

## **COUNCIL CORRESPONDENCE UPDATE TO MAY 27, 2026 (8:30 a.m.)**

### **Correspondence**

- (1) May 21, 2026, regarding Noise Cameras**
- (2) Learn. Develop. Succeed., May 21, 2026, regarding “Only Two Days Left to Get Race-Ready! | RISE to the Top” (June 6, 2026)**
- (3) May 22, 2026, regarding Creek Site Tree Removal**
- (4) May 22, 2026, regarding “Sidewalk Request”**
- (5) May 22, 2026, regarding “By-Law Responsiveness”**
- (6) May 24, 2026, regarding “HCA The Highway Infill Housing”**
- (7) Gordon Smith Gallery, May 25, 2026, regarding “Speaker Series: Artistic Approaches in Dialogue” (June 6, 2026)**
- (8) May 25, 2026, regarding “Urgent: Proposed Innovation Centre”**
- (9) May 25, 2026, regarding “Re: Property Tax Notice Timing and Financial Planning Concerns”**
- (10) Arts and Culture Advisory Committee, May 25, 2026, regarding “Proposed Arts Facility”**
- (11) 2 submissions, May 26, 2026, regarding May 25, 2026 Regular Council Meeting**
- (12) 2 submissions, May 27, 2026, regarding Development Proposal for Inglewood Care Centre**

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

No items.

### **Responses to Correspondence**

- (13) Senior Manager of Legislative Services/Corporate Officer, May 26, 2026, response regarding “By-Law Responsiveness”**

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, May 21, 2026 9:40 AM  
**To:** council@dnv.org; CityCouncil@cnv.org; correspondence  
**Subject:** Toronto and Edmonton look at noise cameras to crack down on cars making excessive noise <https://www.cbc.ca/news/canada/toronto/toronto-noise-camera-9.7206231>

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<https://www.cbc.ca/news/canada/toronto/toronto-noise-camera-9.7206231>  
BLOCKEDctvnews[.]ca/edmonton/article/city-approves-50k-automated-pilot-project-to-curb-noisy-vehicles/BLOCKED

This would be a great idea for both North Vans and West Van to limit loud trucks on Upper Levels Highway.

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

Toronto could look at noise cameras to crack down on cars making excessive noise Councillor calling noise camera pilot program, but no word if province will agree.

Edmonton city council is trying to crack down on noisy vehicles using automated enforcement, approving a \$50,000 pilot project. CTV'S Jeremy Thompson reports.

The city has approved a new pilot project that wants to use cameras and microphones to crack down on the recurring issue of noisy vehicles.

Edmonton city councillors voted in the \$50,000 venture on Wednesday morning to address increasing noise complaints from city

It's not an untested solution, Ward papastew Coun. Michael Janz said, although it is an improved one. He brought forth the original motion.

"It's not the old billboard noise monitoring technology of the past," he said. "This is a new technology that works extremely precisely."

Currently, he explained, the city does manual enforcement of noise complaints from the road. By the time officers can get to it, he told CTV News Edmonton, the vehicle has disappeared "miles away."

"This is one of the issues I've heard the most about from Edmontonians across the city. This is not a Whyte Avenue problem. This is not a Whitemud Drive problem ... everyone, wherever you are in Edmonton, is sick and tired of the noisy vehicles, the banging and the flaunting of the law," Janz said.

Janz specified that the technology being used is not about issuing tickets so much as providing the police data.

He's also more confident in this project, he said, because the tech is already being used in other countries.

Still, the idea is reminiscent of the 2020 project that aimed to accomplish the same thing. The city installed microphones in noise hot spots in a \$200,000 project that was eventually written off for its flaws in automation.

Challenged tickets would not hold up in court unless an officer had been present to corroborate the offence.

For some, like Ward Dene Coun. Aaron Paquette, the current project is still a marker of "irresponsible governance."

"Look, the noise bothers me too ... But I think there was time to take a breath, maybe pull it back for a week or so, just to work on it,"

Paquette told CTV News Edmonton after the meeting.

He fears the project doesn't have a proper budget and will be slow-acting. Currently, the technology isn't set to hit the streets until summer 2027.

"Should we actually be spending \$50,000 on a technology that we do not know will work or not? Is that the best use of public funds, especially if there's no immediate outcome?" said Paquette.

According to most who voiced their opinion on Wednesday though, like Mayor Amarjeet Sohi, the cost was worth the experiment if it meant finding a solution to law-breakers.

Janz said the point of the approval is to get a "proof of concept" that the technology can work in Canada, or specifically, Edmonton.

He also said he's discussed it at length with the Edmonton Police Service (EPS). In an emailed comment, EPS said they await more details about the project.

"I think all of us realize that traffic enforcement is a major issue, and it's extremely expensive, extremely time-consuming, and anything we can do to make safer roads, more efficiently, more effectively, it's just a no-brainer," Janz said.

The city of Toronto could soon have a new tool in its battle against scofflaw drivers: noise cameras are up for discussion Thursday afternoon at city council's monthly meeting.

Coun. Lily Cheng is introducing a motion at this week's council meeting that calls on staff to look into bringing noise cameras to the streets of the city to catch drivers making excessive noise. She wants city staff to look into noise camera use in other jurisdictions to find out what technology works best.

Accompanying her motion is a letter of support with 264 signatures.

"People are racing in the streets, they have their modified mufflers," she said. "They're waking up seniors, waking up children. It really affects people's quality of life."

Cheng says she's seen an increase in complaints about drivers who needlessly rev their engines, or modify their vehicles in such a way that they become much louder.

Ultimately, she would like to see a noise camera pilot project set up.

She wants staff to ask the province to make whatever regulatory changes are necessary to allow the city to run the project. That permission is needed because only the province has the power to issue fines based on vehicle information, such as licence plate numbers.

In 2024, a city staff report highlighted some of the challenges bylaw officers faced enforcing noise bylaws when the culprit is in a moving vehicle. Staff asked the province to clear the way for a city-run noise camera pilot project.

Staff told CBC Toronto Wednesday they have not yet received a reply.

CBC Toronto reached out to the Ministry of Municipal Affairs and Housing on May 15 to find out how receptive it would be to a Toronto-based noise camera pilot project. The ministry did not respond.

