

COUNCIL CORRESPONDENCE UPDATE TO MARCH 20, 2024 (8:30 a.m.)

Correspondence

- (1) 2 submissions, March 8 and 13, 2024, regarding Marine Drive Bike Lane 25th to 26th Street**
- (2) 8 submissions, March 9-14, 2024, regarding Proposed Official Community Plan Amendment, Rezoning, and Development Permit for Lots C and D Daffodil Drive (Referred to the April 8, 2024 public hearing)**
- (3) 2 submissions, March 11 and 13, 2024, regarding Urban Forest Management Plan**
- (4) 8 submissions, March 10-19, 2024, regarding Proposed Ambleside Local Area Plan**
- (5) 17 submissions, March 13-18, 2024, regarding Proposed Woodcrest Townhomes**
- (6) N. Shacklock, March 13, 2024, regarding “shacklock@shaw.ca =+”**
- (7) March 13, 2024, regarding “Traffic on Taylor Way =+”**
- (8) V. Grimes, March 13, 2024, regarding “Density is right side of history =+”**
- (9) March 14, 2024, regarding Building Redevelopment**
- (10) Zero Limit, March 15, 2024, regarding “Adaptive sport and leisure equipment”**
- (11) March 15, 2024, regarding “Paid parking at Lighthouse park”**
- (12) March 16, 2024, regarding “Safety is a Concern in West Vancouver Westhill off-leash Dog Park.”**
- (13) March 19, 2024, regarding “Concerns about New Dog Bylaw along paths in Dundarave”**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (14) Director of Parks, Culture & Community Services, March 13, 2024, response to West Vancouver Community Arts Council regarding Proposed 2024 Budget**
- (15) Director of Parks, Culture & Community Services, March 14, 2024, response regarding “Pickleball Courts-Ambleside Park”**
- (16) Director of Parks, Culture & Community Services, March 19, 2024, response regarding “Trucks on 17th”**

From: s. 22(1)
Sent: Friday, March 8, 2024 4:32 PM
To: correspondence
Subject: Fwd: Bike lanes

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s. 22(1)
WVan

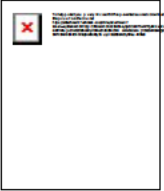
----- Forwarded message -----
From: Mark Sager <mark@westvancouver.ca>
Date: Mon, Feb 12, 2024 at 12:26 PM
Subject: RE: Bike lanes
To: s.22(1)
Cc: Scott Findlay <sfindlay@westvancouver.ca>

Thanks s. 22(1),

Well I found out that the staff were left with the impression they need to look at the issue further. They don't so that should be that.

All the best

Mark



Mark Sager
Mayor | District of West Vancouver
t: 604-925-7000 | westvancouver.ca

From: [REDACTED] s. 22(1)
Sent: Monday, February 12, 2024 8:14 AM
To: Mark Sager <mark@westvancouver.ca>
Subject: Re: Bike lanes

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[REDACTED] s. 22(1) & I are so happy to hear that there are evidently no plans for bike lanes in the 2500 block of Marine drive! We had not heard!

We are curious as to the reason for the Jan 31st dated notice from the Engineering & Transport Department to our Block of residents this past Thursday the 8th that said otherwise & asked for any comments from residents by Feb 12th caused much consternation to us residents as you can appreciate but your words are very comforting never the less Mayor Sager!

[REDACTED] s. 22(1)

On Sun, Feb 11, 2024 at 3:02 PM Mark Sager <mark@westvancouver.ca> wrote:

Hi [REDACTED] s. 22(1),

I think you have likely heard by now, but I just wanted to make sure to know, there is no support for putting the bike lane in the 25 hundred block of Marine. We are very aware of the heavy use of parking in the block.

All the best

Mark



Mark Sager

Mayor | District of West Vancouver

t: 604-925-7000 | westvancouver.ca

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From: [REDACTED] s. 22(1)
Sent: Thursday, February 8, 2024 12:48 PM
To: Engineering Department <engineeringdept@westvancouver.ca>
Cc: Mark Sager <mark@westvancouver.ca>
Subject: Bike lanes

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to Engineering & Mayor Sager

[REDACTED] s. 22(1) & I, living at [REDACTED] s. 22(1), have just received a notice from the Engineering & Transport Dept. regarding the proposed Bike Lane on the North side of Marine Dr. between 25th & 26th streets which at the Council meeting In June that we attended & SPOKE at, as did other residents we were left with the understanding that the bike Lanes proposed from 26th to 31th would not need to include 25th to 26th as as it would interfere too much with Residents,visitors, & deliveries as you rightly point out in your notice.

Your monitoring of parking utilization in the summer & your lunch time peak period observation compared to our own RESIDENT observations is unfortunately, highly suspect as in fact, as a RESIDENT [REDACTED] s.22(1) observing most days summer & winter there are usually 6 or 7 cars parked on the SOUTH side including [REDACTED] s. 22(1) as we have [REDACTED] s. 22(1), plus to or 3 visitors or delivery Vehicles, plus up to 3 to 5 mixed purpose vehicles on the NORTH side at any given time. All this from early morning to night & us RESIDENTS all night & daytime as well! Where are we supposed to park with those proposed 2HR 9 to 5 parking signs suggested. We do hope you reconsider all these changes as we do not feel,as we all stated at the COUNCIL in JUNE,that the bike lane need not be put in on the 25 to 26 block as the bikers,(most bikers use Bellevue to 27th) & traffic on that block get along & mix quite nicely & the South side should be as it is for the Residents particularly.

PS.Also, to have a loading Zone in front of the VINA Restaurant who have a huge parking lot does nothing for them & does nothing for Deliveries & repair vehicles,Telus,Shaw,etc OR for the rest of the blocks Residents. Please reconsider your proposals as they will be very tough on quite a few Residents on our block!

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Wednesday, March 13, 2024 12:43 PM
To: correspondence; Mark Sager; Christine Cassidy; Sharon Thompson
Cc: HUB North Shore Cy; info@adbia.ca; s. 22(1)
Subject: A step backwards

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Dear Mayor and Councillors; it was disappointing to me and many others to hear the outcome at the Mar 11 meeting on the Marine Drive 25th/26th bike lane proposals. It was of course late in a heavy agenda and maybe folks were tired, but a crucial issue was completely missed by the simplistic focus on hazards bicyclists might face in passing through Dundarave. Doing nothing was not a solution.

Bikes and mobility devices are not simply for recreation. Why should Dundarave Village be accessible only by cars, deliveries and transit? How can people using bikes or other mobility devices, or even on foot, safely and conveniently access the shops and facilities in the Village? That 25th/26th section of Marine Drive is a key access route into Dundarave Village shops and services. It seems absurd that a resident cannot conveniently walk, roll or bike to shop at 25th from 26th Street.

Dundarave Village is an obvious candidate for a 'complete street' accessible by all. Complete Streets are safe for all users, as should be their access routes. I believe the ADBIA was seriously short-changed by Council's decision last night – local business associations everywhere have found, sometimes to their surprise, that people like to bike and in doing so, to shop where they have safe and secure access. The revenues from such customers have been found to more than compensate for benefits that might be lost due to any on-street parking removal.

The Bellevue Ave 'bicycle bypass' favoured by Council undoubtedly has great potential as a safe bike route but currently poses hazards in the shape of careless drivers speeding from one stop sign to the next on the one hand, and busy curbside and angled parking on the other, especially in the one-way 2400 block. I was touched to hear Councillor Cassidy's concern over the hazard of 'dooring' for cyclists descending Marine Drive from 26th. Dooring hazards are as relevant to Bellevue as they are to Marine Drive, and many, many other District roads with curbside parking. But there are designs that can avoid or mitigate that risk. Making Bellevue safe would have been a constructive alternative decision, including more parking restrictions.

Councillor Thompson's plea for higher standards for bike lanes is surely welcomed by all who would love to cycle but are concerned about their safety and that of their children. Regretably, in West Vancouver 250km of roads and streets there are no lanes of that standard, none. But we should not let the best become the enemy of the good. There are so many examples throughout Metro of successful, practical mobility lanes and paths proven safe.

West Vancouver should not be merely a waypoint for visitors who choose environmentally friendly modes of transport. Nor should Dundarave's merchants be bypassed by those visitors. More fundamentally, West Vancouver could so easily become a place for its own residents to enjoy the mobility experience so vividly described by s.22(1) in her comments to you – a place not only for sport but healthy lifestyles throughout. But that means helping residents to change their habits and not caving into them, especially the realization that storing private vehicles on public highways is not a right, it's freeloading, and no longer a viable option in today's world.

Monday evening's brief discussion sadly lacked consideration of the broader policy context raised by Councillor Gambioli, and was lost in the weeds of perceived parking issues despite the careful analysis by staff underpinning the

recommendations. I fear that this Council's commitment to its important strategic goals will be meaningless unless well-informed decisions are taken seriously and courageously, even for tiny projects. I trust that Council will in future make time to meaningfully consider a way forward to achieve its goals optimally for the greater good.

Regards, s. 22(1)

s. 22(1)

West Vancouver BC s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, March 9, 2024 10:14 AM
To: correspondence
Subject: Aquila

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Hello

I'm adding my support for the much needed Aquila development. As a couple approaching our 60's and empty nesters, we have found a low inventory of houses in that price range and size that suits our need at this phase of our life. Apartments are not appealing to us at this stage of our lives.

I have watched the listings on the daily for months for an appropriate housing opportunity for us to transition to. There is nothing... We have looked in other communities but really don't want to leave our community of West Vancouver. We have raised our children in the WV community and we would love to have them return to us in their childhood community.

This development opportunity is a greatly needed and we support this and other similar developments in West Vancouver.

Please move forward and approve this development.

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

From: [REDACTED] s. 22(1)
Sent: Saturday, March 9, 2024 10:23 AM
To: correspondence
Cc: Mark Sager; ssneider@westvancouver.ca; Nora Gambioli; Christine Cassidy; Linda Watt; Peter Lambur
Subject: OCP Amendment, Rezoning and Dev Permit for Lots C&D Daffodil Drive

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Hello Mayor and Council,

I am writing to ask you to support the OCP amendment for Lots C&D Daffodil Drive. This proposal is exactly what we need and currently don't have enough of in West Vancouver. Smaller units, close to transit that provide options for people downsizing or younger families trying to move into our community. We do not need more massive homes.

