

## **COUNCIL CORRESPONDENCE UPDATE TO JANUARY 14, 2026 (8:30 a.m.)**

### **Correspondence**

- (1) January 7, 2026, regarding “Concerns Regarding a Potential Ban on Youth E-Bike Use”**
- (2) January 9, 2026, regarding Business Licence Refund Request**
- (3) G. Powroznik, January 12, 2026, regarding “FW: Council Response to Submission of November 17, 2025 Re: Missing Middle Initiatives By West Vancouver Council”**

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

No items.

### **Responses to Correspondence**

- (4) Bylaw and Licensing Services Manager, January 12, 2026, response regarding Business Licence Refund Request**

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

**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 Members of City Council,

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

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

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

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

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

Thank you for your time and consideration.

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

---

**From:** s. 22(1)  
**Sent:** Friday, January 9, 2026 11:41 AM  
**To:** correspondence  
**Subject:** Tenancy ByLaw. Business License s. 22(1)

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

To Mayor Mark Sager and Members of Council

s.22(1) the rental suite in my home was vacated and s. 22(1) moved in. I phoned the Municipal Hall at that time to enquire about a refund for the \$350.00 fee and I was told to deal with it at the end of the year.

I went in to the Municipal Hall to pay the new fee of \$85.00 and was told there is no refund for the months the suite was occupied by s. 22(1). I was shocked.

Please would you revisit this ByLaw. I have been a resident of Dundarave for s. 22(1) and taxpayer for over s. 22(1). I love my community and would like to feel that there is fairness in the laws I abide by.

I thank you.

s. 22(1)

s. 22(1)

West Vancouver, B.C.

s. 22(1)

**From:** Gary Powroznik [REDACTED] s. 22(1)  
**Sent:** Monday, January 12, 2026 9:25 PM  
**To:** correspondence  
**Subject:** FW: Council Response to Submission of November 17, 2025 Re: Missing Middle Initiatives By West Vancouver Council

**Importance:** High

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

Please publish the submission to Council members on January 12, 2026 and do not redact my name but you can redact my address.

**From:** Gary Powroznik  
**Sent:** January 12, 2026 2:14 PM  
**To:** 'Mark Sager' <mark@westvancouver.ca>; 'Christine Cassidy' <ccassidy@westvancouver.ca>; 'Nora Gambioli' <ngambioli@westvancouver.ca>; 'Peter Lambur' <plambur@westvancouver.ca>; 'Scott Snider' <ssnider@westvancouver.ca>; 'Sharon Thompson' <sthompson@westvancouver.ca>; 'Linda Watt' <lwatt@westvancouver.ca>  
**Subject:** RE: Council Response to Submission of November 17, 2025 Re: Missing Middle Initiatives By West Vancouver Council  
**Importance:** High

Since we missed this item (see below) at the Dec. 15<sup>th</sup> meeting, can we schedule it as part of Agenda item 12 on today's agenda please? In particular, can you address the sections of the November 17, 2025 submission that is highlighted in yellow. I will make sure that I'm present in time. Thanks Gary Powroznik, [REDACTED] s. 22(1) West Van.

**From:** Gary Powroznik  
**Sent:** December 15, 2025 4:33 PM  
**To:** 'Mark Sager' <[mark@westvancouver.ca](mailto:mark@westvancouver.ca)>; 'Christine Cassidy' <[ccassidy@westvancouver.ca](mailto:ccassidy@westvancouver.ca)>; 'Nora Gambioli' <[ngambioli@westvancouver.ca](mailto:ngambioli@westvancouver.ca)>; 'Peter Lambur' <[plambur@westvancouver.ca](mailto:plambur@westvancouver.ca)>; 'Scott Snider' <[ssnider@westvancouver.ca](mailto:ssnider@westvancouver.ca)>; 'Sharon Thompson' <[sthompson@westvancouver.ca](mailto:sthompson@westvancouver.ca)>; 'Linda Watt' <[lwatt@westvancouver.ca](mailto:lwatt@westvancouver.ca)>  
**Subject:** Council Response to Submission of November 17, 2025 Re: Missing Middle Initiatives By West Vancouver Council

This is a matter for Item 12 on Council's Agenda for its December 15, 2025, Meeting.

