

COUNCIL CORRESPONDENCE UPDATE TO APRIL 29, 2026 (8:30 a.m.)

Correspondence

- (1) February 27, 2026, regarding “6085 and 6093 Marine Drive development proposal” (Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026; and Development Permit 25-012 (6085 and 6093 Marine Drive)) (Received after the February 23, 2026 Public Hearing)**
- (2) 5 submissions, April 13-27, 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) (Received after the April 13, 2026 Public Hearing)**
- (3) 22 submissions, April 22-27, 2026 and undated, regarding Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2026 (Ambleside Centre Local Area Plan) (Referred to the April 27, 2026 Public Hearing)**
- (4) Gordon Smith Gallery, April 23, 2026, regarding “The Gordon Smith Gallery of Canadian Art and Artists For Kids”**
- (5) Learn. Develop. Succeed., April 23, 2026, regarding “Community Event: RISE to the Top 2026”**
- (6) 27 submissions, April 25-27, 2026 and undated, regarding Pay Parking**
- (7) April 26, 2026, regarding “Ambleside farmer’s market”**
- (8) West Vancouver Legion Branch #60 and the Memorial Crosswalk Committee, April 27, 2026, regarding “Re: West Van Memorial Crosswalk Initiative and 100th Anniversary of Royal Canadian Legion Branch #60”**
- (9) Ambleside Dundarave Business Improvement Association, April 28, 2026, regarding “Proposed 2026 Annual Tax Rates Bylaw”**
- (10) April 28, 2026, regarding “Appreciation”**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (11) Cultural Services Manager, April 28, 2026, response regarding “Ambleside farmer’s market”**

From: [REDACTED] s. 22(1)
Sent: Friday, February 27, 2026 3:25 PM
To: correspondence
Subject: 6085 and 6093 Marine Drive development proposal

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,

I wasn't able to attend the Public Hearing for this project as it was presented within work hours. Firstly, I am not opposed to townhouses in the neighborhood - quite the opposite. I think they are needed and should be supported to address the missing middle affecting the district. But I wanted to further express my concerns about this particular project [REDACTED] s.22(1) Elise Spearing at Ledcor when this project was first proposed and expressed these same concerns but it appears that nothing has been changed or addressed [REDACTED] s. 22(1).

- Firstly, the design is bland and boring. It's a repetitive flat front facade with no push and pull between the units and little privacy. Cheap materials and finishing on the exterior typical of any townhouse project anywhere in the lower mainland.

- The developer says it's across from the golf course. It is not. It is across from several private residences who are on the golf course. I feel sorry for them having to look out at that project should it go through as it's not in keeping with the neighborhood. (The infill townhouses that have recently gone up in Horseshoe Bay feel much more appropriate and blend in to a single-family home neighborhood much better).

- Presenting Marine Dr. as a family friendly, bike-able street front is misleading. That particular section of Marine is a straightaway and cars travel quickly there. Adding a driveway for 12 units that exits out into a bus pullout will likely result in accidents at some point. (let alone mentioning the amount of cyclists that already do travel along marine in the nicer months - it's amazing that more accidents don't happen already)

- A CAC to create a bike lane along that portion of Marine would make more sense if they want to pitch it as cyclist friendly. Which leads me to question why no CAC is being applied to this project? I'm not aware of any other project (private home or otherwise) in West Vancouver that hasn't had a CAC applied to them.

- 4 visitor parking spots is likely not enough for 12 units. Now that the Seaview parking lot is pay parking it will push even more people onto the neighboring streets to park (as most people avoid paying at seaview already by parking on the neighboring streets).

- How do these units fill the need for missing middle? 1860 - 1960sqft per unit at today's rough market rate of \$1000/sqft = an entry level pricepoint of just under \$2 million + applicable taxes for new construction. You can purchase a detached home in the neighborhood for the same amount. So it doesn't address any level of affordability.

- Not to mention they are vertically oriented units with stairs and no pre-planning for elevators so coupled with the price point and accessibility issues no elderly people in the neighborhood can downsize into them. None of them have detached suites which rules out young families or elderly requiring live in nannies or co-living with elderly parents.

- If I'm not mistaken Step 4 only just meets the existing requirements? Not building towards Step 5? Is this project solar ready? EV charging in all parking spots? Graywater recycling? Green roof? Anything at all??

If not, it seems like a quick, cheap project that will be slapped up with little thought to any neighborhood benefits other than turning a profit for Telus.

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

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

From: [REDACTED] s. 22(1)
Sent: Monday, April 13, 2026 9:16 PM
To: correspondence
Subject: WOODWINDS

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Subject: Support for Caulfield Development

Dear Council,

My name is [REDACTED] s. 22(1). I've been a long-time North Shore resident and have spent many years building homes throughout West Vancouver and the Sea to Sky corridor.

I've reviewed the proposed Caulfield development by Symphony Homes and wanted to share my support from both a local and builder's perspective.

This project is very well situated and thoughtfully laid out. From what I've seen, the design is clean, appropriate for the neighbourhood, and reflects a level of quality that aligns with what West Vancouver should expect. It's clear this isn't an overbuilt concept, but rather a well-balanced development that fits the character of the area.

More importantly, it addresses a real and ongoing gap in the market. There is a strong need for "missing middle" housing—homes that offer practical, livable space without the scale or maintenance of larger detached properties. In my experience, this is something both long-time residents and new buyers are actively looking for, yet options remain very limited.

Projects like this are not only viable, they are necessary to support the long-term health of the community.

I believe this development is a positive addition to West Vancouver and encourage Council to support its approval.

Sincerely,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 14, 2026 7:25 AM
To: correspondence
Subject: 37 units development near Woodcrest Road and Wood green Drive

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After greeting

I live at [REDACTED] s. 22(1), West Vancouver. I am writing this email to express my concern about building such complex in our neighbourhood.

I believe having this town house complex affects the neighborhood negatively and I disagree with it.

Regards,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 15, 2026 9:54 PM
To: correspondence
Subject: Proposed 37-unit townhouse development

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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 of the 3 above noted properties.

No to the proposed 37-unit townhouse development at Woodcrest Rd and Woodgreen Dr.

I am the resident at [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 [REDACTED] s.22(1) because this development [REDACTED] s. 22(1)

I bought into this neighbourhood, purchasing my home for nearly [REDACTED] s.22(1) dollars, 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 limit set by the provincial government. This excessive density, that does not meet the existing 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.

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.

Most Sincerely,

s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, April 17, 2026 12:25 PM
To: correspondence
Subject: Woodwinds Letter
Attachments: Woodwinds_Letter_Council.pdf; ATT00001.txt; smime.p7s; ATT00002.txt; ATT00003.htm

April 17, 2026

Mayor and Council
District of West Vancouver
750 17th Street
West Vancouver, BC V7V 3T3

Re: The Woodwinds — Public Hearing, April 13, 2026

Dear Mayor and Members of Council,

I had intended to appear before you on Monday, April 13th to speak publicly in support of The Woodwinds development. Unfortunately, [REDACTED] s.22(1) [REDACTED]. I'm not entirely certain of the procedures around a late submission at this stage of the approval process, but I wanted to ensure you received a written version of my remarks for your files — just in case.

My name is [REDACTED] s. 22(1) [REDACTED]. I'm not the developer's best friend. I'm not his business partner. I'm just a resident who looked at this project and thought — yeah, that's the one.

West Vancouver has a brand problem. We've become the place where your children grow up, fall in love with the community, and then move to Squamish because they can't afford a mailbox here. We've turned "I grew up in West Van" into a nostalgia trip. Our kids don't inherit the neighbourhood — they inherit the commute. And then we wonder why the volunteer fire department is thin, why local businesses can't find staff, why the schools are half-empty. It's not a mystery. We made it this way.

And while we're busy protecting the character of the community, we might want to ask — character for whom? Because right now the price of admission is a three-million-dollar teardown. That's not a community. That's a velvet rope. If the only people who can afford to live here are the people who already live here, we're not preserving a neighbourhood — we're curating a museum. A very expensive, very quiet museum where the average age goes up every year and nobody under 40 can get through the door.

Now, the elephant in the room. Bill 44 is draconian. Let's not pretend otherwise. David Eby's NDP — a government that can't manage healthcare, can't manage ICBC, can't balance a budget, that burns through billions like it's a rounding error — has decided it's qualified to tell communities what to build and how many. This is a government that cuts secret deals behind closed doors, gives away public land without so much as a conversation with the people who paid for it, and then has the audacity to lecture municipalities on how to manage their own communities. And now they want to run your zoning. Let that sink in.

But here's the thing — and I say this as someone who finds the NDP's track record genuinely offensive — being angry at Victoria is not a housing strategy. Some municipalities have decided to go to war over this. There's a whole coalition now — BCAN — dozens of neighbourhood groups writing angry letters to the Premier, demanding he back off. I get it. I really do. But while they're busy shaking their fists at the clouds, the Province is writing the rules anyway. And the projects that get forced on communities that refused to play ball? Those won't look like The

Woodwinds. Those will look like whatever a bureaucrat in Victoria sketched on a napkin over lunch.

So the question for this Council isn't whether you agree with Bill 44 — I suspect most of you don't. I certainly don't. The question is whether you'd rather approve a project this good on your own terms, or hand that decision to the most fiscally reckless provincial government in a generation and see what they come up with. I know which one I'd pick.

The Woodwinds is 37 townhomes — not 37 storeys. On a site with a natural slope that an architect looked at and thought “finally, a property that wants to be a townhome development.” It's well designed. It's the right scale. It adds housing without pretending West Vancouver is downtown Burnaby. And it gives this Council something to actually point to — not a study, not a committee, not a community engagement report — an actual project, with actual homes, for actual people.

Staff recommend it. The land suits it. The Province demands it. And the community — whether it knows it yet or not — needs it.

Thank you for your consideration and your continued oversight of our community.

Respectfully submitted,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 1:41 PM
To: Mark Sager, Mayor; Nora Gambioli; Christine Cassidy; Linda Watt; Peter Lambur; Scott Snider; Sharon Thompson; correspondence

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Dear Mayor and Council,

I am writing in support of the proposed redevelopment of 4430, 4450, and 4460 Woodcrest Road, along with 4504 Woodgreen Drive, as it proceeds through second and third reading.

This proposal appears to offer many positive elements for West Vancouver. It introduces much-needed townhouse housing in a community where diverse housing options remain limited, while doing so in a location that is well suited for this type of development.

The site is near a school, community amenities, and has direct pedestrian access to both. That matters. Housing in walkable locations close to everyday destinations helps reduce car dependence, supports families, and allows residents of different ages and stages of life to remain connected to community services.

I also appreciate that the project is moving through a careful municipal review process, with guidance from staff and Council to ensure challenges are addressed properly. Matters such as traffic flow, parking, landscaping, privacy, design quality, and neighbourhood fit are exactly the kinds of issues that can be refined through this process.

Good planning is not about avoiding all change — it is about shaping change responsibly. This proposal appears to be an opportunity to add well-located housing while maintaining high expectations for design and livability.

I encourage Council to continue advancing this application through the review process and to support a thoughtful final outcome.

