternoon,

I am writing to share my support for the proposed Woodcrest Townhomes development in West Vancouver.

Increasing the availability of diverse housing is important to ensuring that West Vancouver remains an inclusive community where people at different stages of life can live, work and contribute. As a young adult, I find that owning a detached home in this area is currently out of reach. This project would represent a positive step toward creating more attainable housing options for young professionals, service workers and families who are essential to the local community. Well-designed developments of this kind can help address the need for a broader mix of housing while still respecting the character and livability of the neighbourhood.

I appreciate the thoughtful consideration that goes into these decisions and the opportunity for residents to share their perspectives.

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

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, April 13, 2026 3:31 PM  
**To:** correspondence  
**Subject:** Letter of Support – Caulfeild WOODCREST, WOODGREEN TOWNHOUSE development

**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 Sirs and/or Madams,

I am writing to express my support for the proposed Woodcrest Townhomes development in West Vancouver.

The merits of this new development are very clear. It would provide 37 townhouse units to replace 3 single-family homes, which would significantly improve housing supply and attract new families to the area. This is an important consideration given the acute housing shortage in West Vancouver and the broader Metro Vancouver region. While I am not a current neighbourhood resident, I have extensive ties to members of the community in the area and attended the nearby Rockridge Secondary School in the recent past. Speaking as a young person, housing affordability is a major concern for most in my generation. Approving this new development would be a welcome step in preserving housing opportunities for future generations of West Vancouverites.

The economic benefits that this new development would bring are also significant. Small businesses in places like the nearby Caulfeild Village Shopping Centre are already struggling due to the lingering effects of the COVID pandemic and in normal times depend on steady population growth in the area to maintain profitability. Public services and schools such as Rockridge Secondary or Caulfeild Elementary also depend on new families with children moving in, participating in the community, and increasing the tax base that these common public goods rely on.

The developers have also committed to improving the immediate surrounding infrastructure. The current lack of a proper sidewalk on Woodcrest Road is hazardous for pedestrians, especially children and teenagers who do not rely on vehicular transport; adding one would be a welcome change, especially with the presence of the 253 bus stop across the street.

I would also like to address the potential harms to neighbouring properties. As mentioned in the February 17, 2026 Council Report, only three properties immediately neighbour the development site to the north on Woodcrest Road, and they would be minimally affected at most. The site's sunken nature would result in relatively minimal adjustments to views from neighbouring houses. The report also confirms little predicted change in traffic activity, and the site's proximity to a bus stop would result in an anemic increase in vehicle traffic.

The developer also demonstrates a strong commitment to ecological stewardship by retaining as much of the outlying trees and other natural surroundings as possible. Finally, the architectural designs of the new townhomes align with the character of the Upper Caulfeild neighbourhood, which is best described as a community of somewhat Alpine-style craftsman houses. The conceptual drawings of the

townhomes demonstrates a unique modern innovation on this that would retain the charm and beauty of the local surroundings.

Thank you for your time and consideration, and I encourage you to support this development.

Address: [REDACTED] s. 22(1)  
Occupation: [REDACTED] s. 22(1)  
Phone: [REDACTED] s. 22(1)

Sincerely,

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, April 13, 2026 5:07 PM  
**To:** correspondence  
**Subject:** Fwd: Opposition to Rezoning Proposal – 4430, 4450, 4460 Woodcrest Road and 4504 Woodgreen Drive

**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.

---

**From:** [REDACTED] s. 22(1)  
**To:** "mark" <mark@westvancouver.ca>, "ccassidy" <ccassidy@westvancouver.ca>, "ngamboli" <ngamboli@westvancouver.ca>, "plambur" <plambur@westvancouver.ca>, "ssnider" <ssnider@westvancouver.ca>, "sthompson" <sthompson@westvancouver.ca>, "lwatt" <lwatt@westvancouver.ca>  
**Cc:** [REDACTED] s. 22(1)  
**Sent:** Monday, 30 March, 2026 18:37:09  
**Subject:** Re: Opposition to Rezoning Proposal – 4430, 4450, 4460 Woodcrest Road and 4504 Woodgreen Drive

Dear Mayor and Members of Council,

I am writing to formally express my strong opposition to the proposed rezoning and development of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive.

This proposal represents a significant and concerning shift away from the established character of our neighbourhood. If this high-density encroachment is allowed to proceed, it will irreversibly damage the pristine, quiet, and tranquil nature that defines our community. Residents chose this area specifically for its low-density, single-family residential environment, and this development threatens to undermine that foundation.

Furthermore, the scale of the proposed project appears to far exceed the provincial guideline of 3–6 units per single-family residential lot. This level of overdevelopment is excessive and inappropriate for the area. It sets a dangerous precedent that could lead to similar proposals, gradually transforming the neighbourhood into something entirely different from what was originally intended.

Equally concerning is the strain this project would place on existing infrastructure. The roads, sewage systems, and water services in this neighbourhood were designed specifically to support single-family homes—not high-density developments. Increasing the population density to this degree risks overwhelming these systems, leading to long-term service and maintenance issues.