I have provided a copy below of my submission to Council on November 17, 2025, which addressed two issues. First, it provided support for the recommended changes to the OCP to provide for more flexibility in developing affordable housing for the "missing middle" in Ambleside/Dundarave and reducing some of the focus of the expansion of the high-rise apartment area. Second, it addressed the problem raised several times in the Advisor Report of the decades of experience that developers have had with West Van's lack of interest in building affordable housing and the many procedures that have been put in place to increase cost, time and uncertainty for any proposed project. I specifically asked in the letter:

“Please advise what “tone” we can expect from this Council moving forward, and how each of the challenges and recommendations cited above is being dealt with now. How are we going to reattract developers to build affordable missing middle housing products (e.g. townhouses at \$1.3 million) when there has not been one project (at this price point or lower) approved and implemented in West Van in many years.” There are many examples of other municipalities addressing similar issues. What is being done in West Van? Has there been a response to the Minister of Housing on the Advisor’s recommendations on these issues? As we face a difficult development market with an historical no growth attitude, addressing these issues is key to motivating development of affordable housing for the missing middle. Can I have a written reply please.

Gary Powroznik  
West Vancouver

---

**From:** Gary Powroznik

**Sent:** November 17, 2025 3:54 PM

**To:** 'Mark Sager' <[mark@westvancouver.ca](mailto:mark@westvancouver.ca)>; 'Christine Cassidy' <[ccassidy@westvancouver.ca](mailto:ccassidy@westvancouver.ca)>; 'Nora Gambioli' <[ngambioli@westvancouver.ca](mailto:ngambioli@westvancouver.ca)>; 'Peter Lambur' <[plambur@westvancouver.ca](mailto:plambur@westvancouver.ca)>; 'Scott Snider' <[ssnider@westvancouver.ca](mailto:ssnider@westvancouver.ca)>; 'Sharon Thompson' <[sthompson@westvancouver.ca](mailto:sthompson@westvancouver.ca)>; 'Linda Watt' <[lwatt@westvancouver.ca](mailto:lwatt@westvancouver.ca)>

**Subject:** Support Missing Middle Initiatives By West Vancouver Council

I support the proposed amendment Bylaw No. 5406 as part of the West Vancouver approach to address the missing middle in western Ambleside/eastern Dundarave and thereby reduce some of the focus of the expansion of the high-rise apartment area for three reasons:

1. The Advisor Report by Ron Mattiussi dated March 21, 2025, confirmed that for a long time, there has been strong resistance from a relatively small group to any form of densification that is necessary to produce affordable market housing and that West Van needs to focus on developing many of these units;
2. The strong focus of the Provincial Government in its Homes for People is not necessarily conducive to building affordable missing middle housing for families or downsizers since:
  - a. There appears to be undue focus on larger transportation hubs that is more focused on building high rise apartments and condos that are not suitable for families or many downsizers,
  - b. It promotes an ad hoc 4 unit development on single family lots which will likely be difficult to service economically, will create an unattractive hodgepodge of residential development and may not achieve the desired affordable price point needed for missing middle buyers,
3. The Advisor Report specifically advocated (page 19) “expand housing areas beyond existing plan, particularly near schools and transit routes where multi-family developments serve young families best”.

Since the public input in West Van clearly shows that the large majority of stakeholders want to see much more affordable housing options that can only be achieved through increased density and sound neighbourhood planning, I believe West Van’s push back on the Provinces directives outlined in 2(a) and (b) above should emphasize its focus on these current OCP amendments to provide more affordable missing middle housing options, which is supported by the large majority of WVan stakeholder. Further, it is in fact a recommendation in the Advisor Report.

However, a few changes to the wording of the OCP is only a small start to help attract developers to build affordable missing middle housing units. The problem is the decades of experience that developers have had with West Van’s lack of interest in building affordable housing and the many procedures that have been put in place to increase cost, time and uncertainty for any proposed project. These points are made several times in the Advisor Report where it provides numerous examples, of development challenges in WVan including the following quotes on page 18:

- “Regulatory Uncertainty: changing requirement and unclear definition for multi-unit housing;

- High Costs & Delays – exceptional CACs, landscape bonding delays, and approval process inefficiencies increase financial risks;
- Public Opposition & Council Shifts: neighbourhood resistance and shifting political support can lead to cancellations;
- Environmental Constraints: wildfire risk mitigation and environmental regulations sometimes conflict, slowing approvals;
- Process Reform Needed: There is a need for streamlined approvals, consistent regulations and greater council transparency.”