Thank you for your time and consideration.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver Resident

s. 22(1)

West Vancouver, B.C.

s. 22(1)

April 22, 2026

Dear Mayor and Council,

Re: Submission Regarding the Proposed
Ambleside Centre Local Area Plan.

s. 22(1)

Our little village of West Vancouver seems to be in trouble! Some kind of Super Power is planning to swallow up our life style.

Building high density high rises right on our waterfront will not only destroy our way of living, but the people that might live in the monster buildings will have to develop some form of infrastructure to move their vehicles over the waters or mountains surrounding our area.

We strongly suggest that our Council considers low-rise development rather than high-rise development.

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 22, 2026 7:19 PM
To: correspondence
Subject: Redevelopment of Ambleside. [REDACTED] s. 22(1)

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Dear Mayor and Council,

I am very concerned about the proposed redevelopment of the Ambleside area. This is an area that is very quaint and unique and these areas are so few and far between that we cannot afford to lose any more. I understand that the province has a mandate for more housing but there must be another way to supply this than tearing down successful businesses that have been there for many years. I have lived in West Vancouver for over 40 years and the thing that I love about it is its village atmosphere. It will lose this feeling with the proposed development. I go to the Square Rigger Pub on a regular basis. It's one of the very few places that have live music in West Vancouver. To be able to go out for an evening and listen to great music and to not have to worry about driving too far to get home is a huge advantage for me and for many others. There are other quaint shops and restaurants in these blocks who will have their businesses torn down if this goes ahead.

Fresh St Market is another business that will disappear. This market has products that I cannot find anywhere else. Mani Burgers is another place that will disappear. They make the best burgers and at reasonable prices. The Village Fish and Oyster market on Marine Drive is another unique shop. There are countless of others.

I'm very concerned about the loss of Village Square. This is not just retail space—it is a community hub. It's where people meet, connect, and support local businesses. Replacing it with new development will almost certainly displace those businesses, as they will not be able to afford higher rents. What we are likely to see instead are chain stores, which are everywhere. The character that makes Ambleside special will be lost forever.

I want to be clear—I am not opposed to revitalization. Thoughtful, lower-rise development along Marine Drive that would complement the existing ambiance of Ambleside could make sense. But the scale and approach proposed in this plan are not right for this community.

Thank you for your consideration,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Thursday, April 23, 2026 8:18 AM
To: correspondence
Subject: Ambleside LAP

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Dear Council members,

We do not see the new LAP leading to "vibrant" street life. Allowing buildings up to 14-storeys in the village area of 13th St. to 19th St. will create a tunnel effect, reduce sunlight, eliminate public views of the mountains from the waterfront, and take away any charm or attractiveness that Ambleside might currently have.

To not allow public hearings on future applications for certain areas flies in the face of the citizen input necessary in a democracy.

We would like you to look at Edgemont Village as a model of commercial centre that is welcoming, attractive, and booming.

Thank you,

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

From: [REDACTED] s. 22(1)
Sent: Thursday, April 23, 2026 12:00 PM
To: correspondence <correspondence@westvancouver.ca>
Subject: Re: Redevelopment of Ambleside. [REDACTED] s. 22(1)

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Hi again,

I saw this article in the North Shore News dated 22nd April on the front page. It further acknowledges that redeveloping an area is not always beneficial. The development has been stalled due to sales of the units being "sluggish". There are only 34 units in this complex and they could not all be sold. How are units in 14 storey buildings going to be sold if 34 in a 3 storey building are left unsold??

Thank you,

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

NEIGHBOURHOOD 'HEARTBREAK'

Stalled condo project leaves a hole in Dundarave

JANE SEYD
jseyd@shinews.com

In the images for the Plerwell development wrapping the storefront windows in the 2400 block of West Vancouver's Marine Drive, friends stroll by a softly lit building while a woman sits on a balcony gazing at the street scene below. Promotional phrases on the windows of Pierwell's shuttered sales centre promise 36 "seaside homes" set to open in 2027.

The reality is in stark contrast to that. A block that was once home to several businesses, including Shoppers Drug Mart, has one sign in the window: "Sorry we're closed."

Out back in the lane, behind blue construction fencing, a couch sits on a pile of gravel, near to a piece of pipe and an abandoned shopping cart.

The plan for the project, approved by West Vancouver council in 2022, was to provide three storeys of mixed-used development, including office space and a public plaza at Marine Drive and 25th Street. High-end condos that made up the core of the project were marketed at anywhere from \$1.5 million to \$5 million.

But sales were sluggish.

Continued on A23

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 22, 2026 7:19 PM
To: correspondence@westvancouver.ca <correspondence@westvancouver.ca>
Subject: Redevelopment of Ambleside. [REDACTED] s. 22(1)

Dear Mayor and Council,

I am very concerned about the proposed redevelopment of the Ambleside area. This is an area that is very quaint and unique and these areas are so few and far between that we cannot afford to lose any more. I understand that the province has a mandate for more housing but there must be another way to supply this than tearing down successful businesses that have been there for many years. I have lived in West Vancouver for over 40 years and the thing that I love about it is its village atmosphere. It will lose this feeling with the proposed development. I go to the Square Rigger Pub on a regular basis. It's one of the very few places that have live music in West Vancouver. To be able to go out for an evening and listen to great music and to not have to worry about driving too far to get home is a huge advantage for me and for many others. There are other quaint shops and restaurants in these blocks who will have their businesses torn down if this goes ahead.

Fresh St Market is another business that will disappear. This market has products that I cannot find anywhere else. Mani Burgers is another place that will disappear. They make the best burgers and at reasonable prices. The Village Fish and Oyster market on Marine Drive is another unique shop. There are countless of others.

I'm very concerned about the loss of Village Square. This is not just retail space—it is a community hub. It's where people meet, connect, and support local businesses. Replacing it with new development will almost certainly displace those businesses, as they will not be able to afford higher rents. What we are likely to see instead are chain stores, which are everywhere. The character that makes Ambleside special will be lost forever.

I want to be clear—I am not opposed to revitalization. Thoughtful, lower-rise development along Marine Drive that would complement the existing ambiance of Ambleside could make sense. But the scale and approach proposed in this plan are not right for this community.

Thank you for your consideration,

[REDACTED] s. 22(1)

West Vancouver

From: Scott T. Swan [REDACTED] s. 22(1)
Sent: Thursday, April 23, 2026 3:36 PM
To: correspondence
Subject: Letter in support of the Ambleside LAP and the designation of a site for the Arts and Culture /facility
Attachments: Letter to mayor and council. 2docx.docx

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April 23, 2026

Dear Mayor Sager and Council,

The Arts & Culture Advisory Committee (ACAC) is excited to see the Ambleside LAP move forward. We are writing in strong support of a potential site for a new purpose-built arts and culture facility in the 1590 Bellevue Avenue area, as identified in the Ambleside Centre Local Area Plan (LAP). The members of the Committee, through their organizations, represent or are in constant communication with, thousands of community members. These organizations include the full spectrum of individuals living in the community: children, teens, adults, and seniors as well as artists, arts organizations, art enthusiasts and donors.

As you are aware West Vancouver's arts and culture sectors are severely constrained by aging venues. The West Vancouver Art Museum, Music Box, and Silk Purse Arts Centre are all 1920s-1940s homes now facing maintenance crises, accessibility shortfalls, flood risks, and insufficient working capacity. These spaces deliver 22,500 hours of annual programming for over 80 organizations and 1,200 local artists, with demand projected to grow 65% in 20 years. There is no doubt that the existing buildings will not be able to meet this demand.

Extensive engagement and consultation over decades have identified the need for a new arts and culture facility to provide the accessible galleries, studios, performance spaces, and classrooms to meet this growing demand.

The LAP's mechanism for realization, through incremental redevelopment, securing community amenities via rezoning and development contributions, offers a timely pathway to replace these facilities with a sustainable centre for arts. The economic benefits it will provide the community will be felt for generations to come.

In order to ensure that the facility is both creatively and financially viable, our committee is working diligently to develop a full financial framework to support both the construction and long-term operation of such a facility.

We are grateful to Council's stated support to advance a new, arts and culture facility, as a vital component of community health, economic vitality, and West Vancouver's cultural identity.

Thank you for your leadership.

Sincerely,

Scott Swan
Chair, Arts & Culture Advisory Committee

Voting Members

Henry Chung (Vice Chair)
Kirsten Hall (Chair, West Vancouver Art Museum Working Group)
Sophie Liu (Chair, Youth Working Group)
Freda Pagani (Chair, Ferry Building Gallery Working Group)
Jenny Sangara
Monique Wilberg (Ambleside Orchestra)

Non-voting Members

ACAC works closely with a large number of community members to support a vibrant, Arts and Culture environment in West Vancouver. These community members include: Liaisons from WV Schools (Nicole Brown), Kay Meek Art Centre (Victoria Mendes), WV Memorial Library (Andy Krawczyk) and the WV Community Arts Council (Catherine Schachtel).

From: [REDACTED] s. 22(1)
Sent: Friday, April 24, 2026 8:26 AM
To: correspondence
Subject: Ambleside Public Hearing Request

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Hello,

I'm writing with a request regarding the official community plan for Ambleside that I hope can be mentioned or considered, or whatever, for the consultation on April 26.

We moved to West Vancouver four years ago and absolutely love it, but it would be nice to have somewhere for a slightly younger crowd to socialize apart from Earls or a nail salon.

A craft brewery would be perfect and bring some life to the area. If you look at the popularity of these businesses in North Vancouver, it seems to be a bit of a no-brainer for West Vancouver.

Batch Brewery is absolutely fantastic, and you can see by its popularity that this kind of thing is in need. Something more permanent would be great!

The location beside the funeral home, which is now a daycare, would be absolutely perfect. It's a large space, and there's outdoor space, but that ship may have sailed for now.

Thank you,

[REDACTED] s. 22(1)
West Vancouver

From: [REDACTED] s. 22(1)
Sent: Friday, April 24, 2026 10:02 AM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Revised Submission – Ambleside Centre Local Area Plan

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Hello,

I would like to submit a revision to my previous comments regarding the Proposed Ambleside Centre Local Area Plan.

Upon further consideration, I do not support increased density at the following locations:

1. 14th Street and Marine Drive/Clyde Avenue
2. The former Safeway site/Fresh Street

My concern is that traffic in this area is already a significant issue, and the existing infrastructure is overcrowded and cannot support additional density. Increasing density at these locations would likely worsen congestion and impact overall livability in the area.

I would ask that my previous submission be updated to reflect that I do not support higher density at these sites.

Thank you for your consideration, and I would appreciate confirmation that this revision has been received and included in the public record.

I would also prefer that my name remain anonymous.

Sincerely,

s. 22(1)

From: s. 22(1)
Sent: Friday, April 24, 2026 4:57 PM
To: correspondence
Subject: Densification in Ambleside

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To Mayor & Council,

We are vehemently opposed to more high rises in the Ambleside areas along Marine Drive and Bellevue. We have enjoyed a village atmosphere for many ,many years that we have lived here and would hate to see it destroyed with more high rise buildings.

Edgemont has been able to retain its character and charm with low rise new construction, while providing more housing. Why can we not do the same.?

We are s. 22(1) We have already lost much of the views we used to enjoy to the s.22(1) development, and would very much enjoy what little views we have left , in our senior years.