Traffic is another critical issue. The area already relies on a limited roadway network, and this corridor serves as the primary route for residents entering and exiting Cypress Park Estates. Adding substantial density will inevitably lead to congestion, reduced safety, and decreased accessibility for current residents.

Finally, approving this rezoning would set a precedent for continued high-density development throughout the area. This would further erode the integrity of our single-family residential infrastructure and alter the character of the community in ways that cannot easily be reversed.

For these reasons, I respectfully urge Council to reject this rezoning proposal and protect the integrity, safety, and livability of our neighbourhood.

Thank you for your time and consideration.

Sincerely,

s. 22(1)

West Vancouver, BC, s. 22(1)

s. 22(1)

**From:** s. 22(1)  
**Sent:** Monday, April 13, 2026 5:45 PM  
**To:** correspondence  
**Subject:** Re: Opposition to Rezoning Proposal – 4430, 4450, 4460 Woodcrest Road and 4504 Woodgreen Drive

**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 Members of Council,

I am writing to formally express my strong opposition to the proposed rezoning and development of 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive.

This proposal represents a significant and concerning shift away from the established character of our neighbourhood. If this high-density encroachment is allowed to proceed, it will irreversibly damage the pristine, quiet, and tranquil nature that defines our community. Residents chose this area specifically for its low-density, single-family residential environment, and this development threatens to undermine that foundation.

Furthermore, the scale of the proposed project appears to far exceed the provincial guideline of 3–6 units per single-family residential lot. This level of overdevelopment is excessive and inappropriate for the area. It sets a dangerous precedent that could lead to similar proposals, gradually transforming the neighbourhood into something entirely different from what was originally intended.

Equally concerning is the strain this project would place on existing infrastructure. The roads, sewage systems, and water services in this neighbourhood were designed specifically to support single-family homes—not high-density developments. Increasing the population density to this degree risks overwhelming these systems, leading to long-term service and maintenance issues.

Traffic is another critical issue. The area already relies on a limited roadway network, and this corridor serves as the primary route for residents entering and exiting Cypress Park Estates. Adding substantial density will inevitably lead to congestion, reduced safety, and decreased accessibility for current residents.

Finally, approving this rezoning would set a precedent for continued high-density development throughout the area. This would further erode the integrity of our single-family residential infrastructure and alter the character of the community in ways that cannot easily be reversed.

For these reasons, I respectfully urge Council to reject this rezoning proposal and protect the integrity, safety, and livability of our neighbourhood.

Thank you for your time and consideration.

Sincerely,

s. 22(1)

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

---

**From:** s. 22(1)  
**Sent:** Monday, April 13, 2026 5:54 PM  
**To:** correspondence  
**Subject:** Letter of Support- West Van Development

**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.

Hi Council,

Thank you for taking the time to read this email. I am writing to express my support for the proposed Woodcrest Townhomes development in West Vancouver.

As a young adult, I would love to live in the community I grew up in, although am not in a position to purchase a local home.

I love the idea of an amenity building as personally (I am not thrilled about any of the local gyms) and know how much of an impact it makes on one's longevity to have access to a gym that's close and enjoyable to be in.

Developments like this can help address the need for diverse housing options while maintaining the character and livability of the neighborhood.

Increasing the supply of diverse housing options is essential to ensuring that West Vancouver remains a place where people at different stages of life can live and contribute. Projects like this help make that possible. As well as being close to family for grandchildren to be near grandparents.

Thank you for your time and consideration, and I encourage you to support this development.

s. 22(1)

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, April 13, 2026 5:56 PM  
**To:** correspondence  
**Subject:** Woodcrest development

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 Council members

I am a resident of West Vancouver and have lived in the Caulfeild for [REDACTED] s.22(1) years. I have [REDACTED] s. 22(1) who have attended both Caulfeild Elementary and Rockridge Secondary Schools.

I am in support for the Woodcrest townhouse development. I walk and run past the 3 properties proposed for redevelopment often running on the road as there is no sidewalk in front of the houses on Woodcrest. I like the idea of running safely on a boardwalk rather than the road.

I understand Rockridge High school is not at full student capacity and I see the development as an opportunity to house families with students who can attend the local schools. Additionally a number of the teachers at Rockridge live outside of the area (eg Squamish). This housing development represents an opportunity for teachers and or people who work locally to be able to afford to live close to work. The walkability of the development to the schools and the mall is highly beneficial, along with public transport outside of the development.

Thank you for your attention. Yours truly, [REDACTED] s. 22(1)

Sent from my iPhone

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, April 13, 2026 7:06 PM  
**To:** correspondence  
**Subject:** Support for Caulfield Development

**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 Council,

I have reviewed the presentation materials for the proposed Caulfield development by Symphony Homes and would like to express my full support.

As a long-time real estate professional working extensively on the North Shore, I see firsthand the significant gap in housing options for those looking to downsize without leaving West Vancouver. There is a clear and growing demand for well-designed, ground-oriented and single-level homes that allow residents to remain in the community they've built their lives in.