Noise from moving vehicles creates challenge for bylaw

The city noise bylaw is broken down into many categories that regulate what types of sound are allowed and at what decibel levels, at particular times of day.

Cheng's motion keys in on the section of the noise bylaw that relates to vehicles. That section says engine noise from stationary vehicles cannot exceed 96 decibels. By comparison, a vacuum cleaner produces about 85 decibels.

Moving vehicles are a much more challenging problem, Cheng says.

The city's own website states: "You can submit a complaint for excessive noise from moving vehicles, but it will not be investigated.

The complaint will be collected as data to plan future enforcement initiatives."

Fines for violating sections of the noise bylaw range from \$500 to \$900.

Kathleen Payne, of No More Noise Toronto, an organization that's been asking the city to bring noise camera technology here, said the cameras are equipped with microphones that will only capture sounds above the legal threshold, which varies in Toronto, depending on the source of the noise and the time of day.

The camera would then capture the licence plate of the vehicle associated with the noise. Police would review the images and sounds and decide whether a noise infraction would be issued to the owner in the mail, Payne said.

Kathleen Payne is communications director of No More Noise Toronto, an organization that's been advocating to bring noise cameras to this city. She says they've been used successfully in other parts of the world and could help crack down on drivers who make too much noise on Toronto's streets. (Tina MacKenzie/CBC)

Payne agrees noisy vehicles have become a major problem, especially as the city grows upward.

"All these beautiful tall condo towers create noise corridors," she says. "The sound bounces back and forth — it's not just affecting people at ground level."

For some people, the noise can exacerbate health problems too, specifically cardiac and hearing issues, she says.

"It's terribly stress-inducing," she said.

Noise cameras aren't the city's first venture into automated traffic regulation. It currently operates about 300 red light cameras, which brought in roughly \$45 million last year, city records show.

Automated speed cameras, like the one the city operated on Parkside Drive that was repeatedly cut down by vandals, were outlawed by the province last November after Premier Doug Ford deemed them a "cash grab."

Payne said the latest noise cameras are placed within traffic signal stands, putting them out of reach of vandals.

Noise cameras could pose enforcement pitfalls: paralegal

But one paralegal said the city could have problems enforcing the new noise bylaw tickets.

Sean O'Connor, a former director of the Ontario Paralegals Association, said he has successfully challenged about 20 red light camera tickets on the grounds that the technology is imperfect. He questions whether noise camera technology is advanced enough to be reliable and to stand up in court.

Paralegal Sean O'Connor questions whether noise camera technology is advanced enough to be reliable and to stand up in court, although he acknowledges street noise can be a problem. (Mike Smee/CBC)

O'Connor says he has argued that the mechanisms are improperly calibrated and tested, arguments that he believes could apply to the new noise cameras as well.

"I'm skeptical," he said. "They have to be able to guarantee that the sound level being emitted is against the city bylaws."

He also questioned whether the cameras could violate privacy rights by picking up private conversations being held within vehicles.

In Edmonton, which is also poised to implement noise cameras, Coun.

Michael Janz is convinced the measure will be good for the city, and he dismissed privacy concerns.

"Driving is a privilege, not a right," Janz said. "Noisy drivers are often distracted drivers. I think this is going to save lives."

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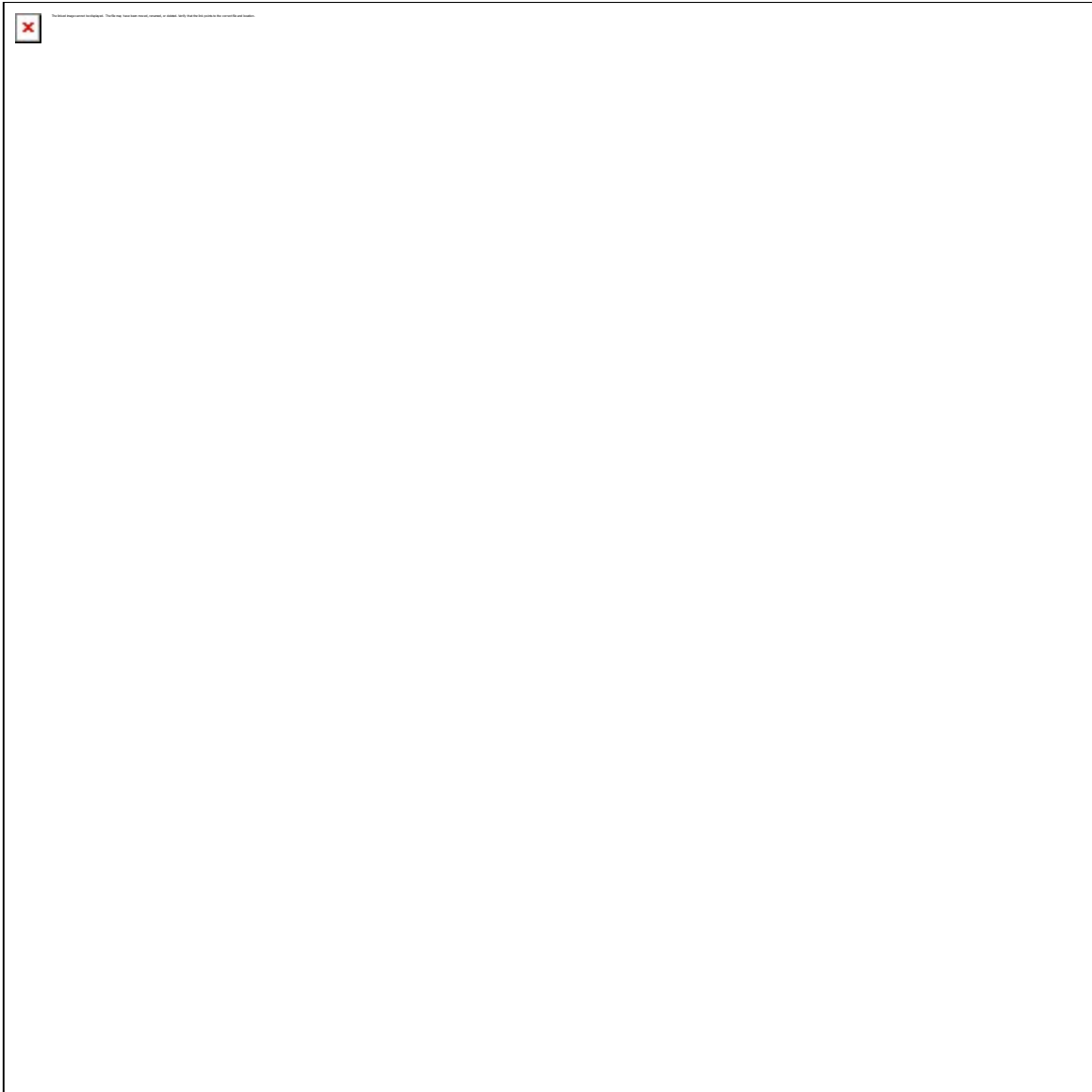
**From:** Katherine Withnall, Learn. Develop. Succeed. <katherinew@ldsociety.ca>  
**Sent:** Thursday, May 21, 2026 1:35 PM  
**To:** correspondence  
**Subject:** Only Two Days Left to Get Race-Ready! | RISE to the Top