We have contributed to and enjoyed this community for a long period of time and would like to be proud of it in the future.

If a new hotel must be built put it on the Fresh St. sight where it is least going to affect people and have low rise buildings everywhere else.

As for more housing, it took an eternity to fill the apartments on the old Whitespot site and we are sure the other condos being built along Taylor Way will also remain vacant for some time. We don't have the infrastructure to support the population that we have now. With empty new build apartments all over the city why would would we want more of the same here?

Please let's try to maintain what we have all loved for so many years: our West Vancouver Village.

Sincerely,

s. 22(1)

West Vancouver

B.C.

s. 22(1)

s. 22(1)

West Vancouver

B.C.

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, April 25, 2026 5:34 PM
To: correspondence
Subject: Submission regarding Proposed Ambleside Local Area Plan
Attachments: WVAN CCL RE- AMBLESIDE PLAN APR 2026.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.

Please find attached my submission for Council's consideration as part of deliberations on this matter.

Sincerely,

[REDACTED] s. 22(1)

SUBMISSION REGARDING PROPOSED AMBLESIDE LOCAL AREA PLAN

Mayor and Council
District of West Vancouver

April 25, 2026

I am writing as a West Vancouver resident homeowner, living [REDACTED] s.22(1)
"Ambleside Village," located along both sides of [REDACTED] s.22(1)

Currently, I enjoy a view [REDACTED] s.22(1) which would be negatively impacted by a multi-storey building at that location. My view would be further impacted by a multi-storey building if built on the "Fresh Street Market" site on the south side of Marine Drive between 16th and 17th Streets.

But just as importantly, if not more so, would be the impact on local businesses and services in the subject lands contained in the Proposed Ambleside Centre Area Plan.

Currently such businesses and services are within a comfortable walking distance from my residence. Judging by the impact seen from similar developments in the Lower Mainland, these businesses would face severe disruption from a lengthy construction process, likely forcing many to close permanently.

Local residents, mainly seniors, would now have to travel further to access similar services.

There are other concerns:

- **Traffic** -- increased housing will bring increased traffic to the affected area. As it is, streets such as Duchess Avenue and 14th Street already experience busy traffic, especially in the area of Hollyburn Elementary school.
- **Parking** – any new development will have to provide adequate parking for owners' vehicles, as parking is already at a premium for existing residents.
- **Other supporting infrastructure** – transit, traffic management – needs to be accommodated in a new Area Plan.

Hopefully the above issues will be addressed before final approval is given to a new Ambleside Centre Local Area Plan.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 6:00 AM
To: correspondence
Subject: [REDACTED] s. 22(1) RE-SUBMISSION regarding Proposed Ambleside Local Area Plan
Attachments: WVAN CCL RE- AMBLESIDE PLAN APR 2026.docx

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Please find attached my REVISED submission for Council's consideration as part of deliberations on this matter.

Sincerely,

[REDACTED] s. 22(1)

SUBMISSION REGARDING PROPOSED AMBLESIDE LOCAL AREA PLAN

Mayor and Council
District of West Vancouver

April 25, 2026

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Hopefully the above issues will be addressed before final approval is given to a new Ambleside Centre Local Area Plan.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 6:02 PM
To: correspondence
Subject: Submission Regarding the Proposed Ambleside Centre Local Area Plan

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

Dear Mayor and Council,

I have seen the proposed rezoning plan for Ambleside, and it raises some concerns.

Ambleside does not need to be transformed into something new—it needs to be protected for what it already is. The current proposal risks replacing the existing character with something less distinctive and far less livable.

My wife and I moved to the Ambleside area a couple of years ago. We chose this community for its character and livability. The introduction of multiple high-rises would affect the quality of life that we currently enjoy.

We are not opposed to revitalization. Thoughtful, low-rise development along Marine Drive could make sense. The scale of development proposed in this plan is not right for this community.

The plan includes the demolition of Fresh St Market. Many residents—especially seniors—rely on being able to walk there. This would create a major inconvenience.

Parking is also a huge concern. In our building, there are only four underground visitor parking spaces. Parking on Duchess is limited, and there are restrictions due to street cleaning and school drop off zones. Without a realistic parking strategy, additional neighbourhood vehicles will place even more strain on our streets.

This leads to a broader issue: density is being proposed before the infrastructure needed to support it is in place. Transit, traffic management, parking, and medical services should first be considered.

Ambleside is also home to many older residents who rely on its walkability. The plan risks displacing long-time residents and making the area less accessible and affordable for seniors.

In closing, my concern is not with change, but with the scale and approach of this plan. I would strongly encourage Council to consider a more balanced alternative including low rise development and ensuring that infrastructure is in place before density is increased.

Ambleside is already a successful, livable community. Any changes should build on that success.

Thank you for your time and consideration.

Sincerely,

From: M Slater <melroy1058@gmail.com>
Sent: Sunday, April 26, 2026 7:54 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Ambleside Centre LAP - April 27/26 Public Hearing.
Attachments: Ambleside Ctr LAP - Public Hearing.docx

CAUTION: This email originated from outside the organization from email address melroy1058@gmail.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Attached please find my comments for Monday's public hearing on the Ambleside Centre Local Area Plan.

Thank you,

Melinda Slater

April 26, 2026

Re: Public Hearing for the Ambleside Centre LAP

Mayor & Council,

I am writing to share concerns regarding the Ambleside Centre Local Area Plan (LAP) and to offer constructive recommendations on how to move forward.

Procedural shortcomings, combined with a plan driven primarily by accommodating arbitrary housing targets, have undermined meaningful public engagement and eroded confidence in both the process and its outcomes. Regrettably, Council's last-minute decision to remove the two special sites from the LAP may best be described as "too little, too late".

Proceeding to a Public Hearing despite the Province's mandated implementation of the LAP has added to public confusion and risks reducing public engagement to a procedural exercise rather than a meaningful decision-making process.

Community Vision

The community has consistently articulated a clear vision for Ambleside's commercial centre: **a small-scale, charming seaside village built around independent businesses, walkability, and local character.**

This is not anecdotal—it is firmly rooted in decades of planning work and reinforced through extensive public engagement. The 2018 *Ambleside Town Centre Plan* survey asked residents to describe their vision for Ambleside in 2040, generating responses such as "quiet with a village-like atmosphere", "walkable", and "an area of low-rise buildings". These themes were echoed and refined through the *Imagine Ambleside* initiative, which identified "charm," "locality," and preservation of a "village atmosphere" as central community priorities. Across multiple processes and over many years, community input has remained consistent in its core message: growth should enhance Ambleside's cherished village character, not erode it.

Ensuring that the LAP aligns with this long-standing community vision remains critically important. However, arbitrary and controversial housing targets embedded in the Official Community Plan (OCP) are driving the LAP. These targets are ill-suited to a high-level policy document and have resulted in a plan with a scale of development that fundamentally conflicts with the community's vision for a charming, small, **retail-focused** waterfront village.

Lack of Transparency and Procedural Integrity

A number of significant deficiencies have made it difficult for residents to fully understand and meaningfully engage with the LAP, including:

- Limited incorporation of community input; while some suggestions were reflected in the LAP—including the removal of Hollyburn Corner—other key concerns consistently raised by ADRA and the public remain unaddressed
- The absence of an alternative **low-density, village-scale option** for public consideration

- The lack of key supporting information, including **3D imaging, building heights expressed in metres/feet, and clear depictions of** shadowing, view, and streetscape impacts
- Inconsistent and, at times, limited public access to the draft LAP through the District's website
- **OCP amendments made behind closed doors**, without stakeholder vetting
- No public notice of amendments or first reading to remove the two special sites
- Introduction of the amended LAP at the March 30 meeting under “New Business” despite **the agenda explicitly indicating that no items were scheduled.**
- Addition of the amended draft LAP at the end of that meeting, after most attendees had left.

These issues, among others, have contributed to a process that undermines public confidence and falls short of the principles of open, transparent, and accountable governance.

Establishing Community Sentiment

There is a substantial and consistent record of public input collected over many years that clearly supports a village-scale vision for Ambleside. In that context, the apparent uncertainty about the level of community support for a higher-density LAP is difficult to reconcile, given that decades of engagement have repeatedly reaffirmed residents' desire for a low-rise, human-scaled, and charming seaside village.

Given the magnitude and long-term consequences of this decision, community sentiment must be clearly and transparently established—not assumed or implied to align with a preferred outcome. This requires a consultation process that is **well-supported by clear information** and genuinely designed to **test different planning scenarios**. Presenting the public with a single option, modified only by the removal of two special sites, does not constitute a real choice.

Economic Considerations

There is widespread community support for maintaining a resilient commercial centre; however, a prevailing narrative that suggests a substantial increase in residential density is necessary to revitalize local businesses has not been substantiated. This assumption is often presented as self-evident, despite a lack of transparent analysis or evidence, and despite well-documented examples of successful, low-rise, village-scale commercial districts.

Ambleside's strength has historically been its **independent businesses and village character**. The proposed LAP lacks clarity on how it will support these qualities and ensure that future development enhances, rather than diminishes, this identity.

The draft LAP does not explain:

- How the plan will **support small, independent businesses**
- How it will avoid **further erosion of Ambleside's village character**
- **How public realm improvements will be implemented in a cohesive manner**

This approach risks undermining the very commercial fabric the LAP purports to strengthen.

Inconsistent Response to Provincial Intervention

Perhaps most concerning is the lack of a timely, consistent, and transparent response to Provincial intervention in local planning:

- Aside from participating in a joint letter to Premier Eby with 16 Metro Vancouver mayors, the District took no proactive steps to **challenge the Province's arbitrary housing targets**
- No evidence of **Council obtaining legal consultation** regarding a Judicial Review or other remedies
- Conflicting statements from Council members regarding whether legal advice was even sought, including a refusal by one Councillor to answer direct questions on this matter
- A tepid and unclear response to the Judicial Review advanced by the *District of View Royal v. British Columbia (Housing Targets Judicial Review)*
- A lack of clarity as to whether West Vancouver has joined this effort
- A lack of **timely, transparent updates** regarding communications with the Housing Minister

This raises serious concerns that Council is acquiescing to Provincial overreach at the expense of its residents.

Moving Forward

While the process has been impeded by shortcomings—including a lack of clear direction to staff and Council's inability to agree on a clear path forward—there remains an opportunity to reset and proceed constructively. With decisive leadership, **Council can still develop a plan that reflects community priorities and is ready for implementation when conditions allow.**

I ask that Council recognize that mistakes have been made so that we may correct these flaws rather than repeat them. I also ask that Council:

1. **Begin work immediately on a revised, community-aligned LAP**

This includes:

- Directing staff to prepare a **genuine village-scale alternative**, with clearly defined building heights
- **Providing 3D computer imaging and accurate, clear visualizations** that allow residents to grasp the real impact on scale, shadowing and views.
- Providing side-by-side comparisons of different approaches

Even if formal adoption is restricted in the short term, this work can ensure the District is well-positioned to act when the opportunity arises.