This proposal offers homes with a smaller footprint, with a yard, and provides options for those wanting to stay in West Vancouver when they need to downsize. When the Province is calling out West Vancouver for our lack of new housing units, this proposal fits the bill. Aesthetically, it fits well within the neighbourhood; it provides options for community members who want to stay in the community and it offers a key missing piece in our housing inventory.

Thank you for your consideration.

Best,

[REDACTED] s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Monday, March 11, 2024 8:16 AM
To: correspondence
Subject: Aquila Development

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I am in full support of this extremely well done development plan. I really hope this will be approved and move forward . We need more of this type of development. It's time.

[REDACTED] s. 22(1)

Sent from my iPad

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

From: [REDACTED] s. 22(1)
Sent: Monday, March 11, 2024 12:41 PM
To: correspondence
Subject: Aquila

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I am in support of this project.

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Wednesday, March 13, 2024 1:45 PM
To: correspondence
Subject: March 11th -Aquila project

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Attention Council

We are fully in support of Sterling's proposed 36 units (for clarity 17 buildings comprised of 34 half duplex homes plus 2 detached homes) .

The total building area of 36 homes is roughly the same as 10 large homes

West Vancouver is lacking in "affordable " (affordable for our market) middle market product that is not an apartment or condo. This project will provide 36 units on 5 acres off West Port Road and Cranley Drive. This development is well hidden and built into the slope and does not impact any views.

Having s.22(1) children up in West Vancouver, now as young adults they have very few options to purchase this type of property in West Vancouver. Only option is North Vancouver or elsewhere. Thus contributing to an aging population and less future generations to fill our schools.

Sincerely

s. 22(1)

West Vancouver, BC

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Wednesday, March 13, 2024 11:40 PM
To: correspondence
Subject: FW: Aquila Development Proposal in Eagle Harbour - Strongly Opposed - and re Council Meeting Vote Tonight

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Forwarding letter below to Correspondence email as been advised needs to be in TO line, not CC line, to be published. Letter was sent on Monday, before the council meeting.
Thanks!

From: [REDACTED] s. 22(1)
Sent: Monday, March 11, 2024 4:59 PM
To: mark@westvancouver.ca; ccasey@westvancouver.ca; ngamboli@westvancouver.ca; plambur@westvancouver.ca; ssnider@westvancouver.ca; sthompson@westvancouver.ca; lwatt@westvancouver.ca
Cc: correspondence@westvancouver.ca
Subject: Aquila Development Proposal in Eagle Harbour - Strongly Opposed - and re Council Meeting Vote Tonight

Dear Mayor and Council,

I wrote to you back on 20 April 2023 (copy below for reference) with my concerns regarding the proposed AQUILA development in Eagle Harbour. I have lived and raised my family in Eagle Harbour for [REDACTED] s. 22(1) and am very familiar with the topography, traffic flows, beach usage and how the rain pours down the hill up behind Daffodil – and will continue to increase as we know. In addition to my own letter, I joined together with many of my neighbours to write to you a considered and balanced Wish List for the development – this was many months ago. To my knowledge, we have not received any response – and certainly nothing from the developer.

Since it must be clear to the planning department who we are and why we are so concerned, we are perplexed as to why this proposal is on the **Agenda for tonight's council meeting** – without any of us being advised of this. The only reason we found out about it is from it being referred to in the recent flurry of support letters to Council from allies of the Developer! Clearly the developer was advised it would be on the agenda and they got a bunch of their friends and allies – none of whom actually live in Eagle Harbour – to write in their support. Why was the developer advised of this, but not us – who are directly affected?

How it this an open and transparent process for consultation, even if the 'vote' is to see if you should seriously consider the proposal?

It was such a relief to learn – some time ago now – that West Van Council has declared **a state of emergency regarding climate change**. Great! Yet I have yet to see how this declaration has affected any major decisions since it was made. This proposed development is a good example. Since the first approval for 10 homes was given, we have seen **radically increased rainfall, storms and subsidence**. It is clear we need all the trees we can keep on the steep hillside above Daffodil to minimize landslides, erosion and flooding into the homes below – where is this being prioritized in the consideration of increasing this development to 35+ units? The developer told us an environmental assessment was done -but when, and paid for by whom? Where are the findings for us to review? Again, where is the independence and transparency in all of this? The 'traffic consultant' I talked to at

the summer open house years back – who had led the traffic impact study, paid for by the developer – **was not even aware there is a beach at the end of Eagle Harbour Road**. How are such consultant studies to be respected as accurate??

Additionally, the developer assured us at the Gleneagles ‘open house’ (with no presentation and no open Q and A – again, not transparent) that his home was his ‘forever plot’ on the hill and where he would raise his family – yet he has since applied for – and gained approval for – subdividing it into 3 lots – thus adding further to the total number of units – and demonstrating how all he has said is basically spin – to get whatever outcome they want to maximize profit.

In a recent article published by CBC News, "The risk of landslides in North Shore region could quadruple by 2080s." ([CBC.ca/news, 2021](https://www.cbc.ca/news/2021)). We must be proactive and ensure that the necessary assessments have been completed to the highest standards. And we have a right to know what these are.

Back to the 14 letters of support. These are clearly an attempt by the developer to rebalance the scales of opinion on this matter – but we are hopeful that Mayor and Council will regard this ruse for what it is. **As should surely be clear by now, the overwhelming majority are against this application for many valid reasons which have been shared in multiple letters – especially our 8 April letter.**

Do any of those letter writers actually live in Eagle Harbour? They may live in West Vancouver, but Eagle Harbour is a unique and sensitive environment with drastic potential consequences from the development going ahead as proposed – which they have clearly not looked into and will not be directly affected by. I fully share the concerns and observations of [REDACTED] s. 22(1) in her recent letter to you on some specific examples from these letters.

To preserve the integrity of such letters in future, we request that letter-writers be asked to declare if they have any connection or relationship or affiliation to the developer. I look forward to your response on this request.

Finally, this proposal **does not confirm to the OCP**. So now a by-law change is being requested by the developer to shoe-horn in his proposal? How is this good process? As I understand it, such exceptions to the OCP can only be considered in ‘limited circumstances’ and only ‘Considering sites or assemblies that present a degree of physical separation from adjoining single-family dwellings – eg adjacent to a green belt, grade change, park, school or existing family site’ (none of these apply here). The OCP also states another condition will be **‘Ensuring information meetings with public notification prior to formal Council consideration’**. Which brings me back to my starting point of this letter.

As concerned constituents of West Van Council, we ask for a stop to any further movement in this development until **true consultation** between developer and community takes place – with Councillors present and in a proper open meeting /presentation style – AND until robust, **independent** environmental assessments have been updated and their findings made public.

Thank you for your serious consideration of these concerns, and your continued stewardship of our precious communities and environment.

With best regards,

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)

Sent: Monday, April 17, 2023 8:13 PM

To: mark@westvancouver.ca; ccassidy@westvancouver.ca; ngamboli@westvancouver.ca; plambur@westvancouver.ca; ssnider@westvancouver.ca; sthompson@westvancouver.ca; lwatt@westvancouver.ca

Cc: correspondence@westvancouver.ca

Subject: Aquila Development Proposal in Eagle Harbour - Strongly Opposed

Dear Mayor and Councillors,

Re: Aquila Rezoning and Development Permit Application

I am a resident of Eagle Harbour. Having reviewed the available materials regarding the proposed Aquila development – including the site plan and rezoning application letter from the Harpers, and an extensive Q & A session with Jamie

Harper at the Gleneagles Clubhouse meeting recently, I wish to register my strong opposition to the proposed rezoning application for 36 units.

We appreciate that some development is inevitable on this private land, and if it could be done in a way that is truly sustainable, environmentally responsible, AND respectful of our Eagle Harbour community top concerns, I believe you would find a shift in the attitude of Eagle Harbour residents to some development of this area. Right now, I would say that the wall of opposition and frustration with the developer is only growing. This can be turned around, with such changes as a shift to sensitively-designed single family homes (say 10 – 15 max and smaller than the original ‘monster homes’ proposed) – with the highest sustainability standards and minimal tree loss (not clear cutting as currently proposed) – and also with a significant tree buffer zone from existing neighbours, allowing existing trees to remain for sufficient depth to help prevent flooding and landslides, to help mitigate noise and light pollution, to allow privacy (on both sides), and to remain in the role of much needed carbon sinks. Since West Van Council has declared a State of Climate Emergency – a declaration I was so pleased to see - I hope and expect environmental considerations to become higher priorities than in the past (including when the first subplot proposal was approved with no tree buffer zone etc). Road access to Westport Road rather than Daffodil would also mitigate the major concerns around traffic and safety of our children in this quiet area.

There are a few items I would like to highlight, based on the content in their rezoning application and comments made by Jamie Harper in the informal Q&A (in small informal groups as they clearly did not want a Town Hall type meeting where everyone could hear the questions and answers):

1. **Missing Middle:** they claim this 36- unit development will appeal ‘to the masses’ and enable ‘down-sizers and young families’ to move to the area: but when pinned down, it turns out that only a few of the units are in the 1.4M price range, and that most will in fact be higher than that and reaching 2.4M. Duplexes with 3 floors and tiny yards are also not exactly designed with seniors or youngsters in mind. The actual definition of ‘missing middle’ includes ‘urban, walkable living’ as part of the scenario – which is not the case in Eagle Harbour, where there are no shops or services within walking distance. The developer seems to be selective with which parts of the definition of ‘missing middle’ housing they are providing. This is not a sustainably responsible location to implement this vision of middle housing to this scale – to say nothing of the fact it goes against existing zoning rules for the area. There is a good reason why Eagle Harbour is not zoned for this type of development. We are zoned as a single-family home community and do not want to set any precedents for even more duplex development here in the future.
2. **Environmental Safety & Sustainability:**
 - a. As stated in their application, the overall site area makes it ‘one of the largest sites south of Highway 99’. They also note that ‘it is nestled into the forested slopes between creeks, railways and arterial roads.’ It is on a hill with a delicate stream network, in a riparian zone, and with many mature trees. The development will require months of blasting into rock. We have been experiencing unprecedented storms and rainfall of late and we know that our weather is getting more and more extreme. This is not the time to be experimenting with hillside development on this scale, that is going to affect slope stability in ways we don’t even yet know, with all the required tree felling and the paving over of natural permeable surfaces in the current plan. I asked Jamie Harper who would be liable in case of personal or property damage to home or people living immediately below this development due to potential flooding or landslides. He said that they, the developer, would offer no guarantees and have no liability. That the engineering firm they hired would sign off on it and ‘be liable’ for ‘maybe a year or so’. But what happens after that? What are we to learn from the recent landslide on the Sunshine Coast for example? How can we trust that the engineers they are paying fully understand the trend in extreme weather escalation?
 - b. The developer claims they will be ‘cutting GHG emissions by 70%’ through the new development – compared to the original 10 house plan – which commits them to only using Step 3 instead of Step 5 codes. It’s extraordinary that they claim a reduction in GHG by comparing to a previous, low-standard design regarding sustainability. The Step 5 code should be applied to a single housing development anyway – especially now that we are officially in a State of Climate Emergency etc.