This development directly addresses that need. The one-level residences with convenient garage access, combined with the thoughtful layout, green space, and strong architectural design, offer exactly the type of product that is currently missing in the market.

Beyond the design itself, the location and overall planning feel appropriate and well-integrated into the surrounding community. This is the kind of project that supports long-term livability and helps create a more balanced and sustainable housing mix in West Vancouver.

From both a professional and personal perspective, I strongly believe this is a positive step forward and encourage Council to approve the development.

Kind regards,

[REDACTED] s. 22(1)

Sent from my iPhone

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, April 13, 2026 7:14 PM  
**To:** correspondence  
**Subject:** Opposing 37 development on Woodgreen & Woodcrest

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

To Mayor Sager and West Vancouver Council,

My name is [REDACTED] s. 22(1) residing at [REDACTED] s. 22(1). I am writing to formally register my strong opposition to the proposed **Official Community Plan Amendment Bylaw No. 5445** and **Zoning Amendment Bylaw No. 5444** regarding the 37-unit townhouse development at 4430, 4450, 4460 Woodcrest Road and 4504 Woodgreen Drive.

I have lived in this estate for [REDACTED] s.22(1) years. This is where I grew up, and it is now where I am raising my own child. For [REDACTED] s.22(1) decades, I have known this area as a safe, quiet, and stable sanctuary. The proposed rezoning from RS10 (Single Family) to CD91 (Comprehensive Development) represents a high-density encroachment that is fundamentally incompatible with the character of Cypress Estates.

My opposition is based on the following:

- **Excessive Density & Character Shift:** A 37-unit complex is an extreme jump in density for this specific corridor. This project ignores the existing single-family residential character and sets a dangerous precedent for future land use in our quiet neighbourhood.
- **Traffic and Pedestrian Safety:** Woodgreen Drive already faces significant logistical challenges. Adding the vehicle volume of 37 new units will exacerbate congestion, particularly during peak hours, and poses a direct risk to pedestrians and local school traffic.
- **Environmental Loss:** Our neighbourhood is called "Woodgreen" for a reason. This proposal prioritizes unit count over the preservation of the natural landscape. I am deeply concerned about the significant loss of mature trees and the disruption of the local topography that defines our community.
- **Residents vs. Developers:** This is a financial opportunity for Symphony Developments, but it offers nothing but loss for the residents who have lived here for decades. We do not want this area to be rezoned into a high-density zone that destroys the peace we have built here.

I urge Council to reject these amendments and protect the integrity of Cypress Estates. I request that my comments be included in the public information package for the **Public Hearing on April 13, 2026**.

Sincerely,

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, April 13, 2026 7:18 PM  
**To:** correspondence  
**Subject:** Letter of Support – Woodcrest Townhomes Development

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

Good evening!

I'm writing to express my support for the proposed Woodcrest Townhomes development in West Vancouver.

As a young adult, owning a detached home in the area is currently out of reach for me. I believe this project is a meaningful step toward providing more attainable housing options for individuals in my position. Developments like this contribute to a better balance of housing types while still preserving the community

Expanding the availability of diverse housing is crucial to ensuring that West Vancouver remains a place where people at all stages of life can live, work, and contribute. Initiatives like this play an important role in making that possible.

Thank you for your time and consideration, and I encourage you to support this development!

Occupation: [REDACTED] s. 22(1)

Phone: [REDACTED] s. 22(1)

Sincerely,

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, April 13, 2026 7:45 PM  
**To:** correspondence  
**Subject:** Support for Caulfield Development

**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 Council,

I recently heard about the proposed Caulfield development by Symphony Homes from a friend who lives in West Vancouver and was very excited about the project. After learning more about it, I wanted to share my support.

I have close connections to the community and have always hoped to one day live in West Vancouver myself. This development, particularly the townhome options, represents exactly the kind of opportunity I have been looking for. A thoughtfully designed home in a safe, well-established neighbourhood like Caulfield is incredibly appealing.

What stands out most to me is the ability to have a spacious, functional home on one level. This is especially important as I plan for the future, including caring for my elderly mother who I hope will live with us. Having a home that can comfortably accommodate both my family and her needs is essential, and options like this are extremely limited in West Vancouver today.

I believe this development fills an important gap and would provide opportunities for people like myself who are looking to put down roots in the community while also supporting multi-generational living.

I strongly encourage Council to support and approve this project.

Sincerely,  
[REDACTED] s. 22(1)

(3)(51)

August 10, 2026

West Vancouver City Council  
750 – 17th Street  
West Vancouver, BC  
V7V 3T3

To Whom It May Concern,

Re: 4430, 4450, 4460 Woodcrest Road and 4504 Woodgreen Drive "Woodcrest Townhomes"

I am writing in support of the project known as Woodcrest Townhomes. I, along with my family, have been a resident in West Vancouver for more than s. 22(1), currently reside on s. 22(1), and my children attended West Bay Elementary and Rockridge High School.

Housing affordability is, as we know, a key challenge in today's world and economy for many people. Not just those who are looking to reduce their own living accommodations, but also for young people wishing to plant roots and start their families. Simultaneously, communities are having to work harder to maintain the important connections in their home areas with friends, family and neighbours.