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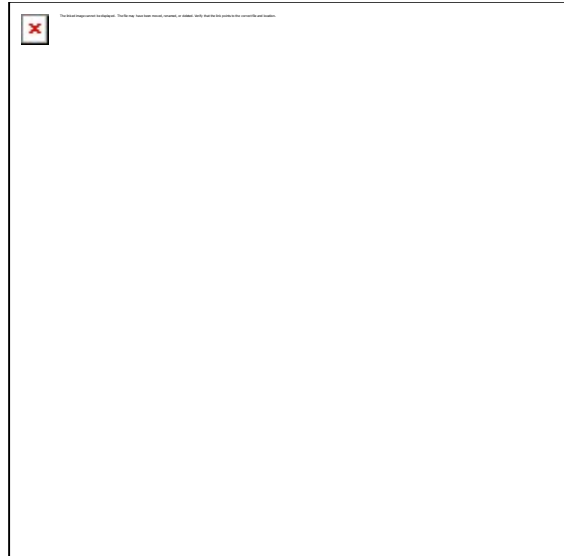
## ONLY TWO DAYS LEFT TO GET RACE-READY!

correspondence@westvancouver.ca, if you've been waiting to grab your ticket to [RISE to the Top](#), now's the time! You have just **TWO DAYS** left to guarantee your spot and receive a custom race bib with your name on it.

Join hundreds of community members on **Saturday, June 6** as we hike, run, or ride to the top of Grouse Mountain in support of neurodivergent children and youth.

If you secure your ticket **before May 22**, you'll receive:

- **Race bib** with your name on it
- **Doubled-sided buff** designed by Carson Ting & Annika McFarlane
- **Dual-way gondola pass**
- **A delicious lunch** reception at Altitudes Bistro
- The chance to win exciting **awards and achievement prizes**
- And most importantly, the opportunity to **directly support vulnerable, neurodivergent learners**



Last year's event **sold out**, and tickets are going quickly. [Get yours before they're gone!](#)

**GET YOUR TICKETS HERE!**

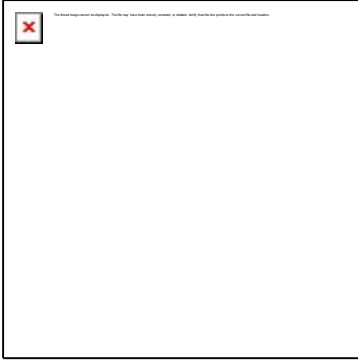
Please let me know if you have any questions. I hope to see you on **June 6!**

With gratitude,

**Katherine Withnall** (she/her)

Development Officer

P: 604.873.8139 / W: [ldsociety.ca](http://ldsociety.ca)



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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, May 22, 2026 9:58 AM  
**To:** correspondence  
**Subject:** Urgent — Creek Site Tree Removal [REDACTED] s.22(1), Scheduled Tuesday May 26

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Dear Mayor Sager and Members of Council,

My name is [REDACTED] s.22(1) and I have resided at [REDACTED] s. 22(1) West Vancouver, for the [REDACTED] s.22(1) years. I am formally submitting this correspondence ahead of Monday’s Council meeting, which I will be attending in person to address this matter.

I am requesting that the scheduled removal of three trees on the protected creek site at [REDACTED] s. 22(1), currently planned for Tuesday, May 27, be immediately paused pending further review.

I wish to bring two serious concerns to Council’s attention.

First, this removal request was submitted by the property owner at [REDACTED] s.22(1) [REDACTED]. The timing raises legitimate questions about whether this is a genuine safety concern or a [REDACTED] s.22(1).

Second, these trees are located within West Vancouver’s watercourse protection area. Under the District’s own Tree Bylaw, an Environmental Development Permit is required for any tree removal within 15 metres of a watercourse, with a standard review period of two to three weeks. I am requesting confirmation that this process was properly and fully followed before Tuesday’s removal was authorized.

I have already contacted the Parks department and the Mayor’s office directly. I have been unable to obtain satisfactory answers about the permit process or the basis of the hazard assessment conducted by Parks Forester Alexander Cheranin.

I look forward to addressing Council in person on Monday.

Sincerely,

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

Sent from my iPhone

**From:** s. 22(1)  
**Sent:** Friday, May 22, 2026 6:29 PM  
**To:** correspondence  
**Subject:** Sidewalk Request

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Dear Mayor and the West Vancouver Council,

My name is s.22(1) years old. I am a resident in West Vancouver and am a s.22(1) student at s.22(1) school. I'm writing to bring your attention to the lack of pedestrian safety of a road near s.22(1) the Gleneagles Community Centre.

This road is located on Marine Drive a little past the intersection between Gleneagles Drive and Marine Drive. I suggest to build a sidewalk there to make this road safer. There is a curve in that area, in which cars come through pretty quickly. These cars would not see if there was a pedestrian walking on the other side of that curve. As there is no sidewalk, an accident could happen easily. Also, this road is a bus route that is used very often. This makes it even more dangerous, as honestly, I see even bus drivers speed sometimes.