2. **Strengthen the public engagement process**

This includes:

- Ensuring all materials are easy to find, clearly presented and understandable
- Allowing sufficient time for residents and stakeholders to review, assess and provide informed feedback
- Providing clear and timely notice of decisions, amendments and key milestones
- Structuring consultation in a way that **clearly and transparently establishes community preferences**

3. **Actively defend local planning authority using all available legal means**

This includes:

- Seeking independent legal advice
 - Exploring all available avenues for Judicial Review or injunctive relief
 - Disclosing whether legal advice has been sought and the District's position regarding any legal challenges
 - Disclosing all communications with the Provincial Housing Minister relating to housing targets and the LAP
 - **Publicly committing to and supporting the *District of View Royal v. British Columbia (Housing Targets Judicial Review)* as a critical test of municipal authority**
-

Closing

Ambleside is a unique and valued community, and residents and stakeholders have participated in this process with the reasonable expectation that a Public Hearing represents a meaningful opportunity to influence outcomes. Proceeding to a hearing on a plan that is predetermined—or constrained to cursory changes—undermines both the purpose of the hearing and public confidence in the process.

Ambleside deserves a plan shaped by its community, one that protects its character and supports its independent businesses, not one driven by arbitrary targets or flawed assumptions. That outcome remains achievable, but only if Council uses the Public Hearing as a genuine point of accountability and acts decisively now to correct course

Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver

PLEASE DO NOT REDACT

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 8:00 PM
To: correspondence
Subject: Proposed Ambleside Centre LAP

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

As a resident [REDACTED] s.22(1) I am absolutely opposed to a 14 story building at The Village Square. There are no high rises for a number of blocks in the centre of Ambleside up to Duchess. We don't need high rises to encroach on the heart of Ambleside. Only 4 floors max is acceptable! Same for the Fresh Street Market site!

Thank you for your consideration.

[REDACTED] s. 22(1)

From: M Slater <melroy1058@gmail.com>
Sent: Sunday, April 26, 2026 8:20 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Ambleside Centre LAP - Public Hearing.

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April 26, 2026

Re: Public Hearing for the Ambleside Centre LAP

Mayor & Council,

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Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver

PLEASE DO NOT REDACT

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 9:01 PM
To: correspondence
Cc: jonathan.wilkinson@parl.gc.ca; HOUS.minister@gov.bc.ca; HMA.minister@gov.bc.ca; premier@gov.bc.ca; mark.carney@parl.gc.ca; lynne.block.mla@leg.bc.ca; patrick.weiler@parl.gc.ca
Subject: [REDACTED] s. 22(1) Submission to West Vancouver Council: re: Proposed Ambleside Centre Local Area Plan
Attachments: video of our view short .mov

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 share my concerns about the proposed Ambleside Centre Local Area Plan.

My mom and I moved to Ambleside [REDACTED] s.22(1) years ago and chose to buy our condo very intentionally. What drew us here was the sense of calm, the walkability, and especially the view. From our home, we have a beautiful ocean view, a direct view toward Stanley Park, and a clear view of the Lions Gate Bridge. That combination is incredibly special and was a major reason we made the decision to invest here.

We also completed a full renovation, which at times felt overwhelming, but in the end it was worth it because of the home and lifestyle we were able to create. The peace, quiet, and openness we experience every day are what make living here so meaningful. Every morning, my mom and I sit on our balcony with tea, enjoying the view and the quiet. That simple routine is a big part of why we chose to live here, and it would be directly impacted if high-rise buildings are constructed in front of us.

Ambleside already works as a community. It has a village feel that is rare, where people can walk to what they need and where the scale feels comfortable and human. It is not meant to function as a high-density urban centre, and trying to turn it into one risks losing what makes it special in the first place.

In many ways, West Vancouver feels similar to a place like Tofino. People value it for its natural beauty, its slower pace, and its character. If Tofino suddenly introduced high-rise buildings, it would completely change what makes it special. That is the same risk we are facing here in Ambleside.

I am not opposed to change. Thoughtful, lower-rise development could enhance the area. But the height and density currently being proposed feel out of place and too extreme for this neighbourhood. If development is going to happen, it should stay consistent with the existing character, ideally keeping buildings at their current height or under five storeys.

Village Square is one of the most important parts of this community, and I strongly believe it should not be redeveloped. It is not just a retail space, it is a gathering place and a central part of daily life in Ambleside. Small, local businesses operate there, and they are part of what gives the area its identity. Many of these businesses would not be able to afford to return if a new development is built, and once they are gone, that sense of community is very difficult to replace.

Places like the Square Rigger Pub are a perfect example of this. My neighbours, friends, and family go there regularly. Friday night live music and Saturday night karaoke are part of our routine and something people genuinely look forward to. It is a space where people connect, and it has a character that cannot be recreated in a new, more expensive building.

The Wooden Fish restaurant is another very important part of our lives here. It is our favourite restaurant of all time, and we go at least once a week. It is almost always busy and full, which shows how valued it is by the community. A redevelopment of Village Square would directly impact businesses like this, and I believe it would be deeply upsetting for many residents who rely on and love these local places.

There is also an important environmental reason to protect that area. The large tree in the middle of Village Square is home to two eagles, and they have become part of everyday life here. I see them regularly from my balcony and often take photos of them with my camera. Please look at the photos I have attached. Having wildlife like this so close is rare and meaningful. Disturbing that space would likely cause them to leave, and that loss would be permanent. This is another reason why Village Square should be left as it is.

Parking and traffic are already major issues in this area, and I do not think this plan fully accounts for that reality. s.22(1), there are s.22(1) guest parking spaces, which already makes it difficult for visitors. On top of that, paid parking at Ambleside Beach has pushed more people onto residential streets, taking away parking from residents.

More broadly, the area does not have the infrastructure to support a significant increase in density. There are limited roads and bridge access points, and Marine Drive is already congested on a regular basis.

Even pedestrian spaces are already at capacity. The seawall is extremely busy, and at times it is so crowded that it feels like you are moving in a slow line of people with no room to pass. My family sometimes jokes that we get stuck in “traffic” on the seawall because there are so many people walking that you end up moving in a slow crowd. While it is said lightly, it reflects how heavily used the area already is.

There are also concerns about essential services. Removing the main grocery store would make daily life more difficult, especially for residents who rely on being able to walk there.

From an affordability perspective, it is also unclear who this type of development is for. New buildings in this area are typically very expensive, and many people cannot afford them. Young people and families in particular are being priced out, and many are not interested in living here because of the cost. At the same time, there are already new units in nearby developments that remain empty because prices are so high. This raises real concerns about whether building more high-end housing in this area is actually addressing housing needs or simply adding supply that few people can realistically access.

At the same time, this level of change has a direct impact on people who have already invested here. Many residents chose Ambleside because of its existing scale and character. Changes of this magnitude affect views, livability, and long-term investment in a very real way.

More broadly, I believe that if there is a need for significant new development, it should be directed to areas outside of already-established communities where there is more land and space to build properly planned neighbourhoods from the ground up. That approach would allow housing needs to be met

without placing pressure on or fundamentally changing existing communities like Ambleside, which are already complete, functioning, and deeply valued.

I would also ask the Council to stand up for the community you represent. Please advocate for residents and make decisions that reflect the realities of this neighbourhood, rather than feeling pressured into changes that do not fit. It is important that local voices are heard and that the character of Ambleside is protected.

My concern is not about change itself, but about how it is being approached. I strongly encourage Council to reconsider developing Village Square, to prioritize protecting it as a key community space, and to ensure that any future development remains low-rise and in line with the existing neighbourhood.

Ambleside is already a place that people value deeply. Any changes should respect and build on that, not replace it.

Thank you for your time and consideration.

Kind regards,

s. 22(1)

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 1:56 AM
To: correspondence
Subject: Provincial Enforcement of the Ambleside Centre LAP

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

April 26, 2026

Re: Provincial Enforcement of the Ambleside Centre LAP
Mayor & Council,

I am writing this letter in objection to the Provinces' enforcement of the Ambleside Centre LAP. This LAP has been on West Vancouver Council's agenda for over 4 years now and **has never been in line with what the people of West Vancouver desire**. The people of West Vancouver have always wanted moderate growth and to maintain a charming waterfront Ambleside village. To have this plan forced upon us by the Province is unacceptable.

It is also unacceptable for the Province to demand increased density without providing the necessary infrastructure to support a growth in population.

The North Shore municipalities need to work together and insist the Province provide adequate highways, bridges and transit infrastructure before imposing additional population growth on an area that already struggles with daily gridlock. This congestion happens even without accidents or other traffic incidents. What used to be a 20-minute drive from Ambleside to Deep Cove has now turned into over 45 minutes if you leave after 2:00pm.

I request that West Vancouver Council reject the proposed LAP and fight the Province's enforcement of this unapproved plan. I also request that Council prepare a village-scale plan for Ambleside to be implemented at the earliest opportunity.

Regards,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 10:01 AM
To: correspondence
Subject: Densification

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I am absolutely opposed to the densification of Ambleside.

Amazing that the province wants to spoil one of the loveliest towns in the province.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 10:58 AM
To: correspondence
Cc: jonathan.wilkinson@parl.gc.ca; HOUS.minister@gov.bc.ca; HMA.minister@gov.bc.ca; premier@gov.bc.ca; mark.carney@parl.gc.ca; lynne.block.mla@leg.bc.ca; patrick.weiler@parl.gc.ca
Subject: [REDACTED] s. 22(1) Submission to West Vancouver Council: re: Proposed Ambleside Centre Local Area Plan

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Dear Mayor and Council,

I have lived in Ambleside for over 20 years and am writing to share my concerns about the proposed changes to our community.

One of the reasons I chose to live here, and have stayed for so long, is because Ambleside has always felt like a true village. It is walkable, familiar, and comfortable. I can access shops, services, and the waterfront easily, and that kind of livability is not something that should be taken for granted.

I am very concerned about the scale of development being proposed. High-rise buildings would significantly change the character of the neighbourhood. Ambleside is not a high-density urban centre, and it should not be treated as one. Once that scale is introduced, it cannot be undone.

Village Square is a very important part of daily life here. It is not just a place to shop, it is a place where people connect and where local businesses are supported. Spaces like this are becoming increasingly rare, and I strongly believe it should be preserved. Many of the small businesses there would not be able to return if it were redeveloped, and the sense of community would be lost.

There is also a natural element that makes this area special. The large tree in the middle of Village Square is home to eagles, which are a meaningful part of the local environment. Protecting spaces like this matters, and once they are disturbed, they are very difficult to restore.

I am also concerned about the impact on essential services. Losing the main grocery store, even temporarily, would make everyday life more difficult for many residents who rely on being able to walk there.

Traffic and parking are already challenging in this area. Marine Drive is often congested, and there is limited parking available. Increasing density without first addressing these issues will only make things more difficult for residents.

Construction itself is another concern. Long periods of disruption can have lasting impacts on both residents and local businesses, many of which may not recover.

Finally, I question whether this type of development is truly meeting the needs of the community. New buildings in this area tend to be very expensive, and many people cannot afford them. At the same time, they bring significant changes to those who already live here.

Ambleside is a successful and livable community as it is. I would strongly encourage Council to consider a more balanced approach that keeps development at a lower scale, protects important spaces like Village Square, and ensures that any changes support, rather than replace, the character of the neighbourhood.

Thank you for your time and consideration.