The proposed Woodcrest Townhomes are a prime example of a positive, well thought-out development with a location that minimizes the impact to neighbours and is ideal for increased density. As a long time resident and former s. 22(1), I have many years of first hand experience with real estate. There will always be the NIMBY objections. However, if we want to build a sustainable community in which our teachers, firemen and our own children can live along side us and enjoy all that West Vancouver has to offer we must increase housing options beyond single family housing and luxury condominiums. The Woodcrest Townhomes are an attractive, reasonably sized development that will enrich our community by enabling many families to stay in the neighbourhood where they work or grew up and went to school themselves.

Yours truly,

s. 22(1)

**From:** The Gordon Smith Gallery of Canadian Art <info@smithfoundation.ca>  
**Sent:** Wednesday, April 8, 2026 12:00 PM  
**To:** correspondence  
**Subject:** Spring Exhibition Opening and Portfolio Release

**CAUTION:** This email originated from outside the organization from email address bounce-mc.us5\_12301075.10144069-aa983d4ccc@mail151.suw161.rsgsv.net. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

### Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, you can unsubscribe.

[Click here to unsubscribe](#)

**Artists  
For  
Kids** 

**Gordon Smith  
Gallery** of Canadian Art

**This Week at the Gordon Smith Gallery and  
Artists For Kids**

EXHIBITION

# ONE HUNDRED ARTISTS DEEP

APRIL 11 - JUNE 20, 2026

CURATED BY ANDREA VALENTINE-LEWIS

## **Opening of the Spring Exhibition: *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:**

**Friday April 10th**

**6pm - 8pm**

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

[See More](#)

In *One Hundred Artists Deep*, eight local artists were invited to create new work in response to artworks from the Artists for Kids Permanent Collection by founders Bill Reid (1920–1998), Jack Shadbolt (1909–1998), and Gordon Smith (1919–2020). Each of these founding artists left an enduring legacy, not only through their artistic practices but through their deep commitment to arts education.

**Corey Bulpitt, Andrew Dadson, Alex Gibson, Chantal Gibson, Tiziana La Melia, veto monteiro, Manuel Axel Strain, and Isabel Wynn** were selected for the strength and diversity of their practices, as well as for their sensitive and intuitive approaches to art-making. They were invited to respond with full freedom in how that response took shape. The historical works and the contemporary responses are presented together in the gallery, creating a space for conversation across time.

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

The Gordon  
and Marion  
**Smith  
Foundation**

**Artists  
For  
Kids**

  
North Vancouver  
School District  
the natural place to learn™

 NORTH VANCOUVER  
**Recreation  
& Culture**



PHOTO BY RACHEL TOPHAM

## 2026 Spring Portfolio Release

We are excited to announce that the Artists for Kids 2026 Spring Portfolio is available for acquisition this **Friday April 10th at 12:00PM (PT)**.

The works of prominent Canadian Artists Russna Kaur, Elizabeth McIntosh and Gathie Falk have been brought together in the 2026 Spring 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.

Each print purchase funds educational programs, artist residencies, art camps, scholarships, bursaries, and future acquisitions for Artists for Kids and the Gordon Smith Gallery Permanent Collection, directly supporting the future of children and youth.

[Preview Portfolio](#)



**RUSSNA KAUR**

***What remains after bloom, 2026***

10 in x 10 in

Eleven colour, multi-plate  
photopolymer, chine collé, hand drawing  
by the artist using Stabilo Woody's,  
Caran d'Ache crayons, and Pigma Micron  
archival ink pens.

\$850 CAD (unframed)

\$1,100 CAD (framed)

Edition: 45

Signed and numbered

---



**ELIZABETH MCINTOSH**

***Diamonds, 2019***

34 in x 29.5 in (full bleed)

Five-colour serigraph

\$3,200 (framed)

Edition: 9

Signed and numbered

---



**GATHIE FALK**

***North Shore Roses, 1992***

22 in x 18 in (full bleed)

Six-colour lithograph

\$450 CAD (unframed)

\$770 CAD (framed)

Edition: 150

Signed and numbered

Rachel Topham Photography

---

Artists for Kids was established in 1989 by tenacious educators and renowned B.C. artists Gordon Smith, Jack Shadbolt, and Bill Reid. Supported by the North Vancouver School District, it was founded with the singular intent to support children, their art education, and their future.

Through art specialists, Artists for Kids provides enriching art-making experiences for thousands of students annually, as well as professional development opportunities for educators. In 1990, the program published the first Artists for Kids Limited Edition Portfolio print, Xhuwaji/Haida Grizzly. This print by Bill Reid, based on a ceremonial drum, marked the beginning of an extraordinary partnership with now more than 100 Canadian artists, which has produced one of the most significant limited edition collections in the country.

Purchase your limited edition print today, bringing Canadian artists to your collection, and directly supporting the future of children and youth.

Visit the link in our bio to browse the portfolio, and sign up for our newsletter to receive more information about each edition.