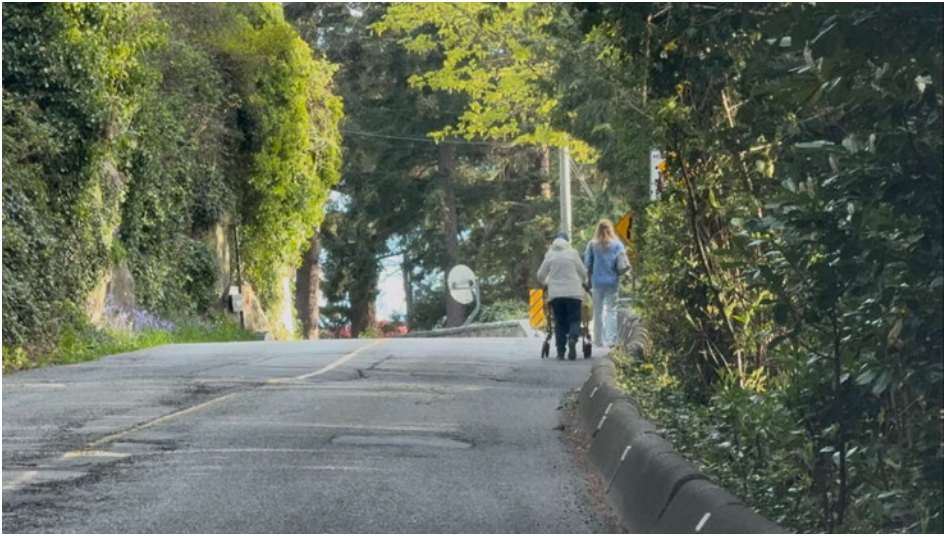
I believe the experts can find a way to make this place safer for pedestrians and drivers alike. Although, I do understand the road is narrow. But I believe a sidewalk would be great to ensure the safety of everyone who uses this important road, and make this road accessible for all people, young or old.

An example of someone who is affected by the lack of pedestrian safety in this area, is an old lady with a walker I see frequently on this road. This elderly lady passes that area almost every day, and she has to rush through, so she does not get hit by a car or a bus. Even when cars slow down and wait for the old lady to get across, it would be very intimidating to have a bunch of cars waiting for you to pass through. Also, one time we had stopped so the lady could go through, and another car overtook us not seeing the elderly lady in front of us. That could have easily gone wrong. Attached is a picture of the lady I mentioned walking on the road.

Building a sidewalk here would also encourage more people to walk places instead of always taking their vehicles. This will benefit both the environment and the physical health of residents. Furthermore, if there was a sidewalk, s. 22(1) kids who sail in the West Vancouver Yacht Club or the Eagle Harbour Yacht Club could walk s.22(1) to those clubs. I am a s. 22(1) and it would be really nice if I could walk s.22(1).

I would be very grateful if you could take this into consideration as you plan which sidewalks to build during the next year. I look forward to hearing back from you.

Thank you,  
s. 22(1)



**From:** s. 22(1)  
**Sent:** Friday, May 22, 2026 8:41 PM  
**To:** correspondence  
**Subject:** By-Law Responsiveness

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Dear Mayor and Council,

I wanted to make you aware of some concerns I have had about by-law responsiveness and the system that is set up to dispatch officers, especially on weekends.

Our neighbourhood has been dealing with a residence that has very loud parties frequently in the summertime (s. 22(1)). This has been a chronic problem in the neighbourhood and their behaviour has also been irritating multiple neighbours that I have spoken to. I have recently discovered that the music is so loud at this house because the residents are hiring a DJ with sound amplifying equipment to play at their parties. The music is so loud that I can hear the bass booming in my house with all the windows closed; it is like living next to a festival or concert. Although the music occurs generally during daytime hours, it is very disruptive to the quiet enjoyment of multiple houses in the neighbourhood.

I have had multiple conversations with the By-Law department and they have been very helpful, but my concern is with the responsiveness time of By-Law officers and the system that is used to dispatch them on weekends. On weekends when you call you are instructed to leave a message for By-Law and my understanding is that the message is forwarded to the officers on duty to respond. When I called By-Law this past Sunday regarding this noise I followed these instructions and received no response from By-Law. After a couple of hours I called them back and left a message to express my disappointment with the lack of acknowledgement and response and informed them I would now be contacting the WVPD because it was getting close to 8:00 p.m. when By-Law closes. Thankfully, a great WVPD officer fully investigated the noise disruption and dealt with the situation within a very short period of time (about 30 minutes).

I would like council to consider the following:

1) Why is By-Law dispatch not appropriately staffed on weekends and holidays? By-Law violations do not suddenly stop on weekends. In fact, a lot more can occur because of more people parking illegally for recreational activities or having parties with loud noise. Further, weekends, especially Sundays, are when the most strict noise By-Laws are in effect (e.g. no construction noise and even limited use of lawnmowers). It would make sense to have the dispatch properly staffed on weekends to be able to enforce these more stringent weekend rules. I have yet to have a successful response from By-Law using this current messaging system on a weekend.

2) Have you considered funding the hiring of more By-Law officers? I have found the response times from By-Law to be very slow and I wonder if there is a staffing shortage. By-Law officers bring in more revenue for the District if fines are levied, so I do wonder if the cost of hiring more officers would be as expensive as it seems.

The weekend and after hours dispatch system of By-Law appears to not be ideal. I would have much rather had a By-Law officer attend as calling the WVPD for a noise complaint during business hours seems like a waste of police resources. I am very happy that WVPD attended and dealt with the situation which has been bothering so many of us in the neighbourhood the past few summers, but I do think that By-Law should be the primary contact for circumstances like this and I have found through various calls over the past couple of years that the dispatch system is hit and miss and not very responsive on weekends especially.

s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, May 24, 2026 10:23 PM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** HCA The Highway Infill Housing

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Dear Mayor and Council,

In September of last year, Council explicitly directed staff to strengthen the Lower Caulfeild HCA guidelines to prevent the loss of mature trees and rock outcrops, and to ensure that new construction better fits its site.