Kind regards,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 11:50 AM
To: correspondence
Cc: Wilkinson, Jonathan - M.P.; HOUS.minister@gov.bc.ca; HMA.minister@gov.bc.ca; premier@gov.bc.ca; mark.carney@parl.gc.ca; lynne.block.mla@leg.bc.ca; patrick.weiler@parl.gc.ca
Subject: [REDACTED] s. 22(1) Submission to West Vancouver Council: Re: Proposed Ambleside Centre Local Area Plan
Attachments: eagles in village square.JPG

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Good Morning, Mayor and Council,

Ambleside Village is not a place for new high-rises. I am a resident of Ambleside, living in a condo which will be adversely affected by development (especially high-rises) in the areas highlighted in blue on the Proposed Ambleside Centre Local Area Plan in the Public Hearing Notice.

At the 2024 West Vancouver Community Input Council Meeting, I expressed that "my dream would be shattered" if high rises were built in front of (and around) our building. Every homeowner in my building would have their views affected and be subjected to the loud and incessant noise, dust and chaos of a building site right across a narrow lane and/or across the street from the building. My cousin has a development being built across the lane from him and the noise and the heavy vibrations from the pounding start at 7 am and the noise can drive one insane. It would be impossible to function under these conditions. And this would go on for years. I could not live with that.

Imagine me, saving my whole life and finally buying a condo with a beautiful view of Stanley Park, Lions Gate Bridge and the water with views all the way to Vancouver Island in my dream neighbourhood of Ambleside, which is where I am now. After these new, proposed buildings are built right in front of and around me, then instead of harmony and a view, I would look into the windows of the apartments of others across the lane or street instead. My sunsets would be blocked. My light would be taken away. I would never be able to recoup my investment and most likely have a hard time selling. And I don't want the upheaval of selling; I had intended to live here until my dying day.

I spent a million dollars on my unit and my property will be worth much less if my view is obstructed. This is an investment which I want to leave to my daughter when I pass away. Our whole building's property values would plummet and our investments diminished.

In addition, the other new West Vancouver developments which are going ahead and the grand-scale ones that have recently been approved in North Vancouver will alter our lovely lifestyles in West Vancouver. We already have too much traffic and insufficient infrastructure to handle all this densification on the North Shore. We need INFRASTRUCTURE UPGRADES. If there is trouble on the Lions Gate Bridge or on Highway 99, there are lines of traffic all down Marine Drive and terrible queues even on the small side streets. Hours and waiting in traffic. Marine Drive is only two lanes in each direction. 15th Street, our way to and from Highway 99, is only one lane each way, and so often plagued by traffic jams. How will our roads handle all the congestion if more residents are living here in Ambleside? I have often looked out my window and have seen lines of traffic on my small road, waiting to get onto Marine Drive.

I once spontaneously wanted to meet friends at the Cactus Club in Park Royal. I hopped on the bus to save time but I realized that the traffic jam was not moving. I asked the bus driver to let me off and I walked there much faster than the bus, which was trapped and stationary in all the traffic.

I just looked on the Hospital Emergency Department Wait times website and the wait time to see someone at Lions Gate Hospital is 3 hours and 14 minutes, North Van Centre Urgent and Primary Care Centre is 4 hours and 34 minutes. I have spent HOURS at our local Life Labs, waiting to get a blood test which was needed by my doctor. [REDACTED] s. 22(1), I made the decision to drive myself to the [REDACTED] s. 22(1) in agonizing pain and in a rainstorm because their wait time was shorter,

but, in the end, they did not have sufficient medical equipment for my condition, so I had to go to Lions Gate the following day. When someone is in need of care and/or in pain, the wait times are excruciating.

We have two resident eagles who inhabit the very large tree which is right in the middle of Village Square (in the eastern section). They are so amazing to watch and they bring me great pleasure. I do not want that tree destroyed. We have a gift, living in Ambleside, around such extraordinary natural surroundings.

Who exactly will be buying these new high-rise condos with exorbitant price tags in the most expensive area in all of Canada? Who can afford these new units with stunning sea views? What businesses will be able to afford to occupy the retail space which will be far more expensive? How will I afford the high prices of luxury shops which will occupy these retail spaces? I see empty retail space all over Vancouver and businesses are even having a hard time affording the price of older retail spaces. Our only supermarket will be torn down and what will the seniors do, who walk to Fresh Street Market to do their shopping?

I have concerns that the thriving small and popular businesses will be displaced and will never be able to afford the new rents. In Village Square we have family-owned restaurants which are always busy and an old pub filled with character which is a social hub, gathering space and such a hidden gem and gift for us, the generation who like to listen to live music and dance on the weekends. Many of us are seniors and would not be able to afford a cover charge if a new establishment were built and it would lack all the charm. We would not be able to afford this lifestyle which makes us happy anymore. Our lives will be transformed for the worst.

And there is the issue of what is happening with the collapse of the real estate development in Dundarave. The project is stalled. According to the latest North Shore News, "sales were sluggish." "It's not the only condo project to hit a wall in the Lower Mainland. Big developers have pulled back from doing their developments because of the market." Looking at the Real Estate North Shore listings, there are numerous newer properties on the market. They don't seem to be selling. I see so many "For Lease" signs in the new developments' storefront windows.

Thank you very much for being on the side of the residents of Ambleside and helping to fight what the Province is forcing upon us! This does not feel like a democracy for the people anymore. What will densification accomplish, except for mayhem, pollution, inconvenience and loss of our lovely lifestyles?

I would like to be fully engaged in making sure the development remains at a lower height or is not implemented at all. Let's beautify Ambleside, not densify it.

Sincerely,

s. 22(1)



From: Gary Powroznik [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 5:34 PM
To: correspondence
Subject: FW: Proposed Ambleside Centre Local Area Plan

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Please publish the submission below and do not redact my name. Thanks.
Gary Powroznik, [REDACTED] s. 22(1) West Vancouver.

From: Gary Powroznik
Sent: April 27, 2026 5:27 PM
To: 'Mark Sager' <mark@westvancouver.ca>; 'Christine Cassidy' <cassidy@westvancouver.ca>; 'Nora Gambioli' <ngambioli@westvancouver.ca>; 'Peter Lambur' <plambur@westvancouver.ca>; 'Scott Snider' <ssnider@westvancouver.ca>; 'Sharon Thompson' <sthompson@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>
Subject: Proposed Ambleside Centre Local Area Plan

There have been long-standing lobbies in WVan that have resisted progressive growth over the decades producing unsustainable practices in housing, finances, transportation solutions, environmental upgrades, maintaining infrastructure etc. It is well documented in the Advisor Report for West Vancouver District by Ron Mattiussi last year. The result of these negative lobbies and resultant decisions of Councils has been the loss of thousands of residents over the past few decades due to a lack of affordable housing and a sufficient population base to support our businesses, workers and their services. West Van needs to develop sustainable community policies that strengthen businesses, residents and long-term economic vitality. Consider:

1. What “Sustainability” Means (Practically)

Economics - Not Politics

- a. Residents & families at all stages
- b. Business owners & workers
- c. Services & infrastructure
- d. Traffic & transportation
- e. Environmental stewardship
- f. Intergenerational continuity
- g. Sustainability = endurance + prosperity

2. How Municipal Economies Actually Work

- a. The Economic Engine/Cycle of Community Life
- b. Housing → Development + Population
- c. Development + Population → Revenue
- d. Revenue → Services incl. Infrastructure, Transportation & Environmental Planning
- e. Services → Livability & Business Vitality
- f. Livability → Investment & Intergenerational Population

The voices advocating policies to limit density for affordable housing and business space and the Councils that they influenced have ignored is that the result has limited WVan's growth to only 1/6th of the average of growth of other Metro Vancouver municipalities over the past 50 years. The limited growth and development mean that West Van has given up over 80% of its main source of additional revenue - from development and lack of population growth! This comes in the form of development fees & charges, amenity contributions and an increased property tax base which is an annuity. To create the required population growth, it must focus on affordable housing (e.g. townhouses at \$1.3 million, not \$2-3 million+ or equivalent affordable prices for condos or residential rents) and affordable space for small business and professionals which can only be achieved with increased density which will require building higher if the land is constrained. WVan planners understand this because they are the experts and have direct feedback from developers. The starting point and sequence for planning should be:

1. how much population growth is required for a sustainable community?
2. what is the mix for each of the residential and business uses?
3. what is the target sales price/rent and how much density do we have to build to achieve those price points?
4. designing around the number of desired units in #3 units follows, not leads. The public does not have the expertise for answering these questions and a few strong voices have diverted West Van from this basic analysis that needs to be foundational to community planning. The public can influence design/looks once the key foundational variables are provided by the subject matter experts.

I encourage future WVan Councils to start with the analysis of these basic economic principles and cease to be swayed by a few members of the public who have no planning and community building experience. Our community must dig itself out from a deep economic hole and turnaround this unsustainable community where thousands have left and insufficient planning and execution has been done for the future. We also must regain control of the land use decision-making from the Provincial Government by showing we are making competent decisions in the best interest of West Van District.

I hope we have a lot of participation from residents in the future to support progressive future polices to create a vibrant WVan as a place to live, work and invest on an intergenerational basis.

Gary Powroznik
West Vancouver Resident

April 27, 2026 Public Hearing

My name is [redacted] s. 22(1) and I have been a West Vancouver resident for almost 40 years. Like many here, I am committed to this community and to its quality of life.

I strongly object to the interference by the Provincial government and their directives forced onto West Vancouver. It is an affront to democracy.

The LAP was being tweaked at this point; we did not need a heavy hand from Victoria deciding what is right for us at the last minute. I urge my local elective officials to do all that they can to maintain control of our community and our destiny and be the ones to decide what is best for West Vancouver. I totally you in this endeavor. Don't capitulate.

Let me be clear, I am not against density. But the scale has to be realistic. We need to plan for infrastructure and community facilities hand in hand with zoning changes and densification. If I had wanted to live in Yaletown or Metrotown, I would have packed my bags long ago.

And by the way, increasing density does not improve affordability, despite what the ideologues suggest. That is a false narrative. It is common knowledge that it simply increases land values. As well, that steel and concrete towers are expensive to build and contribute to end cost which is reflected in the final price point. Developers cannot overbuild enough to reduce prices and stay in business.

Thank you for your time.

[redacted] s. 22(1)

West Vancouver [redacted] s. 22(1)

*Recent ROI + rentals needed ✓
no matter will not be affordable*

Thank you, Mayor and Council, for the opportunity to speak here today.

I am here to speak on the revitalization of Ambleside, but let's first do a few fact checks. In 2023 and 24, I attended Municipal organized workshops on the Ambleside Local Area Plan, and not once did I hear speakers agree to anything more than low rise buildings, yet the planning department included high rises in all their various iterations. While I recognize that the final plan was forced on the Municipality by the Provincial government, I am concerned that this proposal with high rises was put forward to the Province.