Limited Editions

[View this email in your browser](#)

*Copyright (C) 2026 Gordon Smith Gallery. All rights reserved.*

You are receiving this email because you opted in at our website or you contacted our office directly.

Our mailing address is:

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

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe](#)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 8, 2026 1:26 PM  
**To:** correspondence  
**Subject:** Lawson Park Ladies Washroom

**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.

**Complaint:**

The toilet floor was flooded and filthy, toilets not flushed, the whole ceiling covered in cobwebs and the skylight was also covered in grime. It needs a crew in to refresh cosmetically. Put me in mind of a third world country! Please visit this facility, as soon as? And someone should be fired. Thank you.

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 9, 2026 9:21 AM  
**To:** correspondence; Megan A. Roberts  
**Subject:** 1405 Fulton Avenue Development Application Concerns

**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 to express my concern regarding the proposed subdivision and redevelopment of the property [REDACTED] s. 22(1) (1405 Fulton Ave) into two narrow lots, each accommodating two duplex buildings with secondary suites (eight units total).

This proposal represents a significant departure from the established character of this single-family neighbourhood. While it is being presented as two duplexes, the overall scale, density, and number of units functionally resemble apartment-style development rather than low-density infill housing. This does not appear consistent with the intent of the Official Community Plan, which prioritizes maintaining the character of low-density residential areas and directing higher-density forms to appropriate locations through area-specific planning processes.

The proposal would also introduce substantial impacts related to on-street parking demand and traffic on our streets. In addition, the apparent level of site coverage associated with accommodating this number of units on what is currently a single-family lot appears excessive relative to surrounding properties and raises further concerns about compatibility with the existing neighbourhood pattern, landscaping character, and overall livability.

Approving a subdivision into undersized lots supporting this scale of development would set an undesirable precedent for similar applications elsewhere in the neighbourhood and could gradually alter the character of the area in ways not envisioned or desired.

I respectfully request that Council carefully consider whether this proposal aligns with the intent of the Official Community Plan and the expectations for low-density residential neighbourhoods in West Vancouver.

Thank you for your consideration.

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

---

**From:** Hajer Daoued [REDACTED] s. 22(1)  
**Sent:** Friday, April 10, 2026 2:16 PM  
**To:** correspondence  
**Subject:** Development

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

To Whom It May Concern,

We, the undersigned business owners and community stakeholders, write in strong support of the proposed building construction project in our area. As individuals who have invested in this community and rely on its continued growth, we believe this development is a vital step forward for local commerce and economic vitality.

As a business owner myself, I have witnessed firsthand how infrastructure and development directly impact the health of local businesses. New construction attracts foot traffic, draws new customers, and signals to investors and entrepreneurs that this is a thriving place to do business. It creates jobs during the construction phase and continues to generate economic activity long after the project is completed.

This project represents an opportunity to:

- Strengthen the local economy by increasing commercial activity and consumer spending
- Create short-term employment through construction and long-term jobs through new businesses and services
- Improve the overall appeal and accessibility of our area, attracting new residents and visitors
- Increase property values and expand the local tax base, which benefits the entire community

We urge decision-makers to recognize the significant benefits this construction project brings to business owners like ourselves and to the broader community. Blocking or delaying this development would mean missed opportunities for growth that our local economy urgently needs.

We respectfully request that this petition be taken into serious consideration as you move forward with your review and approval process.

Sincerely,

Oualid Mabrouk (Gio)  
Pudgie's chicken and pizza  
6620 Royal Avenue Horseshoe Bay West Vancouver  
04/10/2026

Sent from Yahoo Mail for iPhone

**From:** [Redacted] s. 22(1)  
**Sent:** Saturday, April 11, 2026 1:25 PM  
**To:** infocentre@richmond.ca; icentre@metrovancouver.org; mayorandcouncil@vancouver.ca; legislativeservices@burnaby.ca; mayor@surrey.ca; mayorandcouncillors@newwestcity.ca; mayor-council@delta.ca; council@coquitlam.ca; council@cnv.org; correspondence; info@scrd.ca; mayor@alertbay.ca; mayorfurney@portmneill.ca; cityhall@princerupert.ca; mayorandcouncil@terrace.ca  
**Cc:** mayor@burnaby.ca; officeclerk@alertbay.ca; cityhall@terrace.ca; mayor@smithers.ca; mayorandcouncil@princegeorge.ca; donegal wilson mla; lorne doerkson mla; [Redacted] s. 22(1)  
**Subject:** David Eby IS USING PRIVATE PROPERTY AS A BARGAINING CHIP - Liaising with the Osoyoos Indian Band - Demanding the Surveyor General Disregard Private Property Landowner's CURRENT STATUTORY LEGISLATED RIGHT!!!  
**Importance:** High

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

FOR YOUR INFORMATION - PLEASE SEE MY EMAIL BELOW. REGARDS, [Redacted] s. 22(1)

#####

◆ AI Overview

Based on reports from 2024 to early 2026, Premier David Eby's government has pursued several land-use agreements and legislative changes with BC First Nations, often negotiated outside of public view, which have raised concerns about transparency and the security of private property rights. [🔗](#)

Several cities and regions have been significantly impacted by these agreements, which are frequently described as "land governance by stealth". [👁️ Daily Hive +1](#)


**Primary Areas and Cities Impacted**

- **Metro Vancouver (Vancouver, Burnaby, Richmond, Surrey, New Westminster, Delta, Coquitlam, North Vancouver, West Vancouver):** The Musqueam Indian Band has stated that its territory, which is subject to Aboriginal title claims and negotiations with the federal government, includes nearly every square inch of the Metro Vancouver area. Residents in these areas have expressed growing anxiety over the impact on home ownership.