The proposal before you for 4798 The Highway appears to do the opposite—forcing a dense design onto a constrained corner lot at the expense of its mature trees, some of which are to be replaced with containerized bamboo. Bamboo is not a heritage plant and keeping it in containers to avoid soil or invasive-species concerns creates a temporary, artificial landscape. Why is Council considering a permit that contradicts the spirit of your own September directive to protect the tree canopy and historic character of Lower Caulfeild?

The staff report notes that this application must satisfy both the Wildfire Hazard DPA and the Lower Caulfeild Heritage Conservation Area guidelines. The stated intent of the HCA is to preserve the naturalized, leafy canopy and historic streetscape established by Francis Caulfeild. If the Wildfire Hazard guidelines are being used to justify the removal of mature, protected trees on this narrow infill lot, why is the applicant not being directed to adjust the home’s footprint or massing to preserve those trees?

This site has unique constraints: it is a narrow, flat corner lot (Lot 23) that historically formed a larger parcel with 4796 The Highway. Because it requires a flanking-street variance and a shared driveway easement, the house is being squeezed into the site. The design should respond to the site’s environmental assets—not clear-cut them to force a modern house into a space that cannot accommodate it without significant ecological loss.

Thank you for your attention to this matter and for your continued stewardship of one of West Vancouver’s most historically significant neighbourhoods. I urge Council to ensure that any development in Lower Caulfeild upholds the values and protections you reaffirmed last September.

Respectfully,

[REDACTED] s. 22(1)

[REDACTED]

West Vancouver, BC

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**From:** Gordon Smith Gallery of Canadian Art <info@smithfoundation.ca>  
**Sent:** Monday, May 25, 2026 11:05 AM  
**To:** correspondence  
**Subject:** Speaker Series: Artistic Approaches in Dialogue

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# Gordon Smith Gallery of Canadian Art



ANDREA VALENTINE-LEWIS



ALEX GIBSON



CHANTAL GIBSON

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SPEAKER SERIES

# ARTISTIC APPROACHES IN DIALOGUE

RESPONSES TO  
JACK SHADBOLT

SATURDAY, JUNE 6

**We invite you to join us for a compelling conversation that brings contemporary artistic voices into dialogue with the legacy of Jack Shadbolt. *Artistic Approaches in Dialogue: Responses to Jack Shadbolt* centres on the creative processes and research practices of two artists featured in *One Hundred Artists Deep*: Alex Gibson and Chantal Gibson (no relation). Both artists undertook deep engagement with selected works by Shadbolt from the Gordon Smith Gallery & Artists for Kids Permanent Collection, drawing from their distinct histories, identities, and artistic practices.**

**Through their sculptural responses, Alex and Chantal offer expanded perspectives on Shadbolt's work and its resonance in 2026. Moderated by Curatorial Fellow Andrea Valentine-Lewis, this panel talk invites audiences to consider how contemporary art responds to artistic legacy not as something fixed, but as material to be questioned, reshaped, and revalued in the present.**

RSVP

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**Alex Gibson** (b. 1994, Barbados) is a Barbadian Canadian artist based between Barbados and the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Nations (Vancouver, BC). Rooted in personal experiences of queer migration, their interdisciplinary practice explores how built environments shape perception and situate relationships between bodies, space, and senses of belonging. With a particular focus on images and their conflicting truths, Gibson traces queer presence across the unstable boundaries between image, object, and site. These spaces of instability become productive openings for imagining forms of embodied knowledge which unsettle fixed meaning. Recurring themes in their work include the garden, domestic thresholds, geological formations, and challenging dominant photographic representation associated with islands and the Caribbean.

Gibson's recent solo exhibition *A hound marks its spot* at Wil Aballe (Vancouver) was a selected exhibition for Capture Photography Festival 2025, and they have presented work at Gallery TPW (Toronto) in 2026. Gibson has completed residencies at Fondazione Antonio Ratti (Como, Italy) and Access Gallery (Vancouver).

Gibson has been awarded the 2025 Emerging Digital Artist Award (EQ Bank). Their work has been exhibited in Barbados, Canada, Italy, Poland, and the United States of America, and has been acquired by the Rennie Collection. Their writing has been published in

Canada, Germany, and Italy. Gibson holds an MFA from the University of British Columbia.

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**Chantal Gibson** is an award-winning writer-artist-educator living on the ancestral lands of the Coast Salish Peoples. Working in the overlap between literary and visual art, her critical art-making confronts colonialism head on, imagining the BIPOC voices silenced in the spaces and omissions left by cultural and institutional erasure.

Her visual art has been exhibited widely across Canada, in galleries and educational institutions including: Open Space Artist Centre, Victoria, University of Victoria, Vancouver Art Gallery, Calgary Art Gallery, MacKenzie Art Gallery, University of Saskatchewan Galleries, the ROM, University of Toronto Museums, the Senate of Canada, Montreal Museum of Fine Arts, Art Gallery of Nova Scotia, Dalhousie Art Gallery, and the Confederation Gallery in Charlottetown.

She is the author of two poetry collections. Her debut book, *How She Read* (Caitlin Press, 2019) explores the representation of Black women in Canadian history, art, literature. It won the 2020 Pat Lowther Memorial Award and the 2020 Dorothy Livesay Poetry Prize and was shortlisted for the 2020 Griffin Poetry Prize. Her follow up collection, *with/holding* (Caitlin Press, 2021) explores the representation of blackness across digital media. Both works appear on secondary and post-secondary classroom reading lists.

A 2021 3M National Teaching Fellow, Gibson teaches writing and design communication in the School of Interactive Arts & Technology at Simon Fraser University.

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**Andrea Valentine-Lewis** (she/her) is a curator and writer based on the unceded territories of the Squamish, Musqueam and Tsleil-Waututh people, also known as Vancouver. Her exhibitions have been presented at the Gordon Smith Gallery of Canadian Art (2026), Access Gallery (2025), Equinox Gallery (2022), Burrard Arts Foundation (2022), Deluge Contemporary Art (2020), and Unit 17 (2019), with public art projects at Vancouver Art Gallery (2024) and Capture Photography Festival (2022). She currently works as a Curatorial Assistant at the Vancouver Art Gallery, where she's assisted with ten major exhibitions and four publications over her tenure. She received an MA in Art History from McGill University and a BA in Art, Performance and Cinema Studies from Simon Fraser University. She was the 2022 recipient of the Emerging Alumni Award from SFU's Faculty of Communication, Art and Technology, and was the inaugural Curatorial Fellow at the Gordon Smith Gallery of Canadian Art (2025/26).