We know that in the past 50 years, West Vancouver's population has increased by approximately 10,000 individuals, or 200 residents a year. If we take the established average of 2.5 per household a year, less the 80 dwellings are currently required annually in all of West Vancouver, hardly enough to think beyond 3 to 4 story building heights in Ambleside for many years into the future and with a declining West Vancouver population, likely a lot less building will be required. Given the current stall in the economy, and the lowest real estate sales in our community in 50 years, many existing condos in buildings for sale or rent in West Vancouver remain unoccupied. Pre-sales are non-existent, proposed buildings and others recently built in both Ambleside and Dundarave have gone into receivership and we know where they are. Let's keep Ambleside's character in check. The market dictates when developers want to participate, not governments, and that will likely not be for many years. Yes, we need revitalization, both retail and residential, but that can be accomplished without high rise buildings destroying Ambleside's character.

As a resident of West Vancouver ^{s.22(1)} years, I remember Clyde Avenue east of Taylor Way in the early days when the Park Royal hotel, its restaurant and pub, and Frank Baker's "Attic" were in vogue. What a fabulous place to visit. These establishments were vibrant and people came from all over the city to enjoy both and see James Bond's iconic 1964 Aston Martin in a glass cage in front of the hotel. Let's restore the 1400 block of Clyde with restaurants, coffee houses, art galleries, pubs, other compatible retail stores and a small boutique hotel, not high-rises. Possible slight pavement curvature to add street character The 1400 block of Clyde Avenue has the potential to be the "Village" within Ambleside. Think of Friday or Saturday nights in the summer, closed to vehicle traffic, street entertainment, food trucks, a band etc., back from the crowded beaches and busy Marine drive with parking underground or on adjacent streets. Let's get back to Ambleside's roots where people came to enjoy not only our beaches and parks, but the vibrancy it has to offer, and not encumbered by towering highrise buildings. We simply don't need them.

Thank you.

From: Gordon Smith Gallery of Canadian Art <info@smithfoundation.ca>
Sent: Thursday, April 23, 2026 9:01 AM
To: correspondence
Subject: The Gordon Smith Gallery of Canadian Art and Artists For Kids

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Thank You for joining us for the Opening Reception of *One Hundred Artists Deep* at the Gordon Smith Gallery

On View April 11 — June 20th 2026

Public Gallery Hours:
Thursdays, Fridays, Saturdays
12PM - 4PM

[More](#)

Upcoming programming related to *One Hundred Artists Deep*:

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

Speaker Series: Artistic Approaches In Dialogue with Alex Gibson and Chantal Gibson, moderated by Andrea Valentine-Lewis

Saturday, June 20 | 1:00PM-2:00PM

Public Curator's tour led by Andrea Valentine-Lewis



**Gordon
Smith
Gallery**
of Canadian Art

PUBLIC PROGRAM

ART IN GOOD COMPANY

THURSDAY, APRIL 23

2:30PM - 3:30PM

PHOTO BY KHIM MATA HIPOL

NEW DROP-IN
ART-MAKING
ACTIVITIES PROGRAM
FOR SENIORS
INSPIRED BY THE
CURRENT GALLERY
EXHIBITION

Thursday, April 23 – Art in Good Company 2:30–3:30 PM

ART IN GOOD COMPANY is our brand new Drop-In Art-making program for senior community members. Join us every other Thursday from 2:30–4:00pm for creative

sessions inspired by our current gallery exhibition. Activities will include hands-on art projects, light art-history talks, and the occasional guest artist in a setting where participants can relax, experiment, and enjoy making art together.

Our first program on April 23rd will be a special session where we will begin with an art activity inspired by a work by Gordon Smith titled, *Tangled Beach*, currently in the exhibition *One Hundred Artists Deep*. Then at 3:30pm, this will be followed by a tour from the exhibition curator, Andrea Valentine-Lewis.

We hope you can join us! Friends and family are welcome.

Saturday, April 25 – EXPLORE + CREATE, 1:00-3:00 PM

This week's activity at Explore + Create Saturday will be a multi-media activity inspired by the work of Alex Gibson, *Image of a Garden Lattice*, currently in the exhibition *One Hundred Artists Deep*.

Saturday, May 2 – EXPLORE + CREATE is cancelled due to a special event

On Saturday, May 2, Explore + Create Saturday is on pause due to a special event – Speaker Series: Art Education, For Life: Fashion, Cultural Memory, and Design as Living Practice in conversation with Rebecca Baker-Grenier. The next Explore + Create is scheduled for Saturday, May 9.

SPEAKER SERIES

**FASHION,
CULTURAL
MEMORY,
AND DESIGN
AS LIVING
PRACTICE**



**ART EDUCATION,
FOR LIFE.**

SATURDAY, MAY 2 / 1PM

IN CONVERSATION

WITH REBECCA BAKER-GRENIER

**Gordon
Smith
Gallery**
of Canadian Art

Join designer Rebecca Baker-Grenier in conversation for an afternoon exploring fashion as a form of cultural knowledge, creative inheritance, and contemporary expression. Grounded in regalia-making, material practice, and intergenerational learning, this talk considers how design can carry identity, memory, and responsibility forward. Through a

discussion of process, visibility, and the evolving language of Indigenous fashion, the conversation asks what art education makes possible over the course of a life.

TICKETS

**Artists
For
Kids**



2026 Spring Portfolio Available for Acquisition

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.



Artists For Kids Summer Day Camp Registration

Camp Dates:

June 29 - July 3 (excluding July 1)

July 6 - July 10

August 31 - September 4

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

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.

PURCHASE

have the opportunity to explore outdoor art making (weather permitting) and recreation time.

REGISTER



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

From: Rachel Forbes [REDACTED] s. 22(1)
Sent: Thursday, April 23, 2026 3:21 PM
To: correspondence
Subject: Community Event: RISE to the Top 2026

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Dear Mayor Sager, and Councillors,

Thank you for your ongoing support and for the work you do to strengthen our **community**.

I am reaching out to invite you to our **second annual RISE to the Top event at Grouse Mountain** (Saturday June 6, 8am-1pm). Hosted by **Learn. Develop. Succeed.**, we are a **local charity** dedicated to supporting children and youth through **One to One tutoring and mentorship**, helping them build confidence and succeed academically.

This is a **community focused event** that brings together **local leaders, partners, and supporters** to celebrate impact and expand opportunities for youth across Vancouver.

We are also pleased to share that **Fred Lee and Brett Tippie** will be joining us as our **MCs** for the day.

We would be delighted to have you join us. **Tickets and event details** are available here:
[BLOCKEDldsociety\[.\]ca/event/rise-to-the-top-2026/BLOCKED](#)

Thank you again for everything you do for West Vancouver, and we hope to see you there.

With gratitude,

Rachel S. Forbes, JD, she/her
Executive Director, Learn. Develop. Succeed.


[REDACTED] s. 22(1)

"Unless someone like you cares a whole awful lot,
Nothing is going to get better. It's not." — Dr. Seuss, *The Lorax*



Follow us on social media – [Facebook](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)
Sign up for our [ARISE newsletter](#).

*Respectfully acknowledging that I live, work, and learn on the unceded territories of the Squamish, Musqueam, and Tsleil-Waututh Nations.
As part of my blended life, I may work at unconventional times. There is no expectation for a response outside of your typical working hours.*

 [Book time to meet with me](#)

From: [REDACTED] s. 22(1)
Sent: Saturday, April 25, 2026 1:25 PM
To: correspondence
Subject: Paid Parking at Ambleside Park

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The subject of pay parking at Ambleside Park has been brought up a few times through the years by past counsels and rightly rejected in their wisdom. The amount of income generated for West Vancouver is paltry compared to the problems it causes and should be rescinded once and for all.

I am one of the people frustrated not being able to find a parking spot to frequent favorite stores and land up giving up and driving by...a loss to the merchants.

Quit fiddling with "this & that" suggestions and just stop the pay parking entirely. You will be doing yourself a favor when election time comes.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, April 25, 2026 3:37 PM
To: correspondence
Subject: Re: Ambleside

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Good day,

I am a resident of West Vancouver.

I wish to express my opinion on paid parking at Ambleside Park and area.

Paid parking at Ambleside Park and area needs to be abolished.

Not only does paid parking rob poorer people and seniors of the pleasure of enjoying our area but it also impacts residents and visitors of trying to find parking at businesses.

Please rethink this paid parking and come up with other ideas to make money for our community.

Sincerely,
[REDACTED] s. 22(1)

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Saturday, April 25, 2026 4:34 PM
To: correspondence
Subject: parking fees in Ambleside Park

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The recently enacted parking fees for Ambleside Park are a naked revenue grab that harms Ambleside businesses, non-residents participating in sporting events at the Ambleside sports venues, and West Vancouver's reputation as a friendly neighbour. While West Vancouver has wonderful reputation for supporting the arts, library, and sport, it has become business unfriendly. The revenue from this parking fee scam would be easily replaced by a minuscule increase in the residential property tax.

[REDACTED] s. 22(1)

West Vancouver
40 year resident of West Vancouver

From: [REDACTED] s. 22(1)
Sent: Saturday, April 25, 2026 9:23 PM
To: correspondence
Subject: Paid parking pause

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I am in favour of the pause in paid parking in Ambleside Park until July 1 as proposed by the ADBIA.

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

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 12:14 AM
To: correspondence
Cc: Mark Sager, Mayor; Sharon Thompson; Christine Cassidy; Scott Snider; Peter Lambur; Linda Watt; Nora Gambioli
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.

Mayor and Council:

I continue to support pay parking in ALL our parks. The repeated arguments put forward by the ADBIA are anecdotal, and assumptions have been made that do not align with my observations.

I live close to Ambleside Beach. I regularly observe the following:

- By 9 a.m., many spots in the business district and surrounding area are filled by people who park and walk to the bus stop. Those vehicles are there for the day.
- By 10 a.m., any vacant spots are filled by employees from many local businesses. They are there for hours. Perhaps these businesses could start by using their own parking, encouraging their employees to park further afield or to take transit.
- During the summer months and on sunny weekends, available parking at Ambleside Beach is full by mid-morning. That was the case **LONG BEFORE** pay parking was introduced. The surrounding streets were then filled with vehicles belonging to park users.
- Loading zones are considered parking spots.
- There is no enforcement. People know that. There will be no change in the parking situation until this is corrected. **Pay parking is NOT the cause of parking woes.**

All other beaches in Metro have pay-parking. Spanish Banks is now \$4.25 per hour. When pay parking was introduced to Ambleside, people sent letters to Mayor and Council from far-off places expressing their outrage. When the evening news interviewed people the day it was first introduced, they said just that: it was the only beach with free parking and they were not local.

Local residents are being crowded out of our parks. West Vancouver residents are avoiding the area on weekends due to overcrowding. Local taxpayers are being pushed out. Yet, we pay to maintain our facilities for folks that want only free parking and have no intention of heading up to the high street to buy a new carpet, a diamond ring or an ice-cream cone.

I want my Mayor and Council to represent MY interests. That means user pay, not just local taxpayers and allow us to comfortably use our parks.

Yours truly,

s. 22(1)

s. 22(1)

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

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 7:58 AM
To: correspondence
Subject: Ambleside 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.

Dear Mayor and Council,
I fully support ADBIA's proposal which includes paying for a parking study.
Employing an expert in the parking field makes huge sense to me.
Removing the parking payments until July 1st will allow for a more meaningful study.