The Advisor Report added the following key housing challenges on page 19:

- “1. NIMBY influence Preventing Growth
2. Misguided Assumptions About Housing Availability
3. Ineffectiveness of Recent Housing Initiatives
4. Dated Official Community Plan and Insufficient Density Targets”

The Advisor Report outlined many recommendations and resources available to WVan to proactively deal with these development impediments including (page 20):

1. “Adopting Best Practices from Other Municipalities: reduce uncertainty and unnecessary steps in rezoning and development approvals; study and implement proven pro-housing policies from more successful municipalities...”
2. Streamline the Development Approval Process:
  - a. Reduce delays and “moving goalposts in development approvals,
  - b. Implement a fast-track system for housing projects that meet affordability and density criteria,
  - c. Eliminate unnecessary barriers such as excessive landscape bonding, extended public hearings, and prolonged rezoning negotiations,
  - d. Integrate all policies into one easy-to-understand development/building guide, assisting developers and builders with expediting projects”
3. “ Consider applicable grants to supplement planning processes” (page 3).

The Advisor Report states on page 2: “ the issue is more of the tone set by this and previous Councils” . Please advise what “tone” we can expect from this Council moving forward, and how each of the challenges and recommendations cited above is being dealt with now. How are we going to reattract developers to build affordable missing middle housing products (e.g. townhouses at \$1.3 million) when there has not been one project approved and implemented in West Van in many years.

Gary Powroznik  
West Vancouver

---

**From:** Matthew OConnor  
**Sent:** Monday, January 12, 2026 12:09 PM  
**To:** s. 22(1)  
**Cc:** correspondence  
**Subject:** RE: Tenancy Bylaw. Business License s. 22(1)

Good morning, s. 22(1)

I am in receipt of your email correspondence and will respond in my capacity as Bylaw and Licensing Services Manager.

The District issues annual business licenses that align with the calendar year, running from January 1 – December 31. The type/purpose of the license is determined during the beginning of each year, and the associated fee is charged accordingly. Given that at the beginning of 2025 your rental suite was being used to rent out to s. 22(1) you were charged the applicable \$350.00 fee as noted in the Fees and Charges bylaw. This fee is non-refundable and covers the entire period within which it is paid, in this case being the whole of 2025. The District does not provide refunds retroactive to a change in use or operation. For example, if a business had paid their license fee and subsequently vacated the premises or gone out of business during the year, they would not receive a refund for the remaining months in that specific year where they were no longer operating. If a commercial business had a change in use, they would need to apply for a new business license and pay the applicable fee. I will note that in extenuating circumstances, such as when you accidentally paid your 2023 licensing fee twice, the District issued you a refund for the excess fee you paid.

I will speak with our administrative team to ensure that they are providing clarity in their messaging that these fees for rental/secondary suite licensing are not retroactively refunded due to a change in use in the middle of the year in which they were paid/issued. General messaging is that if something were to change in the middle of the year, the applicant is directed to notify the bylaw department near year-end so that the applicable fee for the following year is applied, which is the case for your 2026 business license – being s. 22(1) and carrying an \$85.00 fee. I recognize that the information you were provided may not have made this clear.

Finally, the process outlined above is applied to all business licenses in the District and retroactive refunds for a change in use in the middle of a license term are not provided to any persons or business. I hope this satisfies your query regarding fairness in the process, and I commend your dedication and efforts during your time residing in the Dunderave area.

Sincerely,

**Matthew O'Connor** he, him, his  
Bylaw and Licensing Services Manager | District of West Vancouver  
d: 604 925 7153 | westvancouver.ca

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

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

---

**From:** s. 22(1)  
**Sent:** Friday, January 9, 2026 11:41 AM  
**To:** correspondence  
**Subject:** Tenancy ByLaw. Business License s. 22(1)

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

To Mayor Mark Sager and Members of Council

s.22(1) the rental suite in my home was vacated and s. 22(1) moved in. I phoned the Municipal Hall at that time to enquire about a refund for the \$350.00 fee and I was told to deal with it at the end of the year.

I went in to the Municipal Hall to pay the new fee of \$85.00 and was told there is no refund for the months the suite was occupied by s. 22(1). I was shocked.

Please would you revisit this ByLaw. I have been a resident of Dunderave for s. 22(1) and taxpayer for over s. 22(1). I love my community and would like to feel that there is fairness in the laws I abide by.

I thank you.

s. 22(1)

s. 22(1)

West Vancouver, B.C.

s. 22(1)