- c. Tree Buffer and Riparian Zone: again, the developer made it sound like a threat that if we don't go along with their current rezoning application, they will go with their original plan which allows for **zero tree buffer** with neighbours and no buffer for the riparian zone. How this kind of set up was approved in the first place is another question – but since rezoning is now being considered AND considering our current state of climate emergency and new priorities for our environment, surely any development of this nature will now require a significant tree buffer with absolutely minimal tree loss.
 - d. Scope 3 emissions from 36 units x 2 cars each having to drive everywhere should also be taken into consideration in assessing the carbon footprint of this development (there are no school bus routes from Eagle Harbour – anymore).
3. **Rezoning Rationale** – the developer's letter states that 'the site needs to be rezoned.' It's true that the originally approved design plan for the 10 monster homes needs to be revised – to become far more environmentally responsible, sustainable and sensitive to existing neighbours. But the same needs to happen to the current 36 unit plan, which is not compatible with the community character, is too dense for the natural environment in which it's designed to be squeezed, and has the largest duplexes peering from their second floor living areas right into the neighbours below. There is no need for this.

If we are serious about providing affordable, environmentally responsible and community-friendly housing on this site – which the developer claims is a driving motivator for them as well - then it's time for them to come back with a different proposal before this one goes any further. A proposal for significantly less than 36 units. A plan for a lower number of single-family homes with a lower carbon footprint across the overall site, more trees and natural space between them - and a design that respects the existing community and anticipates the radically increasing threat to slope stability through extreme weather events.

Before signing off, I would also like to express my concern at the undercurrent of threat and coercion in Jamie Harper's attitude at the Gleneagles Meeting. No matter what the questions or concerns raised, his basic response was along the theme of 'Well if you don't say yes to this, we'll go with the original 10 house plan which will be that much worse for you – and the environment.' He talked as if he already had the approval and was going through the motions – and kept repeating how due to a recent bylaw change, they were going to build 30 units anyway on the 10 single homes plan (with coach houses and rental suites).

Thank you for your serious consideration of these concerns, and your continued stewardship of our precious communities and environment.

With best regards,

s. 22(1)

West Vancouver

BC s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, March 14, 2024 11:30 AM
To: correspondence
Subject: Daffodil Drive Lots C and D proposed Development Permit 21-131 b

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Hello-

I have set out below the text of my earlier objections to this development which remain unchanged since presented at the February 8, 2021 Council meeting on the subject. The proposed OCP amendments to incorporate this development would set uncertain precedents for future proposals affecting the Eagle Harbour neighbourhood:

- Council has approved the subdivision of Lots C and D on Daffodil Drive into 10 single family housing lots; the current owners of the land now seek to increase the density of this subdivision to an astonishing 53 multi-family units. To justify this change, the owner relies on the Official Community Plan and its goals of improving housing options and increasing density.
- My primary objection to this Daffodil development proposal is that it is not one contemplated by the OCP.
- The OCP encourages development near town centres where multi-family housing already exists or can be expanded due to appropriate transit, shops and other amenities already in place.
- The Eagle Harbour neighbourhood is not part of a village-type centre or transit corridor such as Ambleside, Marine Drive or Horseshoe Bay which are the focus neighbourhoods of the OCP for multi-family housing developments and increased density.
- The OCP key actions, set out in the Housing & Neighbourhoods section, refer to infill options and expanding options for the "missing middle" in locations close to transit, shops and amenities. It is not the intent or focus of the OCP to promote and encourage development in predominantly single-family residential neighbourhoods such as Eagle Harbour, or for that matter Altamont or Westview or Gleneagles.
- While policy section 2.1.7 of the OCP contemplates that Council will consider proposals within neighbourhoods for site-specific zoning changes in limited circumstances, the Daffodil proposal does not fulfill many of the factors listed in the policy including respecting neighbourhood character.
- This development would set an uncertain precedent for the future of single-family neighbourhoods-what exactly are the limited circumstances? What other large lots would qualify for multi-family projects?
- If neighbourhoods outside of the OCP like EH, or Altamont or Westview or Gleneagles, are now considered part of the OCP densification plan then there needs to be a proper public consultation and planning process with these communities.
- The Owner is trying to fit the square peg of their project into a round hole. The OCP is being used inappropriately as a justification for increased density.
- The Daffodil development proposal is not supported by the OCP and the current subdivision of the land into 10 single family houses should stand.

Yours truly,

[REDACTED] s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Thursday, March 14, 2024 3:01 PM
To: correspondence
Subject: Aquila development

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

I am a long-standing resident of West Vancouver and very much in support of this project. My address [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

Presentation to Mayor and Council

March 11, 2024

Re: Urban Forest Management Plan

Mr. Mayor and Counsellors

My name is [REDACTED] s. 22(1); I live at [REDACTED] s. 22(1) and have lived here for [REDACTED] s. 22(1) years

I would like to briefly talk about the protection of our Urban Forest and our trees, a resource that is not only crucial in our fight against climate change as previous Councils have recognized in their Declaration of a Climate Crisis but is also crucial in our fight to protect the very character and nature of our community, our Green Hillside.

Even though this issue has only generated very meagre response from the community in recent public engagements, general community support however over the past many years had been estimated at getting 50% support for serious protection of mature trees.

The municipality's current approach to this most important issue is however amazingly timid resulting potentially in a series of ineffective bylaw initiatives when it comes to the protection of mature trees.

Dear Mr. Mayor and Counsellors, this is your opportunity to show courage and demonstrate a progressive, clear vision for the ongoing protection of our Urban Forest.

I would like to make the following specific comments and recommendations.

- 1) Don't just **consider** protecting trees 20 cm diameter and larger, please enshrine it in a new bylaw now.
- 2) Don't just protect trees on developing properties but give the same tree protection to all residential properties. If we don't protect the trees on all residential properties there will be nothing to protect when these properties will ultimately be developed.

You can also anticipate considerable argument over the differentiation between a developing property and a normal residential property.

- 3) And please don't allow cash- in-lieu or planting of new/small trees in place of preserving and protecting our mature trees.

Developers will love you if you implement this strategy, never mind the municipality's administrative cost of implementing such scenarios.

So please show some courage and foresight in your actions on this most important issue, the next generations will thank you.

From: [REDACTED] s. 22(1)
Sent: Wednesday, March 13, 2024 11:38 PM
To: correspondence
Subject: FW: Proposed Urban Forest Management Plan - Request for Bylaw for 20cm diameter trees

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Sending to correspondence directly as been advised this is required for this letter to be published.
Thanks.

From: [REDACTED] s. 22(1)
Sent: Wednesday, March 13, 2024 11:25 AM
To: mark@westvancouver.ca; ccassidy@westvancouver.ca; ngamboli@westvancouver.ca; plambur@westvancouver.ca; ssnider@westvancouver.ca; sthompson@westvancouver.ca; lwatt@westvancouver.ca
Cc: correspondence@westvancouver.ca; hkeith@westvancouver.ca
Subject: Re: Proposed Urban Forest Management Plan - Request for Bylaw for 20cm diameter trees

Dear Mayor & Council

I write in response to what I learnt at Monday's Council Meeting regarding the urban forest management plan. Firstly, my thanks to Heather Keith for her important work in this area so critical to our present and future quality of life – affecting all demographics. I did hope to see a plan that would enable some increase in canopy protection rather than keeping the same level, but by comments for this letter are confined to the following:

1. I very much support all the speakers who requested a specific by-law to protect trees of 20cm diameter or more – for all of the reasons they articulated. If we don't protect trees of that size now, we won't have any larger trees in the future. We must prioritize the protection of these giant trees of the future – for the sake of future generations if not ours. As we know, they act as very effective carbon sinks and natural creators of shade, and have an increasingly critical role to play in helping us to inhabit this planet! I also support the comments made about the need for stricter protection for riparian trees and bushes.
2. After 2.5 years of work and public engagement already done on this by Heather Keith, I was disappointed by the sense of deferral predominating the overall response of council. This work is urgent, important and pressing – we need to get on with it. I hope to see an aggressive schedule for 2024 for finalizing public input and making amendments to the plan as needed.
3. The Mayor's stance that it would take a lot more resources to enforce any new bylaws – which seemed to be his concern around the 20cm diameter protection bylaw proposed – and then going straight to linking this to increased taxes – was disappointing and quite insulting to West Van constituents. **Does the Mayor think that everyone will only abide by a bylaw if enforced to do so?** Introducing this bylaw even without extra 'enforcement' resources will be better than not having it at all. As long as people are aware of it, most people are quite law-abiding and follow the bylaws in general. Having the bylaw in place helps empower those to politely remind others wielding chainsaws in their vicinity. Linking this new potential bylaw to necessarily increased taxes is misleading rhetoric at best. Let the people decide what they are prepared to pay for, the Mayor basically said. But this is clean air and liveable temperatures at stake. Through our taxes, we already pay the district and council to be well-informed stewards of our society and environment – and to lead us through bold initiatives to a cleaner, more sustainable West Vancouver.

West Van Council has already declared we are in state of climate emergency. So let's get on with the bold action needed in 2024.