- **Richmond:** Following a court ruling that deemed titles on some land in Richmond to be "defective and invalid," residents and developers have expressed extreme concern over potential impacts on property titles.
- **Sunshine Coast (Pender Harbour):** A "Dock Management Plan" was developed with the shishálh (Sechelt) Nation to govern shoreline access, which imposes strict, often restrictive rules on private property owners' use of their docks and boathouses, which residents complain was done without proper consultation.
- **Northern Vancouver Island (Alert Bay, Port McNeill):** A land-use planning project signed in early 2026 covers 166,000 hectares of Crown land—an area 11 times the size of Vancouver—changing how it is managed in consultation with the 'N̓amgis First Nation.
- **Northwestern B.C. (Tahltan, Taku River Tlingit, Kaska Dena, Gitanyow, Nisga'a territories):** Broad land-use planning projects that impact industrial and community land use.
- **Haida Gwaii:** An agreement reached in 2024 officially recognized Aboriginal title over the entire archipelago, causing uncertainty among non-Haida private property owners. [Fraser Institute +8](#)

---

## Key Concerns and Types of Dealings

- **"Secret" Negotiations:** The provincial government has been criticized for keeping many of these agreements hidden for months, only releasing details after they were finalized, as in the case of the shishálh agreement during the 2024 election.
- **Aboriginal Title vs. Private Property:** While the provincial government maintains that private property rights will be honoured, critics argue that the acknowledgment of communal Aboriginal title is inherently incompatible with private, fee-simple land ownership.
- **Land Act Changes:** Following a public backlash in early 2024 against proposed, broad Land Act amendments, the Eby government pivot to negotiating individual, site-specific agreements that achieve similar goals of increasing First Nations control over Crown land.
- **Development Uncertainty:** Resource and development industries, including housing and industry in the Lower Mainland, have reported losing financing or having partners withdraw due to the uncertainty created by the court cases (such as the Cowichan ruling) and the secret negotiations.
- **2025/2026 Shift:** In 2025/2026, the province pushed for new laws enabling local governments to hold closed-door (in-camera) meetings to discuss land and resource deals with First Nations, citing a need for confidentiality regarding "culturally sensitive" information. 

#####  
#

Please see my email below ...

### **TO BE CLEAR:**

**My mother's private property HAS been used as a bargaining chip by David Eby and his current (NDP) Government of BC, in its dealings (behind closed doors) with Chief Clarence Louie (Osoyoos Indian Band; Okanagan Nation Alliance).**

**Although Eby formally denied he would use private property 'as bargaining chips' when speaking to media earlier this week (while in the Okanagan), Eby has been and continues to work with an Indian Band Chief to proactively and actively undermine/ negate/ diminish/ block/ have ignored my mother's private property rights, specifically using her private property 'as a**

**bargaining chip' in his dealings behind closed doors with the Osoyoos Indian Band/ Okanagan Nation Alliance.**

**As Eby and his (NDP) Government of BC Ministry Minions are currently actively working to thwart my family's private property rights, it stands to reason that he will do the same thing to other BC private property landowners, when it suits him, in his 'behind closed doors' negotiations with various other Indian Band Chiefs/Representatives. Other private properties are susceptible to being used as 'bargaining chips', when he has set a precedent, currently using my mother's private property as a 'bargaining chip.**

Regards, [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**To:** "MunicipalIncorporation" <MunicipalIncorporation@gov.bc.ca>, "donegal wilson mla" <donegal.wilson.mla@leg.bc.ca>, "lorne doerkson mla" <lorne.doerkson.mla@leg.bc.ca>, "Elenore Sturko MLA" <Elenore.Sturko.MLA@leg.bc.ca>, "Scott McInnis MLA" <Scott.McInnis.MLA@leg.bc.ca>  
**Cc:** "john rustad mla" <john.rustad.mla@leg.bc.ca>, "Amelia Boulton MLA" <Amelia.Boulton.MLA@leg.bc.ca>, "Claire trevena mla" <Claire.trevena.mla@leg.bc.ca>, "Dallas Brodie MLA" <Dallas.Brodie.MLA@leg.bc.ca>, "okanagan" <okanagan@globalnews.ca>, "bctoday" <bctoday@cbc.ca>, "news" <news@bellmedia.ca>, "news" <news@castanet.net>, [REDACTED] s. 22(1)  
**Sent:** Saturday, 11 April, 2026 12:14:05  
**Subject:** David Eby IS USING PRIVATE PROPERTY AS A BARGAINING CHIP - Liasing with the Osoyoos Indian Band - Demanding the Surveyor General Refuse Private Property Landowner to proceed with CURRENT STATUTORY LEGISLATED RIGHT

FACT: DAVID EBY (SCHEMING BEHIND CLOSED DOORS WITH THE OSOYOOS INDIAN BAND) ... DID IN FACT USE OUR PRIVATE PROPERTY AS A BARGAINING CHIP WITH THE OSOYOOS INDIAN BAND (AND CONTINUES TO DO SO) ...