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, May 25, 2026 2:53 PM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Linda Watt; Scott Snider; Sharon Thompson; correspondence  
**Subject:** Urgent: Proposed Innovation Centre

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Dear Mayor Sager and Council,

I understand that Council is receiving a verbal report tonight from the Finance and Revenue Advisory Committee (FRAC) regarding a proposed West Vancouver Innovation Centre. While this item is currently listed 'for information,' is it possible that Council might use this presentation to immediately introduce a floor motion directing staff to begin a feasibility study, using exact or similar criteria outlined in the May 2026 FRAC Revenue Working Group agenda?

While exploring alternative revenue streams is a necessary function of the Committee, the fiscal timeline and potential land-use implications of this proposal present glaring contradictions that require rigorous public scrutiny.

The sudden urgency to explore an Innovation Centre – alongside concurrent proposals from the same committee to investigate digital billboards on District lands and corporate naming rights for our community facilities – presents a troubling pattern of reactive governance. Raiding \$953,000 from the Innovation Reserve Fund to balance a past budget, only to scramble for commercialized revenue streams and unbudgeted tech-hub feasibility studies, demonstrates a lack of sustainable, long-term fiscal planning.

### **Financial Inconsistency and the Deactivation of the Innovation Reserve Fund**

It is highly contradictory that Council is being asked to explore a multi-year project requiring external consultants, legal frameworks, and capital sizing, less than a year after the District's Innovation Reserve Fund was entirely closed out.

Following a FRAC recommendation, \$953,000 was swept from this dedicated reserve to artificially subsidize a past property tax rate increase. Deactivating a specialized fund only to immediately put "innovation" back on the legislative table—with whispered intent to re-establish the exact reserve that was just drained—points to shortsighted fiscal maneuvering rather than sustainable, long-term asset management. If staff must now look to other discretionary reserves or seek new funding lines to pay for a five-year business plan and external consultants, this project is starting in a self-inflicted fiscal deficit.

## **Protection of the Upper Lands and the 1200-Foot Contour Line**

My second, and more severe, concern dictates where a physical “Innovation Centre” would be located. Given that usable municipal land is at an extreme premium below the highway, there is an obvious temptation to look toward the Upper Lands, specifically areas managed by British Pacific Properties (BPP).

I wish to remind Council of the long-standing, clear community consensus established by previous working groups (such as the Rodgers Creek Area Working Group) and reinforced during the Official Community Plan (OCP) reviews: development above the 1200-foot contour line must be strictly restricted to protect our remaining old-growth forest assets and ecological integrity.

I am deeply concerned by policy interpretations suggesting that the 1200-foot boundary only excludes single-family residential subdivisions. Allowing institutional, commercial, or private-partner footprints—whether under the guise of an “innovation campus,” a hotel, a spa, or a technology hub—is a distinction without a difference to our forest canopy. A bulldozer clearing old-growth trees for a private-sector tech laboratory causes the exact same irreversible ecological “moonscape” as a bulldozer clearing trees for a luxury estate.

### **Conclusion & Directives Requested**

If Council chooses to pass this motion tonight to direct staff to look into this project, I strongly urge you to attach clear, non-negotiable boundaries to the directive:

#### **1. Explicit Spatial Exclusion**

Direct staff that the "preliminary analysis of suitable locations" (Item C) strictly excludes any consideration of lands situated above the 1200-foot contour line, regardless of whether the proposed facility is residential, institutional, or commercial.

#### **2. Fiscal Accountability**

Demand a transparent accounting from staff on how an external consultant or business plan is to be financed without the existence of the deactivated Innovation Reserve Fund, ensuring that other vital infrastructure or environmental reserves are not raided to pay for it.

West Vancouver's natural assets and mature forests cannot be traded away for speculative public-private partnerships. I request that this correspondence be added to the official public record for tonight's proceedings.

Thank you for your time and for your thoughtful consideration of these important matters.

Kind regards,

s. 22(1)

West Vancouver, BC

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, May 25, 2026 4:12 PM  
**To:** correspondence  
**Subject:** Re: Property Tax Notice Timing and Financial Planning Concerns

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

I'm shocked that I have not received any reply to this concern.  
Shocking that my tax dollars don't even get me a reply.

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, February 2, 2026 11:40 AM  
**To:** correspondence <correspondence@westvancouver.ca>  
**Subject:** Property Tax Notice Timing and Financial Planning Concerns

Dear Mayor and Members of Council,

I am writing as a West Vancouver homeowner to raise a concern regarding the timing of property tax notices and the impact this has on household financial planning, particularly in years where BC Assessment values increase dramatically.

In West Vancouver, property tax notices are issued in May and payment is due by July 2. For properties that have experienced significant assessment increases, this leaves families with only a few weeks to absorb potentially large, unexpected tax changes.

I understand from speaking with staff that this timing is driven by the fact that final tax rates are not known earlier in the year. However, other municipalities have found ways to provide residents with earlier visibility. For example, the City of Vancouver issues pre-notices in February, following the release of BC Assessments, which gives households approximately six months to plan and save for anticipated increases.

The current process places unnecessary financial stress on families, particularly those on fixed or planned incomes, and limits our ability to budget responsibly. Even indicative or estimated notices, clearly labeled as such, would materially improve residents' ability to plan, without constraining Council's ability to set final rates later.

I respectfully ask Council to review this process and consider options to provide earlier guidance or preliminary notices to residents, especially in years of significant assessment volatility. Transparency and predictability in municipal taxation are critical to maintaining trust and financial stability for families in our community.

Thank you for your time and consideration. I would welcome the opportunity to discuss this further or contribute to any review of the current process.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver, BC

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**From:** Scott T. Swan [REDACTED] s. 22(1)  
**Sent:** Monday, May 25, 2026 4:35 PM  
**To:** Mark Sager, Mayor; correspondence  
**Subject:** Proposed Arts Facility

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May 25, 2026

Mayor Sager and Council;

I am writing on behalf of the entire membership of the ACAC and all of its affiliated organizations, to inform you that we are extremely pleased to hear the announcement which was made at the beginning of the May 11<sup>th</sup> Council meeting regarding the initiation of a process to begin negotiations for a potential site for a purpose built arts facility in the 1590 Bellevue area.