Thank you for your urgent attention to this matter.

s. 22(1)

West Vancouver

BC s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, March 10, 2024 12:19 PM
To: Nora Gambioli; Christine Cassidy; Mark Sager; correspondence; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Cc: Ambleside Tenants Association
Subject: Tenant Protection bylaws for March 11 Council meeting
Attachments: Tenant protection letter to Council March 1024.docx

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March 10, 2024

Mr. Mayor and Council Members:

Re: Discussions about Tenant relocation policy and proposed zoning bylaws

I feel the position outlined by the planners regarding relocating and compensating tenants in redeveloped rental buildings needs another option --a direct payout to tenants.

The model is idealistic to think tenants will want to move out and move back. Moving is one of the circles of hell, and many people, especially, elderly seniors, won't want or tolerate two moves within two years during construction of a new building.

While the CMHC median rate for establishing new rents may work, I feel the option of a buyout (based on number of years as a tenant in the building) should also be available for those who wish to reduce the hassle of moving twice.

The proposed moving allowance of \$1500 is low compared with the \$2500 offered tenants in a recent proposed relocation scenario.

I'd also like to see guiding principles behind tenant rights as part of the consultation process and a longer discussion on this proposal.

In response to bylaw amendment 2.1.16 (c)

c. Encouraging and requiring, where feasible, tenant assistance for renters when displaced through the redevelopment of purpose-built rental apartments;

the wording "where feasible" is a loophole wide enough for a weasel to slip through. The purpose of the bylaw is to require and ensure assistance for tenants displaced by redevelopment.

Thank you for considering my suggestions.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

For instant relief, try slowing down.

- Lily Tomlin

March 10, 2024

Mr. Mayor and Council Members:

Re: Discussions about Tenant relocation policy and proposed zoning bylaws

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the wording "where feasible" is a loophole wide enough for a weasel to slip through. The purpose of the bylaw is to require and ensure assistance for tenants displaced by redevelopment.

Thank you for considering my suggestions.

Sincerely,

s. 22(1)

From: Nigel Malkin [REDACTED] s. 22(1)
Sent: Wednesday, March 13, 2024 12:22 PM
To: nigelmalkin@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: New apartment zoning = +

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Nigel Malkin
V7T1B6

13 Mar 2024

Dear Mayor Sager and Councillors
District of West Vancouver

New apartment zoning

My name is Nigel Malkin and I am a resident of West Vancouver.

There needs to be a town hall meeting to discuss the new apartment re-zoning and the restrictions in the by-law

Please **do not redact** my name or my home address or my email address.

Thank you.

Nigel Malkin
1359 Marine dr, West Vancouver, BC V7T 1B6

nigelmalkin@gmail.com

From: [REDACTED] s. 22(1)
Sent: Wednesday, March 13, 2024 2:41 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: [SUSPECTED SPAM] AMBLESIDE =+

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

13 Mar 2024

Dear Mayor Sager and Councillors
District of West Vancouver

AMBLESIDE

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

PLEASED TO SEE 5 COUNCILLORS LISTENING TO RESIDENTS

Thank you.

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Wednesday, March 13, 2024 6:40 PM
To: correspondence
Subject: New Proposed Zoing ByLaw

Importance: High

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

Dear Mayor and Council:

We are writing to express our strong opposition to the proposed zoning by-law that would permit the owners of 30 West Vancouver rental buildings to capitalize on windfall profits, thereby jeopardizing the well-being of long-standing renters within our district.

As a member of this community, we are deeply concerned about the potential consequences of this proposed change. It is evident that such a measure would disproportionately affect renters who have called this district their home for decades. Many of these individuals have contributed to the fabric of the West Vancouver community, and it is unjust to subject them to the whims of profit-driven initiatives and unscrupulous developers.

Allowing landlords to exploit zoning regulations for financial gain at the expense of stable, affordable housing is not only morally reprehensible but also socially irresponsible. It threatens to disrupt the lives of countless families who rely on the stability of their homes to thrive and contribute positively to our society.

Furthermore, it is essential to consider the broader implications of this proposed by-law amendment. Granting unchecked authority to landlords to maximize profits without regard for the well-being of tenants sets a dangerous precedent. It undermines the principles of fairness and equity that should guide decision-making processes within our community.

Instead of prioritizing short-term financial gains for a select few, we urge the council to consider alternative solutions that uphold the rights and dignity of all residents. This includes implementing safeguards to protect renters from arbitrary rent hikes and ensuring that zoning regulations promote the creation of inclusive, affordable housing options.

In conclusion, we implore the council to reject the proposed zoning by-law amendment and instead focus on policies that foster a more equitable and sustainable future for our community. It is incumbent upon council to uphold the values of fairness and justice, and we trust that council will make the right decision in this matter.

Thank you for considering our concerns.

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

From: s. 22(1)
Sent: Thursday, March 14, 2024 9:46 AM
To: correspondence
Subject: Rental zone in Ambleside area.

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As a longtime resident of West Vancouver s. 22(1) and an active member in the community for many years I feel strongly that the 30+/- buildings built as rentals should remain rentals and any replacement should be rentals not condos. The owners of the existing buildings will still find it profitable to rebuild as rentals and if they choose to sell will still realize a considerable return on their investment. Real estate like any business has certain risks. On the community side we are in dire need of rentals in low and medium rental rates. The caregivers, service, trades and protection people so dearly needed by our community are in most part unable to live here. I would hope councillors support the retention and growth of low and moderate rental properties.

Yours sincerely

s. 22(1)

Sent from my iPad

s. 22(1)

West Vancouver

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, March 14, 2024 11:54 AM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Where are the CAC\$ =+

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[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

14 Mar 2024

Dear Mayor Sager and Councillors
District of West Vancouver

Where are the CAC\$

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

I was one of the WV citizens who wrote to you regarding the proposed Ambleside rental apartment rezoning (Tenant Protection Plan) to seek clarification regarding the associated Community Amenity Contribution \$ (CAC\$) - would "WV Council clarify for me whether or not Community Amenity Contribution \$ will be included in the future proposed rezoning of the Ambleside apartments. If CAC\$ are included, please provide an estimate of the DWV CAC\$ payable to DWV, and if not, please explain why not."

I viewed the March 11th Council meeting video and witnessed that Council has not fully contemplated the unintended consequences of the proposed by-law. Based on Mr. Hawkins responses to questioning, I have concluded that the cost of the measures being proposed to accommodate the current renters will reduce or eliminate any potential CAC\$ payable by the developer for the apartment redevelopments. If this is the case, it is unacceptable that the DWV tax payer will directly bear the burden of lost CAC\$ and subsequent infrastructure costs to accommodate the new development. I support the protection of the rental pool but not at the expense of DWV tax payers and CAC\$. I will watch for further clarification on this matter.

I found the use of acronym's during the bylaw discussion confusing, an example of which was the reference made to "in reality, probably not a single building in this community will be redeveloped to a 3 FSR". This begs the question, why, and what will buildings be redeveloped into, and shouldn't the bylaw be fair to redevelopment/replacement of rental stock while also protecting the rental pool. Please explain this statement.

I wish to thank the five Councilors' who voted against moving this bylaw forward due to the lack of a clear understanding of the bylaws consequences and costs.

Thank you.

s. 22(1)

From: Graham Hughes [REDACTED] s. 22(1)
Sent: Thursday, March 14, 2024 4:37 PM
To: ghughesoct30@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Recent vote to decline increased densification = +

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Graham Hughes
1425 Esquimalt Ave Unit 205
West Vancouver
V7T 1L1

14 Mar 2024

Dear Mayor Sager and Councillors
District of West Vancouver

Recent vote to decline increased densification

My name is Graham Hughes and I am a resident of West Vancouver.

I bought my first house in Dundarave in 1982 and now live in Ambleside. I love this community and do not want it to become a dense city like we have seen in communities like Brentwood and Metrotown in Burnaby, or Coquitlam Centre. We have enough dense centres in the lower mainland. We have a jewel of a community here in West Vancouver. It should be cherished and maintained. Kudos to those Council members who declined the increase in density proposal.

Please **do not redact** my name or my home address or my email address.

Thank you.

Graham Hughes
ghughesoct30@gmail.com

From: Richenda <richenda@shaw.ca>
Sent: Tuesday, March 19, 2024 1:49 PM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; David Hawkins
Subject: Purpose-built rental housing and tenant support if an existing rental building is redeveloped

CAUTION: This email originated from outside the organization from email address richenda@shaw.ca. 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 **do not redact anything in the body of my email**. Please leave my name and email address intact and only redact my address and phone number - thank you

=====

Dear Mayor Sager, Mr David Hawkins and Councillors:

I will try and keep this as short as possible as I know how extremely busy you are. I am a disabled, single senior on a fixed income. I have lived in my rental studio in the Ambleside area for 11.5 years. On Craigslist recently was an Ad for a studio suite for rent in the high-rise rental building across the street from me. My building was built in 1965 and the building opposite was built in 1973. Both these buildings are on the list of 30 "protected" buildings". Two items immediately caught my attention about this Ad (see link below).

First the rent for this studio in a 50 year old building is **\$2,100.00 per month !!** That is **\$1,000.00 per month more** than I pay for my studio !! This is what is happening now and not just in this building. It is happening everywhere. When a tenant moves out, the owner can charge whatever they want and are no longer constrained by the Provincial Government. This is also why, under the new proposed TRPP currently being developed by the District - It is paramount that there is a clause stating that a tenant can move back into a redeveloped building at the same rent they were paying before their building was redeveloped. If not the same rent, then certainly something that is affordable. It should be noted that \$2100 for a studio is high even if it's a new building but for a 50 year old building well it's just inexcusable.

Secondly the Ad was placed by a very well known Developer in West Vancouver who has been around for years and for some reason it was not posted in the "North Shore" section but in the "Vancouver" section on Craigslist. They have never done this before. The fact that this Ad **was not posted** under the "North Shore" section but the "Vancouver" section speaks volumes. I'm convinced this was not done by omission but for a specific reason. They did not want current tenants or the Mayor and Councillors seeing what they are doing. However, as the saying goes "I was born at night...but it wasn't last night" !! or if you don't like that saying "I have a bridge I'd like to sell you".