DAVID EBY HAD HIS MINISTRY MINIONS AND LAWYERS WRITE TO THE SURVEYOR GENERAL, DEMANDING THAT IT (THE SURVEYOR GENERAL) REFUSE TO PERMIT US TO PROCEED WITH AN APPLICION (TO THE SURVEYOR GENERAL), WITH RESPECT TO OUR STATUTORY RIGHT 94(1)(c) TO CORRECT/ADJUST AN INCORRECT BOUNDARY **OF OUR PRIVATE PROPERTY.**

DAVID EBY DID THIS AS PART OF THIS (NDP) GOVERNMENT'S ONGOING PROJECT TO ENABLE AND DIRECTLY FACILITATE TRESPASS BY INDIAN BAND MEMBERS (IN PARTICULAR, OKANAGAN ALLIANCE INDIAN BAND MEMBERS) ONTO OUR PRIVATE PROPERTY.

In so far as ...

With respect to David Eby's recent comment to the media while in the Okanagan:

"There will be no impacts to private property through this process".

THIS IS A COMPLETE AND TOTAL FALSEHOOD. IT IS AN OUTRIGHT LIE. **This (NDP) Government of BC has been and is currently working to negatively impact private property.**

Using UNDRIP and the Interpretation Act this (NDP) Government of BC has been and continues to liaise and scheme behind closed doors with the Osoyoos Indian Band. Both this government AND the Osoyoos Indian Band (through their

lawyers) HAVE PUT IN WRITING TO THE SURVEYOR GENERAL THAT CURRENT STATUTORY, LEGISLATED PRIVATE PROPERTY RIGHTS SHOULD BE DENIED, BECAUSE IT IS THIS GOVERNMENT'S POSITION THAT "IT IS IN THE PUBLIC INTEREST".

This government has literally worked to block/deny current legislated statutory rights (already in place in current statutes/legislation) directly with respect to dealing with private property ... this government continues to liaise directly with/ scheme behind closed doors with/ work in a 100% non-transparent way, directly with the Osoyoos Indian Band to deliberately try to negate/block/diminish prejudicially impact current private property rights. As the government has been and currently continues to work with the Osoyoos Indian Band to negatively impact private property, it is completely a given that going forward this government will continue to liaise with the Osoyoos Indian Band to negatively impact the private property of Okanagan Falls residents within the incorporated municipality.

When David Eby advised a few days ago in the Okanagan **"... Even as negotiations continue, private property will never be a part of provincial negotiations, they will not be bargaining chips in negotiations with First Nations, just the opposite, our work in these negotiations is to bring certainty"**: HE IS LYING. THIS IS A COMPLETE FALSEHOOD.

THERE EXISTS 'NOW' IRREFUTBLE PROOF OF THIS GOVERNMENT, LIAISING WITH THE OSOYOOS INDIAN BAND, **USING PRIVATE PROPERTY AS A BARGAINING CHIP** -- THIS GOVERNMENT IS SCHEMING BEHIND CLOSED DOORS WITH THE OSOYOOS INDIAN BAND, WORKING TOGETHER WITH THE OSOYOOS INDIAN BAND, WITH BOTH PARTIES, THROUGH THEIR LAWYERS, IN WRITING, DIRECTING THE SURVEYOR GENERAL TO BLOCK/ REFUSE TO DEAL WITH PRIVATE PROPERTY LANDOWNERS, WITH RESPECT THEIR CURRENT LEGISLATED STATUTORY RIGHT(S) REGARDING THEIR PRIVATE PROPERTY.

i.e.: BOTH PARTIES DEMANDED IN WRITING THAT THE SURVEYOR GENERAL REFUSE TO RESPECT OUR CURRENT LEGISLATED RIGHTS, WITH RESPECT TO DEALING WITH OUR PRIVATE PROPERTY ...

i.e.: BECAUSE BOTH PARTIES ARE CURRENTLY WORKING TO DIRECTLY FACILITATE/ ENABLE TRESPASS ONTO OUR PRIVATE PROPERTY, IT SUITED BOTH PARTIES TO USE MY MOTHER'S PRIVATE PROPERTY "AS A BARGAINING CHIP", TO FURTHER THEIR INTERESTS, AT THE EXPENSE OF OUR ALREADY EXISTING STATUTORY LAND RIGHTS!!!

i.e.: IF EBY AND THIS INDIAN BAND CHIEF WILL TRY TO NEGATE OUR CURRENTLY EXISTING LEGISLATED STATUTORY PRIVATE PROPERTY LAND RIGHTS ... IT STANDS TO REASON THAT EBY AND INDIAN CHIEFS WILL CONTINUE THIS CONDUCT, TO DIRECTLY NEGATIVELY IMPACT OTHER PRIVATE PROPERTY LANDOWNERS IN BC!!!