This arts facility will deliver a huge cultural and economic boost to the Ambleside community ...and beyond...and we look forward to this moving forward as soon as possible.

If there is anything the ACAC can do to assist in this process, please do not hesitate to contact us.

Sincerely,

Scott Swan  
Chair, Arts and Culture Advisory Committee.

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, May 26, 2026 2:48 PM  
**To:** correspondence  
**Subject:** Council Meeting May 25 , 2026 council members leaving is unacceptable

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

I find it completely unacceptable that council members Cassidy and Lambur stood up in the middle of a council meeting and left to force no quorum when the subject matter was about a memory clinic largely for seniors . They did not explain why they just left .

These are paid council members paid to do the people's business , staff had prepared a report to be presented , the applicant had a presentation , public was in the chambers and other district business was set to be discussed.

I have never seen this type of arrogance and lack of respect for the process. I do not know what the district can do but between " hoarder "comments, walking out of a council meeting without comment and voting down the LAP that had been worked on for years , these two have to be voted out .

This is a dysfunctional group and something has to change . I was glad to see Mayor Sager , councilor Snider and Gambioli do the job they were voted in for , the people's business , vote yes or vote no but walking out is not acceptable.

[REDACTED] s. 22(1)

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[REDACTED] s. 22(1)

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

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, May 26, 2026 3:00 PM  
**To:** correspondence  
**Subject:** correction - typo

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

I meant to type "horde" not "hoarder"  
My apologies

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

**From:** M Slater <melroy1058@gmail.com>  
**Sent:** Wednesday, May 27, 2026 12:29 AM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Development Proposal for Inglewood Care Centre.

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

Dear Mayor & Council,

I support renewal of the aging Inglewood Care Centre and recognize the need for public long-term care. **However, I vehemently object to this proposal** in its current form due to its excessive scale, grossly inadequate process, and lack of transparency.

The proposal goes far beyond replacing the existing facility, introducing approximately **725 units** across buildings up to **9 storeys**, representing major densification in a residential neighbourhood. This raises significant concerns about height, massing, traffic, tree loss, and neighbourhood fit.

### **1. A rushed and unacceptable process**

This is one of the largest redevelopment proposals in West Vancouver, yet Council received the materials only days before the initial meeting. There has been no meaningful District-led public engagement, and many critical questions about financing, density rationale, traffic impacts, and design evolution have not been addressed.

It is deeply concerning that Mayor Sager is pushing this forward in such a rushed, slap-dash manner, reportedly refusing to delay consideration even when at least two Councillors raised serious concerns about insufficient time and information. Proceeding without ensuring full Council participation only reinforces the perception that this project is being forced ahead without proper scrutiny.

A project of this size, involving major, multi-decade rezonings should never be rushed along as though it were a routine agenda item. It should be handled with care, transparency, and respect for due process—not urgency driven by unclear motivations.

## **2. Council is clearly not aligned**

By all indications, Council is divided on this proposal. That alone should be a clear signal that it is not ready to advance.

A project of this magnitude should *not* be advanced to a Public Hearing until Council has fully vetted the details and is clearly satisfied that it represents a sound, well-considered, and responsible course of action.

Advancing a fractured proposal risks undermining public confidence in both the process and the outcome.

## **3. Premature and inappropriate for Public Hearing**

This proposal is not ready for a Public Hearing. Too many critical questions remain unanswered, including:

- how the project will be financed;
- the extent of public subsidy;
- whether later phases are funding earlier ones;
- the justification for the scale and density;
- whether the proposed mix of uses represents the best option for the site, and
- how the proposal fits within the future Taylor Way Corridor plan.

A Public Hearing is intended to obtain feedback on *refined* proposals — not to serve as the first opportunity for Council and residents to understand and provide feedback on a major redevelopment!

Public Hearings are inherently limited as a form of public engagement. They are a one-way communication process where residents may express an opinion, but questions are not answered, dialogue is limited, and once the hearing closes, no further public input or discussion can occur. That is precisely why unresolved issues should be addressed before a proposal is advanced to Public Hearing.

Skipping a true engagement process and sending an incomplete and poorly understood proposal to a Public Hearing signals that approval is being rushed before proper evaluation has occurred.

## **4. Support for Long Term care does not mean support for overdevelopment**

The long-term care replacement (Phase 1) appears to have broad support and could proceed on its own. The more controversial density and private-pay housing in later phases should be reconsidered independently.

Residents should not be forced into a false choice between supporting seniors and accepting oversized **redevelopment**.

## **Conclusion**

What is happening here should concern every resident of West Vancouver.

You are being asked to advance a massive, multi-decade rezoning with unanswered questions, limited transparency, and a process that even some members of Council have said is rushed and inadequate.

That is not how responsible decisions are made. That is how mistakes get made. And when decisions of this scale are pushed forward without proper scrutiny, it doesn't just undermine the project — it undermines confidence in the entire decision-making process.

This needs to stop. Now. Pause this process, separate what is necessary, and do the work properly. The public is watching, and the way you handle this will be remembered.

Sincerely,

Melinda Slater  
1058 Keith Road  
West Vancouver

Please do not redact

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, May 27, 2026 7:40 AM  
**To:** correspondence; mark; Scott Snider; Nora Gambioli; Sharon Thompson  
**Subject:** Inglewood

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To Mayor and Council,

I have lived in this community long enough to witness my fair share of political theatre, posturing, and pointless grandstanding, but what occurred at the recent council meeting was, quite frankly, one of the most embarrassing spectacles I have ever seen, and that includes sitting through an entire term of Craig Cameron which is what I never thought possible from the team I supported in the election campaign. Walking out in such a manner with no debate is letting the entire electorate down!!!! Neither Peter or Christine will get any support from myself in the upcoming election due to their unbelievably obstructive coordinated attack on this project

Although personally not 100% in favor of the Inglewood care project due to its scope and size at least there should always be debate. To walk away from the table like Christine and Peter did was a blow to democracy to the electorate of West Vancouver.