BLOCKEDvancouver[.]craigslist[.]org/van/apa/d/west-vancouver-west-vancouver-studio/7728430531[.]htmlBLOCKED

This is just a tiny part of research I've done in my building - it shows non-identifying information such as suite location, length of tenancy and current rent:-

1 bedroom - north east view - higher floor - tenant for 19.5 years - \$1513.00 per month
1 bedroom - south east view - higher floor - tenant for 13 years - \$1500.00 per month
1 bedroom - south view - higher floor - tenant for 15 years - \$1568.00 per month
1 studio - north view - higher floor - tenant for 11.5 years - \$1083.00 per month
1 studio - north view - higher floor - tenant for 5.5 years - \$1375.00 per month
1 bedroom - south east view - lower floor -- tenant for 21 years - \$1379.00 per month

Of these 6 apartments - 4 of the 6 have tenants who are Seniors

When you compare these current rents with the rent they are asking for the studio mentioned above - it's beyond scary !! What is needed is a very strong "Tenant Relocation and Protection Policy" (TRPP). There is absolutely no point of having a "first right of refusal" clause in the TRPP if, after the building has been redeveloped, none of the tenants can afford to move back into their original building.

I'm sorry that this was longer than I wanted it to be - but if you made it to the end.....Thank you so much for your time.

Thank you

Richenda Heaton\

s. 22(1)

West Vancouver, BC

s. 22(1)

richenda@shaw.ca

s. 22(1)

1.

From: [REDACTED] s. 22(1)
Sent: Wednesday, March 13, 2024 4:27 PM
To: correspondence

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To West Vancouver council and mayor,

RE: proposed high-density, multi-unit development at Woodreen Dr and Woodcrest Rd.

This development proposal must be completely rejected.

This project will destroy the very nature of our neighborhood, which is established completely of single family detached residences. This will have a huge detrimental impact on the value of our homes. The huge density impact in this confined area is completely in conflict with the limited roadway and amenities that are designed specifically for single family residential capacity. There will be massive traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates. The value of our homes would be stringently diminished by the fact that buyers do not want a huge expanse of adverse density in the area where they are buying into a quiet, peaceful single family neighborhood.

The current infrastructure, in the entire area, for sewage and water amenities is aging and designed solely for single family residential capacity. West Vancouver taxpayers will not accept the burden of increased taxes to subsidize infrastructure upgrades for a conflicting, high-density project that all residents absolutely do not want.

Furthermore, once such a development is allowed to proceed, there will be no stopping unconscionable, profit-focused developers to continue consolidating and rezoning single family residential properties for high-density development throughout our neighborhood and West Vancouver.

We need to make sure this proposed project is stopped. These profit-grabbing developers, with no concern for the huge detrimental effect on the neighborhood, are out to claw as much profits as possible; destroying the pristine nature of our quiet, tranquil single family neighborhoods. There is no place in the Cypress Park Estates neighborhood, and surrounding neighborhoods, for such a conflicting, dense development.

All residents in Cypress Park Estates, as well as all residents in the outlying single family residential neighborhoods in West Vancouver, vie to settle in these neighborhoods for the purely simple reason that it remains single-family residential. And we work very hard to maintain our homes and to continue to rightfully reside in such a beautiful neighborhood of single-family residences.

Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

Sincerely,

s. 22(1)

Resident, s. 22(1)

From: s. 22(1)
Sent: Wednesday, March 13, 2024 4:32 PM
To: correspondence
Cc: s. 22(1)
Subject: Letter to West Vancouver Mayor & Council

Importance: High

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March 13, 2024

TO: West Vancouver Mayor & Council:

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

This development proposal must be completely rejected.

This project will destroy the very nature of our neighborhood, which is established completely of single family detached residences. This will have a huge detrimental impact on the value of our homes. The huge density impact in this confined area is completely in conflict with the limited roadway and amenities that are designed specifically for single family residential capacity. There will be massive traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates. The value of our homes would be stringently diminished by the fact that buyers do not want a huge expanse of adverse density in the area where they are buying into a quiet, peaceful single family neighborhood.

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All residents in Cypress Park Estates, as well as all residents in the outlying single family residential neighborhoods in West Vancouver, vie to settle in these neighborhoods for the purely simple reason that it remains single-family residential. And we work very hard to maintain our homes and to continue to rightfully reside in such a beautiful neighborhood of single-family residences.

Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

Absolutely sickened and concerned about this proposal.

Sincerely,

s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Wednesday, March 13, 2024 11:02 PM
To: correspondence
Subject: Letter to West Vancouver Council and Mayor

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March 13, 2024

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Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

s. 22(1)

West Vancouver, s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, March 14, 2024 4:54 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: To West Vancouver Mayor and Council

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

TO: West Vancouver Mayor and Council

RE: proposed high-density, multi-unit development at Woodreen Dr and Woodcrest Rd.

This development proposal must be completely rejected.

This project will destroy the very nature of our neighborhood, which is established completely of single family detached residences. This will have a huge detrimental impact on the value of our homes. The huge density impact in this confined area is completely in conflict with the limited roadway and amenities that are designed specifically for single family residential capacity. There will be massive traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates. The value of our homes would be stringently diminished by the fact that buyers do not want a huge expanse of adverse density in the area where they are buying into a quiet, peaceful single family neighborhood.

The current infrastructure, in the entire area, for sewage and water amenities is aging and designed solely for single family residential capacity. West Vancouver taxpayers will not accept the burden of increased taxes to subsidize infrastructure upgrades for a conflicting, high-density project that all residents absolutely do not want.

Furthermore, once such a development is allowed to proceed, there will be no stopping unconscionable, profit-focused developers to continue consolidating and rezoning single family residential properties for high-density development throughout our neighborhood and West Vancouver.

We need to make sure this proposed project is stopped. These profit-grabbing developers, with no concern for the huge detrimental effect on the neighborhood, are out to claw as much profits as possible; destroying the pristine nature of our quiet, tranquil single family neighborhoods. There is no place in the Cypress Park Estates neighborhood, and surrounding neighborhoods, for such a conflicting, dense development.

All residents in Cypress Park Estates, as well as all residents in the outlying single family residential neighborhoods in West Vancouver, vie to settle in these neighborhoods for the

purely simple reason that it remains single-family residential. And we work very hard to maintain our homes and to continue to rightfully reside in such a beautiful neighborhood of single-family residences.

Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

Sincerely,

s. 22(1)

West Vancouver, B.C.

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, March 15, 2024 10:01 AM
To: correspondence
Subject: Fwd: STOPPING WOODGREEN – WOODCREST DEVELOPMENT

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

To whom it may concern, I wholeheartedly support this petition to stop the proposed development in our neighborhood. This contravenes the single family dwelling zoning as well as all points made by [REDACTED] s.22(1) Please give this petition your most serious consideration. Sincerely, [REDACTED] s. 22(1)
Sent from my iPhone

Begin forwarded message:

From: [REDACTED] s. 22(1)
Date: March 15, 2024 at 9:48:23 AM PDT
To: [REDACTED] s. 22(1)
Subject: STOPPING WOODGREEN – WOODCREST DEVELOPMENT

[REDACTED] s. 22(1)

Below is the letter I've written to the council and mayor to stop the proposed high-density development at Woodgreen Dr and Woodcrest Rd.

In a new email, copy and paste this letter and put your name and address at the bottom of the letter.

Send your email to correspondence@westvancouver.ca . This email will be received by the West Vancouver council and mayor.

Send me a copy of your email to the council and mayor.

Sincerely,

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

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

This development proposal must be completely rejected.

This project will destroy the very nature of our neighborhood, which is established completely of single family detached residences. This will have a huge detrimental impact on the value of our homes. The huge density impact in this confined area is completely in conflict with the limited roadway and amenities that are designed specifically for single family residential capacity. There will be massive traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates. The value of our homes would be stringently diminished by the fact that buyers do not want a huge expanse of adverse density in the area where they are buying into a quiet, peaceful single family neighborhood.

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Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

From: [REDACTED] s. 22(1)
Sent: Friday, March 15, 2024 10:13 AM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

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

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

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Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED]

From: [REDACTED] s. 22(1)
Sent: Friday, March 15, 2024 11:27 AM
To: correspondence
Subject: STOPPING WOODGREEN - WOODCREST DEVELOPMENT

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

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

This development proposal must be completely rejected.

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s. 22(1)

[REDACTED]

From: [REDACTED] s. 22(1)
Sent: Friday, March 15, 2024 3:50 PM
To: correspondence
Subject: Re: STOPPING WOODGREEN – WOODCREST DEVELOPMENT

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

Sent from my iPad

On Mar 15, 2024, at 12:59 PM, [REDACTED] s. 22(1) wrote:

Sent from my iPad

Begin forwarded message:

From: [REDACTED] s. 22(1)
Date: March 15, 2024 at 9:20:06 AM PDT
To: [REDACTED] s. 22(1)
Subject: STOPPING WOODGREEN – WOODCREST DEVELOPMENT

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

This development proposal must be completely rejected.

This project will destroy the very nature of our neighborhood, which is established completely of single family detached residences. This will have a huge detrimental impact on the value of our homes. The huge density impact in this confined area is completely in conflict with the limited roadway and amenities that are designed specifically for single family residential capacity. There will be massive traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates. The value of our homes would be stringently diminished by the fact that buyers do not want a huge expanse of adverse density in the area where they are buying into a quiet, peaceful single family neighborhood.

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s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, March 16, 2024 10:22 AM
To: correspondence
Subject: STOPPING WOODGREEN – WOODCREST DEVELOPMENT

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

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

This development proposal must be completely rejected.

This project will destroy the very nature of our neighborhood, which is established completely of single family detached residences. This will have a huge detrimental impact on the value of our homes. The huge density impact in this confined area is completely in conflict with the limited roadway and amenities that are designed specifically for single family residential capacity. There will be massive traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates. The value of our homes would be stringently diminished by the fact that buyers do not want a huge expanse of adverse density in the area where they are buying into a quiet, peaceful single family neighborhood.

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s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, March 16, 2024 12:57 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

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

To: West Vancouver council and mayor

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The current infrastructure, in the entire area, for sewage and water amenities is aging and designed solely for single family residential capacity. West Vancouver taxpayers will not accept the burden of increased taxes to subsidize infrastructure upgrades for a conflicting, high-density project that all residents absolutely do not want.