The initial paid parking idea (by Staff) appeared to make sense by reducing the number of cars parking, and gaining revenue for the Municipality.
However, I feel the unintended consequences of negatively impacting local Ambleside businesses as well as sports teams is unacceptable.

Please consider ADBIA's complete proposal.

Regards,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 1:30 PM
To: correspondence
Subject: Pay Parking Feedback

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Hello Mayor and Council,

I agree with pay parking and actually think it should be expanded to all parks and street parking 13th St. to 25th St. on Bellevue Ave. and Marine Dr. to start. This will create more parking turn-over and a net benefit to businesses. When people can park near their favourite store, it's much easier to support local and run in and shop versus heading to the mall where there's always parking available. I'm confused why West Vancouver residents are complaining because parking is always free with an easy yearly registration.

Regards,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 2:09 PM
To: correspondence
Subject: Ambleside parking

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I strongly support the ADBIA recommendations for Ambleside parking. Our merchants are suffering!

[REDACTED] s. 22(1)

WV

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 2:35 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.

Mayor and Council,

Please stop this pay parking nonsense immediately.

For the sake of our struggling Ambleside businesses, please re-think your decision and allow much needed visitors and shoppers to sustain our village retailers. As it stands now, we have a sad lack of variety of interesting retailers in Ambleside. We do, however, have a plethora of money exchanges, nail techs, etc that the District has given licences to. What a shame!

Do the right thing and cancel pay parking and assist our few remaining interesting businesses survive, particularly those situated on Bellevue Avenue who are directly and adversely affected.

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 3:02 PM
To: correspondence
Subject: 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.

Mr. Mayor and Councillors

For heavens sake please try and be fiscally responsible. Paid parking in the Ambleside area has been devastating for everyone in the community and now with summer coming there won't be a farmer's market! If the amount of revenue generated so far is truly around \$130,000 then add a dollar to everyone's taxes and be done with it.

Sincerely

[REDACTED] s. 22(1)

Ambleside Resident

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 3:35 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.

Hello,

I'm writing to voice my support for pay parking in all parks, major thoroughfares, and other community lots like the Rec Centre and Library for NON-residents. In addition, the original hourly rate should be brought back to Ambleside Park. It is unrealistic for anyone to park for hours and not contribute to parks and road maintenance.

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 5:04 PM
To: correspondence
Subject: Hold pay parking !

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I am NOT in favor of payparking as I am a local business downer and this is affecting me directly.
I support the recommendation by the ABDIA to hold off until July 1

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 5:47 PM
To: correspondence
Subject: Paid parking in Ambleside Park

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To all West Vancouver Councillors:

I am writing to express my disappointment in the gathering of revenue from parking in the Park. Surely West Vancouver can afford to allow everyone the privilege of a seaside park. The joys of walking and playing in such a magnificent setting should be a privilege for all to share and be part of the claim of "Beautiful B.C."

To lose the weekend Market illustrates another major damage of this unfortunate action by the Council. All 'villages' deserve a market to represent the products and talents of our people.

Please reverse this "trial" and find other means to boost revenue.

Sincerely, [REDACTED] s. 22(1)

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 8:36 PM
To: correspondence
Subject: Pay parking at Ambleside

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To Mayor and Council,

I strongly believe that the pay parking at Ambleside is wrong.

It is hurting families of children who make use of the sports fields.

The worst is the loss of revenue for our local businesses on Marine Drive and Bellevue. We locals and the council have talked for years about keeping our Ambleside and Dundarave retail and businesses alive and improving. The pay parking is so detrimental to this aim.

Many lower income people still need to access our beautiful Ambleside Beach. Pay parking is inhibiting them from access.

While the parking should be free for West Vancouver residents, we can't limit the parking for other users either.

Please get rid of the parking charges at Ambleside.

Respectfully,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 8:39 PM
To: correspondence
Subject: Please scrap the Ambelside and Dundarave parking Plan!

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All the Council is doing is forcing the West Van population to abandon the Ambleside and Dundarave businesses and forcing the residents to only attend businesses at Park Royal, where there are ample parking most of the time, and it is free!

Even the 15 minutes of parking in Ambleside is too short, for most people, as 90% attending at the bank, the normal required time would be closer to 30 minutes to get any service. While having the 15-minute signs encourages people to finish quickly, do not issue tickets before they have parked for a minimum of 30 min.

We must maintain the Dundarave and Abelside business area, so please do not destroy it.

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

--
--

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 9:00 PM
To: correspondence
Subject: Pay parking

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Please discontinue Pay Parking.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 7:53 AM
To: correspondence
Subject: Pay Parking in West Vancouver

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Dear Members of West Vancouver Council:

It is becoming increasingly clear that pay parking is not working as it was intended. The funds collected are not material and local merchants are suffering- collectively perhaps more than the funds collected.

I earnestly urge you to revisit this.

Thank you

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 9:17 AM
To: correspondence
Subject: Parking I support this recommendation. Remove the parking. Businesses

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are suffering. Most seniors don't know how to pay by phone.

[REDACTED] s. 22(1)

From: Rob Jordan [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 9:57 AM
To: correspondence
Subject: Ambleside Park Paid Parking

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Hello,

As Operations Manager for Thierry, part of the Toptable Group, I wanted to take a moment to express our company's concern over paid parking which has been instituted at Ambleside Park. Thierry Ambleside, located at 1343 Bellevue, is our newest and biggest location. We opened on labour day weekend, 2023.

With respect to the paid parking, we are regularly receiving complaints from guests over this issue; in spite of the fact we are advising them of the underground parkade located about 200 meters west of our store. Many of our guests simply are uncomfortable navigating this very small and narrow parkade.

From a guest traffic and revenues standpoint, we have noticed a significant downturn in both metrics, with guest volume dropping over 20% since pay parking has been initiated. Simply put, we are losing business and this is a massive concern for us.

I am aware that the AD/BIA will be presenting a proposal to West Vancouver City Council this evening to at least temporarily reverse the paid parking through to July 1, with 2-hour free parking thereafter. While we will be unable to attend this meeting in person, **we wished to strongly support this motion** and request West Vancouver City Council to take action to amend the pay parking regulations to support local businesses such as ours.

Respectfully,

Robert Jordan, Operations Manager
Thierry|Chocolaterie, Patisserie, Café

[Alberni - 1059 Alberni Street | Mount Pleasant - 265 East 10th Avenue | Ambleside - 1343 Bellevue Ave, West Vancouver](#)

P: 604-912-0700 | [BLOCKEDthierrychocolates\[.\]com](#) BLOCKED; [BLOCKEDtoptable\[.\]ca](#) BLOCKED;

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From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 10:42 AM
To: correspondence
Subject: Pay parking

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I am writing to say it is time to rethink pay parking in West Vancouver.

The merchants are suffering because those from outside West Vancouver who would normally park in Ambleside and other parks now park on the street.

In many cases those who can least afford it are penalized. Then there are all the sports teams. People volunteer to coach and have to pay for that.

Please rethink and, I believe, a much more reasonable solution would be to make the first two or three hours free.

The market in Ambleside park is no longer viable. Personally I liked it more when it was on Bellevue but that's just me.

Ambleside is very very often almost devoid of cars because people visiting the park are parking elsewhere so that shoppers are shut out or, worse, forced to go to Park Royal so that the Dunderave/Ambleside shops are dying.

Then there's the mess we're left in at the south west end of Dunderave!
I'm sure it will be year before that's sorted out and we've lost great shops and parking in the lane which is desperately needed.

The only good thing is that we still have our mural which is a part of Dunderave's history and should be saved.

[REDACTED] s. 22(1)

West Vancouver
[REDACTED] s. 22(1)

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 11:40 AM
To: correspondence
Subject: ambleside parking

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bad idea to begin with

about time to change

punishing people with children and 'elders' is both regressive and repulsive

recommend no pay parking at any W Van parks beaches, soccer/sports fields

--

[REDACTED] s. 22(1)

west van

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 11:41 AM
To: Mark Sager, Mayor; Christine Cassidy; Scott Snider; ngamboli@westvancouver.ca; Peter Lambur; Sharon Thompson; Linda Watt; correspondence
Subject: Ambleside Pay Parking - [REDACTED] s. 22(1)

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 ask that the Ambleside Park pay parking program be paused.

The revenue generated so far does not appear to justify the negative impact on local businesses and residents. It is also concerning that there has been limited direct engagement with business owners as part of the review process.

I support a pause, followed by a proper parking study that reflects real conditions and meaningful community input. A revised approach—such as offering the first two hours free, in line with the commercial area—would be a reasonable compromise. Many elderly residents on limited income need to park for an hour or two for appointments and shopping.

Ambleside is an important community space, and decisions about it should balance accessibility, local business needs, and resident input.

Thank you for your consideration.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 12:12 PM
To: correspondence
Subject: Pay Parking

Importance: High

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To the attention of the Mayor and Council

Re: Monday April 27, 2026 Agenda Item discussion

Please go back to no Pay Parking meters and reinstitute a 2hour parking maximum followed up with improved bylaw ticketing and fines. The District will make more money and pay for itself rather than paying the parking companies!

Thank you
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 2:02 PM
To: correspondence
Subject: No pay parking anywhere in West Vancouver

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We align ourselves with the following: **UPDATE: Ambleside Park Pay Parking**

Since this whole pay parking idea was rolled out, it's been one problem after another. Instead of fixing it properly, Council just keeps slapping band-aids on it. Meanwhile, it's our businesses that are taking the hit, and residents who can't easily get into the area for basic things like appointments and services.

Now we've got an update coming Monday night, and let's be honest, the numbers don't exactly tell a success story. The District has brought in about \$130,000 so far, while local businesses are losing that kind of money every single month. How does that make any sense? The full time hire the district has employed to "study" it will eat up more than half of the income Generated so far. Worse still the Parking advisor for Ambleside Pay parking has yet to visit a single business owner for input. So what is the purpose of the hire and what kind of ridiculous terms of reference do they have. It certainly does not look like they are doing the work required.

The Ambleside Dunderave Business Improvement Association has been doing the work Council should be doing - actually talking to businesses and paying attention. On top of that, local residents have spoken up too. Our recent survey showed about 80% of people don't support pay parking in the Park at all.

The ADBIA has asked Council to pause this immediately and take a step back, with a plan to restart it on July 1 offering the first two hours of parking in the Park free, in keeping with the commercial area. They have also committed to doing a proper parking study one that reflects real conditions, not something done on a rainy winter day when nobody's around. You can read their recommendations [here](#).

Worse still the Farmers Market at Ambleside looks like it won't return due to this and our ,Ayer's desire to have it in Horeshoe bay that has bigger parking problems than Ambleside does If you enjoyed the Ambleside Farmers market then email Mark and save it for those of us that frequent it every week it is open

A lot of us would prefer this whole thing just be scrapped. But if Council won't go that far, then at least meet us halfway. That's a reasonable compromise and shows people are actually trying to work together here.

If you agree, send an email to Mayor and Council at correspondence@westvancouver.ca and tell them to pause the pay parking. Better yet, show up to the Council meeting on Monday, April 27 at 6pm and say it in person. Enough is enough.

s. 22(1)

WV,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 3:07 PM
To: correspondence
Subject: Pay Parking Ambleside Park

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The whole concept of pay parking in Ambleside Park is ridiculous. You have destroyed the Farmers Market and created negativity of even going to the Park to enjoy the walk, the ocean, the views etc. a numbskull concept.