Whether one agrees or disagrees with the agenda item in question is entirely beside the point. Councillors were elected to sit at the table, debate difficult matters, represent their constituents, and conduct themselves like adults. They were not elected to storm off in a huff the moment something appears on the agenda that they dislike.

Walking out of a council meeting is not leadership. It is not principled. It is childish, disrespectful, and unbecoming of elected office. They should both step down immediately because myself and the thousands of voters who got them elected did not vote for theater politics like this was. I doubt I am quoting our mayor properly but believe he said not in 40 years has this happened if at all. If they don't step down they must pay the costs of the meeting at a bare minimum for wasting staff and the public's time. Time = money or for Christine it eliminates HORDES.

More importantly, it was profoundly disrespectful to their fellow councillors, to staff who spent countless hours preparing reports and presentations, and to the residents who took the time to attend and participate in the democratic process. Residents expect disagreement. What they do not expect is elected officials behaving like sulking schoolchildren refusing to participate because they did not get their way.

Council chambers are not a stage for performative outrage. They are where difficult conversations are supposed to happen. Democracy requires people to sit through opinions and proposals they may not like. If councillors are unwilling to do that basic part of the job, one wonders why they sought office in the first place.

Frankly, if every councillor walked out whenever they disagreed with an agenda item, nothing would ever get done in this municipality though, judging by some recent council meetings, perhaps we are already halfway there.

Residents deserve better. So do staff. And so does the office of councillor itself. October 17 cannot come soon enough.

Sincerely,

s. 22(1)

**From:** Hope Dallas  
**Sent:** Tuesday, May 26, 2026 12:00 PM  
**To:** s. 22(1)  
**Cc:** correspondence  
**Subject:** Bylaw Responsiveness

Hello s. 22(1),

Thank you for taking the time to write to Council. I am in receipt of your May 22, 2026, correspondence regarding the Bylaw and Licencing Services department's responsiveness - I appreciate you highlighting some key issues we are currently facing in the department.

I would first like to acknowledge that the department is currently understaffed by 3 officers and a department Manager. Unfortunately, this staffing shortage does result in a delay in call response time as we are only able to schedule existing officers for a limited number of hours each week. I am pleased to share that we are actively recruiting to fill these vacancies, which we hope to be filled in the next few weeks, and coming month, respectively.

This Sunday was particularly challenging as we had only one officer available to respond to all calls for service in the District. This is not an acceptable level of service. We are working as fast as we can to fill the vacant positions so that we can service the community appropriately. Under normal circumstances, we have one Senior Bylaw Officer and two Bylaw Enforcement Officers scheduled for weekend shifts.

I have investigated the call for service you refer to in your correspondence and I can confirm that we did not receive a voicemail from you on Sunday, May 24. The department received several calls for service on both Saturday and Sunday - I am unable to determine why your voicemail was not received. Supervisor Rafi replayed each voicemail received from both Saturday and Sunday to be sure. I apologize that Bylaw was not able to assist with this matter and that you felt the department was not being responsive to your call. However, I am grateful that West Vancouver Police Department was able to respond to the call and provide resolution to the situation.

Please don't hesitate to reach out if you have any questions.

Regards,  
Hope

**Hope Dallas, CMC**  
Senior Manager  
Legislative Services/Corporate Officer | District of West Vancouver  
t: 604-925-7045 | c: 604-360-7460 | [westvancouver.ca](http://westvancouver.ca)



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

**From:** [REDACTED] s-22(1)  
**Sent:** Friday, May 22, 2026 8:41 PM  
**To:** correspondence  
**Subject:** By-Law Responsiveness

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Dear Mayor and Council,

I wanted to make you aware of some concerns I have had about by-law responsiveness and the system that is set up to dispatch officers, especially on weekends.

Our neighbourhood has been dealing with a residence that has very loud parties frequently in the summertime ([REDACTED] s. 22(1)). This has been a chronic problem in the neighbourhood and their behaviour has also been irritating multiple neighbours that I have spoken to. I have recently discovered that the music is so loud at this house because the residents are hiring a DJ with sound amplifying equipment to play at their parties. The music is so loud that I can hear the bass booming in my house with all the windows closed; it is like living next to a festival or concert. Although the music occurs generally during daytime hours, it is very disruptive to the quiet enjoyment of multiple houses in the neighbourhood.

I have had multiple conversations with the By-Law department and they have been very helpful, but my concern is with the responsiveness time of By-Law officers and the system that is used to dispatch them on weekends. On weekends when you call you are instructed to leave a message for By-Law and my understanding is that the message is forwarded to the officers on duty to respond. When I called By-Law this past Sunday regarding this noise I followed these instructions and received no response from By-Law. After a couple of hours I called them back and left a message to express my disappointment with the lack of acknowledgement and response and informed them I would now be contacting the WVPD because it was getting close to 8:00 p.m. when By-Law closes. Thankfully, a great WVPD officer fully investigated the noise disruption and dealt with the situation within a very short period of time (about 30 minutes).

I would like council to consider the following:

1) Why is By-Law dispatch not appropriately staffed on weekends and holidays? By-Law violations do not suddenly stop on weekends. In fact, a lot more can occur because of more people parking illegally for recreational activities or having parties with loud noise. Further, weekends, especially Sundays, are when the most strict noise By-Laws are in effect (e.g. no construction noise and even limited use of lawnmowers). It would make sense to have the dispatch properly staffed on weekends to be able to enforce these more stringent weekend rules. I have yet to have a successful response from By-Law using this current messaging system on a weekend.

2) Have you considered funding the hiring of more By-Law officers? I have found the response times from By-Law to be very slow and I wonder if there is a staffing shortage. By-Law officers bring in more revenue for the District if fines are levied, so I do wonder if the cost of hiring more officers would be as expensive as it seems.

The weekend and after hours dispatch system of By-Law appears to not be ideal. I would have much rather had a By-Law officer attend as calling the WVPD for a noise complaint during business hours seems like a waste of police resources. I am very happy that WVPD attended and dealt with the situation which has been bothering so many of us in the neighbourhood the past few summers, but I do think that By-Law should be the primary contact for circumstances like this and I have found through various calls over the past couple of years that the dispatch system is hit and miss and not very responsive on weekends especially.

[REDACTED] s. 22(1)