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Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

s. 22(1)

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Saturday, March 16, 2024 2:51 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Proposal of multi-unit development at Woodgreen Dr and Woodcrest Rd

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

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

This development proposal must be completely rejected.

This project will destroy the very nature of our neighborhood, which is established completely of single family detached residences. This will have a huge detrimental impact on the value of our homes. The huge density impact in this confined area is completely in conflict with the limited roadway and amenities that are designed specifically for single family residential capacity. There will be massive traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates. The value of our homes would be stringently diminished by the fact that buyers do not want a huge expanse of adverse density in the area where they are buying into a quiet, peaceful single family neighbourhood.

The current infrastructure, in the entire area, for sewage and water amenities is aging and designed solely for single family residential capacity. West Vancouver taxpayers will not accept the burden of increased taxes to subsidize infrastructure upgrades for a conflicting, high-density project that all residents absolutely do not want.

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Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

Warmly,

s. 22(1)

s. 22(1)

West Vancouver BC

From: [REDACTED] s. 22(1)
Sent: Sunday, March 17, 2024 8:02 AM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

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

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

This development proposal must be completely rejected.

This project will destroy the very nature of our neighborhood, which is established completely of single family detached residences. This will have a huge detrimental impact on the value of our homes. The huge density impact in this confined area is completely in conflict with the limited roadway and amenities that are designed specifically for single family residential capacity. There will be massive traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates. The value of our homes would be stringently diminished by the fact that buyers do not want a huge expanse of adverse density in the area where they are buying into a quiet, peaceful single family neighborhood.

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s. 22(1)

s. 22(1)

West Vancouver B.C.

s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, March 17, 2024 12:16 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Proposed high density woodgreen drive, Woodcrest road

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

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

This development proposal must be completely rejected.

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Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

Thank you,

s. 22(1)

West Vancouver BC
s. 22(1)

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Sunday, March 17, 2024 3:23 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: STOPPING WOODGREEN-WOODCREST DEVELOPMENT

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

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

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s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, March 17, 2024 3:28 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: STOPPING WOODGREEN-WOODCREST DEVELOPMENT

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

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

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s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, March 17, 2024 12:19 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Proposed High Density @ Woodgreen Dr. & Woodcrest Rd

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

Sent from my iPhone To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

This development proposal must be completely rejected.

This project will destroy the very nature of our neighborhood, which is established completely of single family detached residences. This will have a huge detrimental impact on the value of our homes. The huge density impact in this confined area is completely in conflict with the limited roadway and amenities that are designed specifically for single family residential capacity. There will be massive traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates. The value of our homes would be stringently diminished by the fact that buyers do not want a huge expanse of adverse density in the area where they are buying into a quiet, peaceful single family neighborhood.

The current infrastructure, in the entire area, for sewage and water amenities is aging and designed solely for single family residential capacity. West Vancouver taxpayers will not accept the burden of increased taxes to subsidize infrastructure upgrades for a conflicting, high-density project that all residents absolutely do not want.

Furthermore, once such a development is allowed to proceed, there will be no stopping unconscionable, profit-focused developers to continue consolidating and rezoning single family residential properties for high-density development throughout our neighborhood and West Vancouver.

We must make sure this proposed project is stopped. These profit-grabbing developers, with no concern for the huge detrimental impact on the neighborhood, are out to claw as much profits as possible; destroying the pristine nature of our quiet, tranquil single family neighborhoods. There is no place in the Cypress Park Estates neighborhood, and surrounding neighborhoods, for such a conflicting, dense development.

All residents in Cypress Park Estates, as well as all residents in the outlying single family residential neighborhoods in West Vancouver, vie to settle in these neighborhoods for the purely simple reason that it remains single-family residential. And we work very hard to maintain our homes and to continue to rightfully reside in such a beautiful neighborhood of single-family residences.

Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

s.22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Monday, March 18, 2024 1:52 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: STOPPING WOODGREEN – WOODCREST DEVELOPMENT

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

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

This development proposal must be completely rejected.

This project will destroy the very nature of our neighborhood, which is established completely of single family detached residences. The huge density impact in this confined area is completely in conflict with the limited roadway and amenities that are designed specifically for single family residential capacity. There will be massive traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates. The value of our homes would be stringently diminished by the fact that buyers do not want a huge expanse of adverse density in the area where they are buying into a quiet, peaceful single family neighborhood.

The current infrastructure, in the entire area, for sewage and water amenities is aging and designed solely for single family residential capacity. West Vancouver taxpayers will not accept the burden of increased taxes to subsidize infrastructure upgrades for a conflicting, high-density project that all residents absolutely do not want.

Furthermore, once such a development is allowed to proceed, there will be no stopping unconscionable, profit-focused developers to continue consolidating and rezoning single family residential properties for high-density development throughout our neighborhood and West Vancouver.

We must make sure this proposed project is stopped. These profit-grabbing developers, with no concern for the huge detrimental impact on the neighborhood, are out to claw as much profits as possible; destroying the pristine nature of our quiet, tranquil single family neighborhoods. There is no place in the Cypress Park Estates neighborhood, and surrounding neighborhoods, for such a conflicting, dense development.

All residents in Cypress Park Estates, as well as all residents in the outlying single family residential neighborhoods in West Vancouver, vie to settle in these neighborhoods for the purely simple reason that it remains single-family residential. And we work very hard to maintain our homes and to continue to rightfully reside in such a beautiful neighborhood of single-family residences.

Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

Sincerely,

s. 22(1)

s. 22(1)

From: Nora Shacklock [REDACTED] s. 22(1)
Sent: Wednesday, March 13, 2024 4:23 PM
To: shacklock@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: shacklock@shaw.ca = +

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.

Nora Shacklock
2235 Haywood Avenue
West Vancouver, BC
V7V 1X6

13 Mar 2024

Dear Mayor Sager and Councillors
District of West Vancouver

shacklock@shaw.ca

My name is Nora Shacklock and I am a resident of West Vancouver.

Thank you!

Please do not redact my name or my home address or my email address.

Thank you.

Nora Shacklock
shacklock@shaw.ca

From: [Redacted] s. 22(1)
Sent: Wednesday, March 13, 2024 4:25 PM
To: [Redacted] s.22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic on Taylor Way =+

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

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

13 Mar 2024

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic on Taylor Way

My name is [Redacted] s. 22(1) and I am a resident of West Vancouver.

Traffic is significantly impeded without the use of the overpass connecting North Park Royal to the northbound exit on Taylor Way in West Vancouver. There are several concerns the mayor and council need to address:

Traffic Volume: The area is experiencing high traffic volume, especially during peak hours, leading to major congestion and delays.

Road Design: The road layout and design without this overpass will not efficiently accommodate the flow of traffic, leading to severe bottlenecks and congestion.

Dependency on the Overpass: The overpass is essentially a major route for West Vancouver residents, its closure or obstruction can significantly impact traffic flow in the area.

Limited Alternative Routes: Without the overpass, drivers need to take longer, already congested alternative routes, contributing to yet further increased congestion on those roads, which is already a major concern in West Vancouver.

Construction or Maintenance: If the overpass is under construction or undergoing maintenance, temporary traffic disruptions are expected. However if the overpass has been sold to a developer, council needs to appropriate this overpass from the developer as it is in fact a major artery in West Vancouver.

We are all very aware that West Vancouver needs to alleviate traffic issues in the area, and council needs to

recognize now that they have an opportunity to use this existing infrastructure instead of letting it go.

Council needs recognize there is little option since it is not possible to further improve road infrastructure in the area, optimizing traffic signal timings has already occurred, providing alternative routes is not an option, and implementing other traffic management strategies have also been exhausted.

While this sounds like a brazen suggestion, in fact it is absolutely a necessary need for all West Vancouver residents and the time to act is now on this matter.

Thank you.

s. 22(1)

From: Valerie Grimes [REDACTED] s. 22(1)
Sent: Wednesday, March 13, 2024 6:25 PM
To: vgrimes1@hotmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Density is right side of history =+

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.

Valerie Grimes
1750 Esquimalt Ave.
West Vancouver, BC. V7V 1R8

13 Mar 2024

Dear Mayor Sager and Councillors
District of West Vancouver

Density is right side of history

My name is Valerie Grimes and I am a resident of West Vancouver.

I figure the province is interested in higher density. West Vancouver is primed for density. CiviX email says the worst offence is that some property owners would make money.

Delay serves to increase sellers' windfall when finally they are permitted to sell to whoever they want, possibly developers to build and sell higher-density living spaces to people that want and need them—some sort of sour-grapes thing and nothing to do with social good of doing what's necessary to house more people in limited geography.

Please **do not redact** my name or my home address or my email address.

Thank you.

Valerie Grimes
vgrimes1@hotmail.com

From: s. 22(1)
Sent: Thursday, March 14, 2024 1:39 PM
To: correspondence
Subject: To Mark Sager and Council, opposed to s.22(1) redevelopment

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.

Hello Mark Sager and Council

It has been brought to the attention of the residents of s. 22(1) that you and s. 22(1) are having a meeting to discuss the redevelopment of our property. Others have been invited to join the discussion.

I feel s. 22(1) has been pushing for this for a number of years and is part of a very vocal minority to sell this property. I want you to know many of us are not wanting this done and are shattered by the possibility of losing our homes.

s. 22(1) has never lived in this building, s. 22(1) is rented out. Many of my neighbours have lived here for over 30 years and the thought of losing their homes is devastating.

I moved here s. 22(1) years ago after I sold my house. I renovated my unit at a considerable expense, for me. My unit has room for s. 22(1) to stay while visiting. This is important as a grandparent. And we love the proximity to the waterfront and easy access to my doctor's office and shopping.

We are allowed pets here. I have a s.22(1) dog and if I am forced to move I will not have anywhere to go in West Vancouver as all the stratas have pet restrictions. For my older retirement life I need the comfort of my dog and the companionship for my daily exercise.

The present council is in the process of implementing a s. 22(1) plan to complete all of the necessary repairs as recommended by the current depreciation report.

Over s.22(1) years certain owners here have worked behind the scenes to have s. 22(1) sold to a developer. The property was listed twice, the first time the presented offer was refused by the owners, the second time the agent couldn't find a buyer. People on the sell team will tell you a straw vote was held and 88% of the owners attending the meeting were in favour of selling.