[REDACTED] s. 22(1)

West Vancouver, B.C.

[REDACTED] s. 22(1)

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 5:47 PM
To: correspondence
Subject: Pay parking in Ambleside

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.

The introduction of pay parking in Ambleside has impacted my shopping habits in the Ambleside area. I can no longer find street parking on Marine Drive to do my quick stop shopping during the 10 am to 3 pm shopping time. As a result, I will drive through to Park Royal.

I like to support our local businesses but now, with less parking available, it is no longer convenient to do so. This lack of parking is a direct result of people, who would normally park in Ambleside, avoiding the pay parking fee, parking in the commercial area instead.

Also, the parking between 14th and 17th on argyle and John Lawson, was never as full and dense as it is now. Anything to avoid the pay parking in Ambleside. People will avoid the pay parking in Ambleside as much as they can.

I hope you will note the disadvantages of pay parking in Ambleside, especially to our local businesses, and also to the John Lawson and Argyle parking areas. Please find a better solution. It may be too late already as people have changed their parking habits already.

[REDACTED] s. 22(1)

West Vancouver

Sent from my iPhone

Please Help Ambleside Businesses!

Petition to Pause Pay Parking in Ambleside Park

To: The Mayor and Council of the District of West Vancouver

We, the undersigned residents of West Vancouver, respectfully request that Council pause the current pay parking program in Ambleside Park until it can be reviewed and adjusted to significantly reduce spillover parking into the surrounding commercial areas.

Since implementation, vehicles are relocating into the Ambleside Business Parking to avoid pay parking in Ambleside Park, reducing parking availability and turnover for local businesses and service appointments.

With no District By-Law parking enforcement in the Ambleside business area businesses are suffering revenue losses and their survival is at risk.

The current approach is creating pressure on the commercial area and altering parking behavior in ways that were not adequately resolved before implementation.

We ask Council to:

1. Pause the current program.
2. Review the spillover impacts on the commercial core.
3. Work collaboratively with residents, sports organizations, and the ADBIA to create a solution that supports both the park and local businesses.

Ambleside Park and the commercial area is connected. Parking policy must reflect that.

NAME	ADDRESS	SIGNATURE
------	---------	-----------

s. 22(1)

Petition of 202 pages
containing 1,012 signatures

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 1:57 PM
To: correspondence
Subject: Ambleside farmer's market

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Hello:

I am writing to say the proposed move of the farmer's market from Ambleside to Horseshoe Bay makes no sense. HS Bay has VERY limited parking and is off the beaten path of most West Van traffic. Please drop this poor idea!

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

Get [Outlook for iOS](#)

From: Eva Jarvis [REDACTED] s. 22(1)
Sent: Monday, April 27, 2026 10:23 PM
To: correspondence
Subject: Re: West Van Memorial Crosswalk Initiative and 100th Anniversary of Royal Canadian Legion Branch #60
Attachments: Memorial Crosswalk West Vancouver Community Proposal.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.

To Whomever This May Concern,

My name is Eva Jarvis and based on the prompting of Ms.Jenn Moller, I am submitting a letter clearly outlining the details and all aspects of my proposal and associated request.

I look forward to hearing from you at your earliest convenience.

Sincerely,

Eva Jarvis

On Behalf of the West Vancouver Legion Branch #60 and the Memorial Crosswalk Committee [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

To Whomever This May Concern,

I would like to begin by thanking you for your continued commitment to community engagement in West Vancouver.

I am writing to formally present a community initiative titled **Operation Crosswalk**, and to respectfully request your support in helping bring this important project to life.

Project Overview

Operation Crosswalk is a commemorative initiative aimed at installing a **Veterans Memorial Crosswalk** in West Vancouver. This project is intended to honour the servicemen and women who have served our community, province, and country with courage and dedication. In a time when national unity and recognition of service are especially meaningful, this crosswalk would serve as a visible and lasting symbol of gratitude and remembrance.

This year not only marks the **100th anniversary of the West Vancouver Legion Branch #60** but also the **75th anniversary of 525 Pathfinder Air Cadet Squadron** as well as the **75th anniversary of the West Vancouver Memorial Library**, which opened on November 11, 1950, as a living memorial to those who lost their lives in the First and Second World Wars. The proposed crosswalk would complement this legacy, reinforcing the area's historical and commemorative significance.

Proposed Location

While final approval is subject to municipal processes, a primary location under consideration is at 20th St. and Marine Dr. This site is already a focal point for Remembrance Day ceremonies and would provide a meaningful and highly visible setting for the project.

A secondary location is the Veterans Way Crosswalk at 18th (the crosswalk parallel to Marine Dr) on the north side. As this location sees significantly less traffic overall, in relation to 20th St and Marine Dr., it is seen as a more cost effective option going forward.

Project Scope and Cost

The Veterans Crosswalk would be a **specialty crosswalk**, incorporating artistic design elements that differ from standard pavement markings while still meeting all technical and safety standards. Based on preliminary estimates:

- **Capital Cost:** Approximately \$20,000–\$25,000
- **Annual Maintenance Cost:** Approximately \$3,200

Materials would include durable, high-visibility coatings such as methyl methacrylate (MMA), thermoplastic, or epoxy paints designed for long-term performance under high traffic conditions.

Compliance and Accessibility

The project will adhere to all applicable municipal, provincial, and national regulations, including:

- Engineering and traffic safety standards
- Non-partisan, secular design requirements
- Accessibility considerations under the Accessible British Columbia Act

Consultation with the Accessibility Advisory Committee will ensure the design does not create barriers for individuals with sensory or cognitive disabilities.

Community Engagement and Stakeholders

A collaborative approach will guide the development of this project. Engagement efforts may include a public open house and stakeholder consultations involving organizations such as:

- Royal Canadian Legion Branch #60
- Army, Navy and Air Force Veterans (ANAF)
- North Shore Veterans Council
- 525 Pathfinder Air Cadet Squadron
- West Vancouver Police and Fire-Rescue
- School District 45
- Local business associations and community groups

Feedback from these stakeholders will help shape the final design to ensure it reflects the values and spirit of the community.

Request for Support

To successfully deliver this project, we are seeking financial contributions and community backing. Your support is necessary in helping us meet our funding goal and demonstrating strong community commitment to this initiative.

Conclusion

Operation Crosswalk represents an opportunity to create a lasting tribute that honours our veterans while strengthening community identity and remembrance. With your support, we can bring this meaningful vision to life and ensure it stands as a symbol of respect for generations to come.

Thank you for your time and consideration. I would be pleased to provide any additional information or discuss this proposal further at your convenience.

Yours sincerely,

Eva Jarvis

On Behalf of the West Vancouver Legion Branch #60 and the Memorial Crosswalk Committee

s. 22(1)

s. 22(1)

From: Ambleside Dundarave BIA <info@ADBIA.ca>
Sent: Tuesday, April 28, 2026 10:49 AM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Linda Watt; Scott Snider; Peter Lambur; Nora Gambioli; Sharon Thompson; Scott Findlay; Shehzad Somji
Subject: Proposed 2026 Annual Tax Rates Bylaw

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Dear Mayor and Council,

On behalf of the Ambleside Dundarave Business Improvement Association, we appreciate the clarification from your staff regarding the cost allocation framework for the North Shore Waste Water Treatment Plant Levy within the 2026 Annual Tax Rates Bylaw.

While we understand the rationale behind embedding this levy within the Metro Vancouver requisition framework and appreciate the deferment flexibility it may offer residential property owners, this structure does not work for our commercial property owners.

Our business community is already carrying a disproportionate financial burden. Commercial property owners pay approximately three times the tax rate of residential property owners, yet decisions like this continue to place even greater pressure on local businesses. At a time when many are already struggling with the negative economic impacts of pay parking, along with the disruption and consequences of projects such as the Dundarave development, this additional burden feels unsustainable.

West Vancouver's commercial property owners are essential contributors to the vibrancy, economic health, and long-term success of this community. They should not continue to be treated as though they are simply there to absorb added costs whenever new financial pressures arise.

We strongly urge Council to revisit this format for future years and advocate for a more equitable approach to cost allocation moving forward. Our local businesses cannot continue to be disproportionately downloaded on while already facing significant and growing challenges.

We hope next year this framework will be carefully reconsidered with fairness for commercial property owners as a priority.

Regards,

Maureen

Maureen O'Brien

Executive Director

Ambleside Dundarave Business Improvement Association

604-210-3500

info@adbia.ca

"It Takes a Village to Make a Village"

From: s. 22(1)
Sent: Tuesday, April 28, 2026 2:40 PM
To: correspondence
Subject: Appreciation

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This is ia an appreciation of Toby Rogers who is retiring from her work in the building department at Municipal Hall.

s.22(1) she has overseen a massive build and a renovation surrounding my property.

Blasting started only to start again for prolonged days due to discovered safety reasons.. Noise and dust ensued for days; roads s.22(1) were blocked at times with cars and trucks flying up s.22(1) Road. Hydro and gas lines were installed s.22(1) and a large portion of Municipal property with tress exchanged or removed is now a heated driveway.

Toby supported and advised both myself and neighbours effectively throughout this construction for which I am most grateful.

In fairness to tax paying neighbours and in consideration of the topography in West Vancouver I believe Councillors should restrict or deny extensive builds which require excessive blasting and interference with other properties taking years to complete.

Sincerely ,

s. 22(1)

West Vancouver BC

s. 22(1)

From: Christie Rosta
Sent: Tuesday, April 28, 2026 4:04 PM
To: s. 22(1)
Cc: correspondence
Subject: Ambleside Farmers' Market

Dear s. 22(1)

Thank you for your correspondence dated April 26, 2026, regarding the Ambleside Artisan Farmers' Market. Your email has been referred to me for response.

The 2026 Ambleside Artisan Farmers' Market will operate in Ambleside Park from Sunday, May 17 to Sunday, September 13, 2026. The market has been operating in the Ambleside area for more than 20 years and, as in recent years, will be located at the front entrance on the south side of Ambleside Park.

In addition, a new market, the Horseshoe Bay Community Market, will hold its inaugural season from Saturday, June 13 to Saturday, October 10, 2026. The market will be located along the boardwalk in front of The Sanctuary condo development and in Horseshoe Bay Park.

Both markets are open to the public and are operated by not-for-profit organizations. Additional information is available at the following websites:

1. Ambleside Artisan Farmers' Market: <https://artisanmarkets.ca/>
2. Horseshoe Bay Community Market: <https://hbcommunitymarket.ca/>

Sincerely,

Christie Rosta

Christie Rosta
Cultural Services Manager | District of West Vancouver
t: 604-913-2777 | c: 604-374-1779 | westvancouver.ca



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

From: [REDACTED] s. 22(1)
Sent: Sunday, April 26, 2026 1:57 PM
To: correspondence
Subject: Ambleside farmer's market

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Hello:

I am writing to say the proposed move of the farmer's market from Ambleside to Horseshoe Bay makes no sense. HS Bay has VERY limited parking and is off the beaten path of most West Van traffic. Please drop this poor idea!

Regards, [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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