It has cost s. 22(1) to fight this (NDP) Government of BC and the Osoyoos Indian Band, while they scheme and work against her ... With respect to her private property, s. 22(1) to defend her already existing statutory rights, because David Eby has chosen to use her private property "as a bargaining chip" with the Osoyoos Indian Band!!!

**This financial hardship inflicted upon her, directly as a result of David Eby's 'governing' is unconscionable!!!**

**How many other residents and/or landowners in B.C. are going to be forced to deal with this same prejudicial, negligent hardship directly as a result of David Eby and various Indian Band Chiefs' 'behind closed doors', non-transparent dealings?**

Private property "bargaining chip" dealings between Eby and Indian Band Chiefs/Representatives which directly, negatively impact private property owners, their families, their pets and THEIR PRIVATE PROPERTY are ongoing 'NOW'!!! My family has directly experienced same ... and has proof of same - in writing.

DON'T BELIEVE ME?

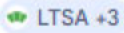
Contact the Surveyor General to confirm same!

s. 22(1) is familiar with the file and can personally confirm that both David Eby's (NDP) Government of BC AND Clarence Louie (Osoyoos Indian Band Chief/ Okanagan Nation Alliance) both put in writing to the Surveyor General that it should refuse my family our statutory right to proceed with an application to adjust the incorrect boundary of our private property.

[customerservice@ltsa.ca](mailto:customerservice@ltsa.ca)

s. 22(1)

#### ◆ AI Overview

s. 22(1) is the current Surveyor General of British Columbia, appointed on April 1, 2019. Working within the [Land Title and Survey Authority of BC \(LTSA\)](#), she oversees the province's land survey systems, maintains the integrity of the cadastral survey system, and manages Crown grant documents. 

Regards, s. 22(1)

--  
s. 22(1)

---

**From:** Stephanie Louie  
**Sent:** Thursday, April 9, 2026 10:26 AM  
**To:** s. 22(1)  
**Cc:** correspondence  
**Subject:** Request for Review - Tree Removal and Closure Without Land Determination

Hi s. 22(1)

Thank-you for your email to Mayor Sager on Tuesday, April 7th. It was referred to me in my capacity as Manager, Environmental Protection.

Staff have reviewed the files and further evidence indicates that the subject tree was on municipal property. A Bylaw Officer will be issuing a fine under section 6.1 of the Tree Bylaw – tree cutting without a permit. Replanting a replacement tree on the boulevard will be required.

Regards,

**Stephanie Louie**, B.Sc., R.P.Bio. (she, her, hers)  
Manager, Environmental Protection | District of West Vancouver  
t: 604 921-2925 | [westvancouver.ca](http://westvancouver.ca)



We acknowledge that we are on the traditional, ancestral, and unceded territory of the [Sḵwxwú7mesh Úxwumixw](#) (Squamish Nation), [səlilwətaʔ](#) (Tsleil-Waututh Nation) & [xʷməθkʷəy̓əm](#) (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial. *Learn more about each of these Nations; click each name to visit their official website.*

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

**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](http://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](mailto: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](http://westvancouver.ca)



We acknowledge that we are on the traditional, ancestral, and unceded territory of the [Skwxwú7mesh Úxwumixw](#) (Squamish Nation), [se̱ilweta](#) (Tsleil-Waututh Nation) & [x̱məθḵwəy̱əm](#) (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](mailto: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.*

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

---

**From:** Steven Liu  
**Sent:** Tuesday, April 14, 2026 3:17 PM  
**To:** s. 22(1)  
**Cc:** ndence  
**Subject:** RE: Pay parking

Hi s. 22(1)

Thank you for correspondence, it has been received by Council and forwarded to staff for response.

Resident annual parking passes are free, but registration is required and you must renew your parking pass each year. It sounds like your resident pass has expired. Since you did not provide any contact information, Impark could not send you a reminder to renew.

Someone will reach out by phone to help you renew your pass.

Regards,

**Steven Liu**  
Staff Lead, Pay Parking Programs  
Engineering & Transportation Services | District of West Vancouver  
t: 604-921-2179 | [westvancouver.ca](http://westvancouver.ca)



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

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 9, 2026 5:59 PM  
**To:** correspondence  
**Subject:** Pay parking

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

Hi

I refused to register my personal details with Impark when your pay parking scam was initiated last year. Someone at the District is the coordinator of this crap. That person had another person call me on the phone from Impark to get my license plate number and ensure it is registered.

I am receiving tickets suddenly while parked at Ambleside park. This needs to stop. Please have someone from Impark call me at [REDACTED] s. 22(1) to reconfirm my plate number and that I'm a local resident.

Your pay parking program is a total failure.

Thanks,

[REDACTED] s. 22(1)

West Vancouver.