NO, they weren't in favour of selling they only wanted to explore the possibility to see if we would be offered a huge payout. Only a windfall price would have swayed the majority of owners.

Owners in the building delayed their own unit renovations as there was so much uncertainty brought on by the "sell crowd". s. 22(1) when the deal with the real estate agent came to nothing many owners finally undertook their own kitchen and other renovations that had been put on hold by the uncertainty of the future here. We thought this push to sell the building had finally stopped. Now it's all starting again.

Thank you for your time

s. 22(1)

From: gilles@zero-limit.ca
Sent: Friday, March 15, 2024 7:16 AM
To: correspondence
Subject: Adaptive sport and leisure equipment

CAUTION: This email originated from outside the organization from email address gilles@zero-limit.ca. 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 am contacting you because my company and I represent sport and leisure adaptive equipment for people with reduced mobility or disabilities that might be of interest to the Sunset Rink's visitors.

We offer for instance:

- the Lagicap Ice Perf which is a sled that allows wheelchair users to enjoy the thrills and sensations of ice skating
- the Sofao which allows swimming and easy access to the water, even without a ramp, lifting device or beach mat



Both are made available to the public for loan or rental in various municipalities and sports facilities across Canada.

You can find more information on these and other equipment we offer at zero-limit.ca

Feel free to reach out if you have any question.

Have a great day

Gilles Roure

Owner

(438) 408-9899

zero-limit.ca / [Facebook](#) / [Instagram](#) / [LinkedIn](#)



From: s. 22(1)
Sent: Friday, March 15, 2024 11:15 AM
To: correspondence
Subject: Paid parking at Lighthouse park

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.

I would like to voice my absolute displeasure about your pilot project at lighthouse park. I am a resident of North Vancouver who likes to use the park with my dogs and I was stunned when I saw the park isn't free anymore. Furthermore, your hourly rate is quite expensive. I can park for less downtown. I get the rhetoric of maintenance etc but, IT IS THE OUTDOOR! I guess there isn't anything free in this city. As a user and resident of North Vancouver, I would consider doing my part and buying an annual pass if you would allow any residents of the lower mainland. I would also find it more acceptable to pay 1-2\$ an hour and being given the option to choose minutes on the payment app. I.E. 1h30....

While I don't expect this email to change anything.... Please know that I will consider my options in the future as far as visiting West Vancouver....

s.
22(1)
North Vancouver
s. 22(1)

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Saturday, March 16, 2024 12:17 PM
To: correspondence
Subject: Safety is a Concern in West Vancouver Westhill off-leash Dog Park.
Attachments: westhill_park_march12_2024.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.

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

March 12 2024

Please ensure the Safety of People using Westhill Park by Installing a Barrier

Dear West Vancouver District Council,

There is a document available on the internet called **Abbies Guide**. It was created by the West Vancouver District, and its specifically a resource guide about *Dog Ownership in West Vancouver*. On page 3 of the document, there is a list of 14 Parks listed that are "off-leash" in West Vancouver. One of which (number 13) is **Westhill-Park**.

Westhill Park is on Westhill Drive - it is within the British Properties just above 21st; but, this road is one of the busiest streets in the district. It is high time some changes are made in this park to keep up with the times.

Westhill-Park doesn't have protection and should NOT be designated as an off-leash dog park; there is no signage and no garbage cans and most importantly, **no fence**. There is absolutely no barrier keeping the inside park elements (like people) from the outside elements safe (like cars). . It doesn't have to be elaborate but there needs to be at least *something* there.

I say this because, having firsthand experience with the unthinkable happening to me in that park and I don't want it to happen to someone else. On [REDACTED] s.22(1), a **Commercial Landscaping Company Van** struck my [REDACTED] s.22(1) dog, [REDACTED] s.22(1) [REDACTED] killing her. Yes, my dog was off-leash; but I must remind you, this is said to be a designated "off-leash park". My dog was on the Grass in the Park.

The Driver of the landscaping Van, drove into the grass in the park, and struck my dog. Even after striking my dog, the driver continued to drive on the park grass coming to arrest near the electrical ground box at the top of the park to stop, (again on the grass) because he hit my dog.

Having no fence in a park that you have designated "off-leash" is dangerous. I was stupid not to realize at that time – Westhill Park is not equipped for much of anything. Westhill-Park has NO structure in place to prevent Vehicles from driving onto the park grass. The *sloping* ramp (where the pavement touches the concrete and meets the grass), stretches the entire perimeter of the park. It provides easy access for any *wheeled vehicles' tires* to encroach the grass. Even GoogleMaps clearly show "Figure-8" (Eternity) marks on the grass.

Why are cars driving on the grass? **NO-Vehicle**-should-have-access-onto that grass.

I am asking for your consideration to install a proper barrier fence in Westhill Park; so that drivers know they can NOT drive onto the grass. This way drivers will stick to the road and not veer onto the grass --not even for a moment. Because that is what the driver did when they struck my dog with their Van in s. 22(1)

Please make the Park Safer. Do not allow for another dog or even worse, a Person to be struck by a vehicle in the same park. If something like this does happen again -- and you have done nothing to make Westhill Park safer, the onus will be on you for knowing about the problem and not doing something about it.

The West Vancouver Community Centre has installed a fence on their park grass. In fact, there concrete footing was even constructed into the ground below for strength of their fence because why? The grass is beside a busy street and the fence is there to keep what is *inside* the fence, **off** the roadway and vice versa. During the design process, they called it the "*Great Lawn Safety Fence Design*" for that exact reason - safety. What is safe? Let's face it, for a park to be "off-leash" doesn't necessarily need a fence; however, an enclosed, fenced area is a guarantee for a dog to be safe from the outside elements. Safe from outside hazards coming in and dogs running out.

Please either update Abbies Guide (its due for an update anyway) and remove Westhill Park as being "off-leash" until you update the park. At minimum, add garbage cans, create a

designation for dogs by building a fence and include signage: The parks name, where cars can park, the hours of the park. **No Parking signs** for the other areas.

The District of West Vancouver doesn't have far to look for an example of a fantastic, well thought out, gated off-leash dog park; North Vancouver is a lovely example.

Thank you for reading my request and for your consideration in the matter.

Thank you.

s. 22(1)

West Vancouver

s. 22(1)

Photos follow. 2 images of Abbies Guide and 4 of The car on the Grass today.

ABBIE'S GUIDE

A DOG'S LIFE IN WEST VANCOUVER

CONTACT US

If you have questions related to dogs, or if you have found or lost a dog, please contact the Bylaw & Licensing Department:

WEST VANCOUVER MUNICIPAL HALL
750 17th Street West Vancouver BC V7V 3T3

604-925-7152 | bylawdept@westvancouver.ca

call us: 8 a.m.-8 p.m.; 7 days a week

visit us: 8 a.m.-4:30 p.m.; Monday-Friday

westvancouver.ca/dogs

GIVE A DOG A HOME
CONSIDER ADOPTION

BC SPCA


Adopting a dog can change both its life and yours. Visit the West Vancouver branch of the SPCA at 1020 Marine Drive, or online at: spca.bc.ca/branches/west-vancouver.

[westvancouver](http://westvancouver.ca)

DOG LICENCES



Dogs over six months old need to wear a West Van dog tag. The licence needs to be renewed each January. Buy your dog a tag from the Bylaw & Licensing Department, West Van SPCA, or West Vancouver and Gleneagles Community Centres. Licences that are renewed early, will receive a significant discount. Spayed or neutered dogs will receive an additional discount (a veterinary report or other proof is required the first time).

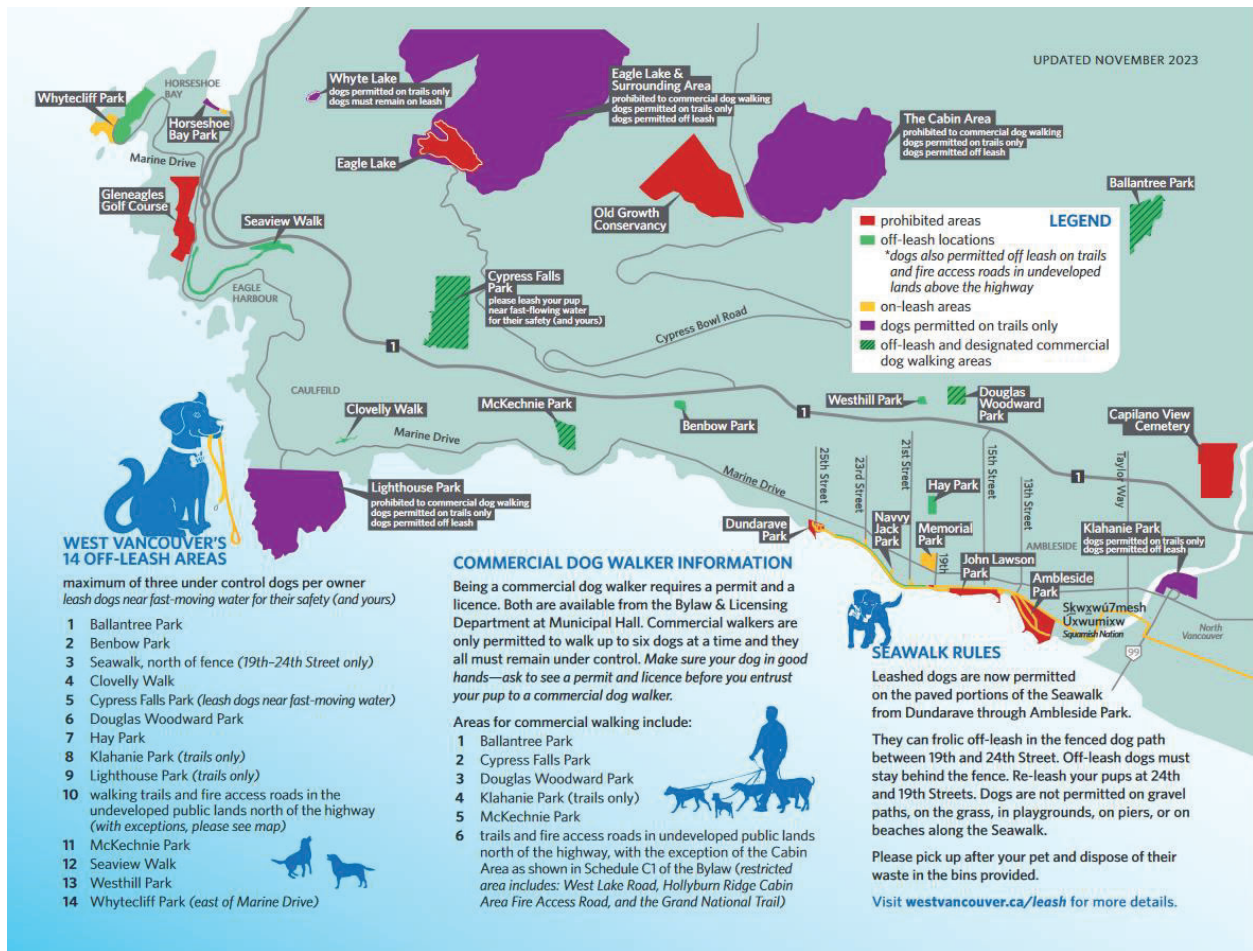
 Most importantly you'll have peace of mind knowing your pup can be found more easily if it goes off exploring on its own!

- » If you're new to town and have a licence from any other BC municipality, you can get a West Vancouver licence for \$10 from municipal hall.
- » If you lose your licence tag, you can get a replacement tag at Municipal Hall for \$10.

INFRACTIONS & MINIMUM FINES

There are bylaws in place so everyone, dog-lover or not, can enjoy our community. When bylaws aren't obeyed there may be a fine. Below are the rules and information you need to know in order to be a good dog owner.

- > failure to remove animal droppings \$150
- > dog not licensed \$150
- > dog without tag \$50
- > animal at large \$150
- > dog in prohibited area \$150
- > dog not under control in off-leash area \$100
- > dangerous animal at large \$500
- > dangerous animal not muzzled \$500
- > aggressive dog harassing/pursuing human \$500
- > animal injuring a person or pet \$500
- > barking dog \$100
- > keeping more than three dogs \$500
- > walking more than three dogs \$100
- > commercial walking of more than six dogs \$200
- > animal left inside vehicle \$150
- > animal untethered outside the passenger compartment of a vehicle \$150



Finally, On s.22(1) 2024, it was a lovely day outside. Still chilly, but the sun was out.

So, in the next 5 photos, you will see how a male was parked today, on the Westhill-Park-Grass, as though it is a 'parking lot' entirely for him.

THIS is what happens because there is no signage, and there is no fence in Westhill Park. This is how my dog was killed -- by someone deciding it is a good idea to park like this in an 'off-leash' dog park, named Westhill Park.

You will find 5 photos to follow. All taken s.22(1) 2024, around 12:30PM.









-end-

From: [REDACTED] s. 22(1)
Sent: Tuesday, March 19, 2024 5:00 PM
To: correspondence
Cc: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Concerns about New Dog Bylaw along paths in Dundarave
Attachments: New Dog Bylaw Concerns.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 a concern letter for your review.

Kindest regards,

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

March 19, 2024

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

Re: Concerns about New Dog Bylaw along paths in Dundarave

Dear Mayor and Council,

I am writing to express my concern regarding the recent decision to allow dogs on the seawall path along Dundarave. While I understand the desire to accommodate pet owners, I believe this decision has unintended consequences that may exacerbate in the upcoming summer months.

The introduction of dogs onto the once pedestrian-only seawall has resulted in a variety of issues. I have witnessed an increase in dog waste and a rise in disruptive behavior such as barking and incidents of dogs attacking other dogs. It is important to clarify that my concern is not with the dogs themselves, but rather with the behavior of some dog owners who demonstrate a lack of respect for others who may not wish to share their walking space with animals.

I am troubled by the potential for this decision to lead to further encroachment of dogs into the park areas where they may pose a greater nuisance, such as the beachside and grassy areas where families gather for picnics. Already, I have observed instances of dogs being taken into these areas, which raises concerns about hygiene and safety for both humans and animals alike.

Moreover, the enforcement of this new bylaw will require additional resources, likely in the form of increased patrols by bylaw officers. This raises questions about the allocation of municipal funds and the impact on taxpayers. As we approach the summer months, I fear that these issues will only escalate, with instances of unleashed dogs, dogs in prohibited areas, and other infractions becoming more common.

As we all know, it's important to note that there are existing dog park areas in Ambleside, which can adequately accommodate dog owners and their pets. Over the years, I have observed the expansion from what was once a designated area by the water for dogs to run around in to now allowing dogs on the beach almost all along the Ambleside shoreline, whether restricted or not.

By letting the genie out of the bottle, I can almost guarantee the same will slowly occur in Dundarave with this new bylaw. Dundarave already has a path featuring a fenced dog trail along the seawall, which proved effective in separating dog-walking areas from pedestrian zones. This arrangement provided a dedicated space for dog owners while preserving the tranquility of the seawall for pedestrians. Given the occasional overflow use of the path, reinstating such designated areas would be beneficial for all users.

Should reversing this decision not be feasible, I urge the Mayor and Council to consider implementing strict regulations to address these concerns. Merely posting signs will not suffice; proactive measures must be taken to ensure compliance and mitigate the negative impacts on the community.

In conclusion, I respectfully request that the Mayor and Council take swift action to address these issues and uphold the quality of life for all residents of West Vancouver.

Thank you for your attention to this matter, and I look forward to seeing positive changes implemented in the near future.

s. 22(1)

Resident of West Vancouver

s. 22(1)

From: Sue Ketler
Sent: Wednesday, March 13, 2024 11:02 AM
To: jennifer.wvcac@shaw.ca
Cc: correspondence
Subject: RE: WVCAC Budget follow-up & request for funding

Dear Jennifer Lord,

Thank you for your email of March 11, 2024. It has been forwarded to me in my capacity as Director of Parks, Culture & Community Services.

I acknowledge receipt of your request to Council for funding in the amount of \$35,000, in addition to your annual fee for service. District staff will be able to provide additional information upon confirmation of Council's direction on this matter.

Sincerely,
Sue

Sue Ketler (she/her/hers)
Director | Parks, Culture & Community Services | District of West Vancouver
t: 604-925-7126 | c: 604-908-8509 | [westvancouver.ca](https://www.westvancouver.ca)



We acknowledge that we are on the traditional, ancestral and unceded territory of the Sḵw̱x̱w̱ú7mesh Úxwumixw (Squamish Nation), səlílwətaʔ (Tseil-Waututh Nation), and 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.

From: Jennifer Lord <jennifer.wvcac@shaw.ca>
Sent: Monday, March 11, 2024 2:16 PM
To: correspondence; Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Cc: Michael Martino; Catherine Schachtel
Subject: WVCAC Budget follow-up & request for funding

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

Dear Mayor Sager & Councillors Cassidy, Gambioli, Lambur, Snider, Thompson and Watt,

Thank you for the opportunity to speak with you about the budget at the Council meeting on February 26th.

We can certainly understand the challenges Council faces when trying to balance the financial demands of the District with a need to moderate the increase in taxes to the community. Having said that, we were very disappointed to find that our request for an increase in our annual fee for service would not be considered in this fiscal year budget. As we mentioned at the meeting, our annual grant from the District has remained at \$25,000 since 2006. That's an 18 year period where our support has remained the same while costs have risen. Over that span, we have grown from an organization with a \$150,000 budget to one with a \$250,000 budget as we continue to develop and expand our programming.

The West Vancouver Community Arts Council operates the Silk Purse Arts Centre and offers unique programs, services and community connection to the citizens of West Vancouver. Many of these participatory arts and cultural programs are not offered elsewhere in our District and are truly appreciated by our community. Our membership is loyal and long standing and we welcome nearly 20,000 visitors to the Silk Purse annually.

Finances in our sector have been impacted dramatically over the past 5 years by the pandemic, inflation, and increased administrative requirements in areas such as best practices in Equity, Diversity and Inclusion and the United Nations Declaration on the Rights of Indigenous Peoples. Our current draft budget for the 2024.25 year projects an operating loss of approximately \$40,000.

Salaries make up roughly 60% of our expense budget. Our team is at the core of everything we do and over the last 5 years we have grown from 1.7 to 3 FTE to support the diverse and expanded programming offered to our community. In order to attract and retain a professional team in a rising cost environment it is paramount that we compensate fairly. In the past, our salaries were more in line with minimum wage than the living wage. Since 2018 minimum wage in BC has risen by 38% and the current living wage in Metro Vancouver is \$25.68/hr. To reward staff performance and meet the rising cost of living we have implemented salary adjustments.

Although the pandemic certainly provided challenges and we are still recovering from it, the inability to obtain an increase in our fee for service over the past 18 years has resulted in revenues not keeping pace with rising costs.

Given the recent deferral of our request for an increase in our fee for service, we respectfully request a contribution for this year of \$35,000, in addition to our annual fee for service, to help us close the gap. We understand that this is a significant ask and would certainly be grateful for any additional contribution.

Thank you for your consideration of this request and we look forward to a continued conversation.

With regards,

Jennifer Lord, Executive Director
Michael Martino, Advisor to the Board of Directors
Catherine Schachtel, President Board of Directors

Jennifer Lord,
Executive Director
West Vancouver Community Arts Council
At the Silk Purse Arts Centre
1570 Argyle Avenue
West Vancouver, BC V7V 1A1
Phone: 604 925 7292
Website: [BLOCKEDwestvanartscouncil\[.\]ca](http://BLOCKEDwestvanartscouncil[.]ca)BLOCKED

From: Sue Ketler
Sent: Thursday, March 14, 2024 7:55 AM
To: s. 22(1)
Cc: correspondence
Subject: RE: Pickleball Courts-Ambleside Park

Hello s. 22(1),

Thank you for your email and your questions regarding the new pickleball courts to be built in Ambleside Park.

Ambleside Park has existing infrastructure to support the addition of pickleball courts. This includes a large amount of parking, as well as public washrooms located adjacent to the concession. The new pickleball courts will take up a relatively small footprint in the northwest corner of H field, the remainder of which will continue to be available for parking.

We recognize that there are times, especially on long weekends during the warmer months, that the parking spaces in Ambleside Park can be filled to capacity; however, there is a high turnover rate, meaning parking spaces generally become available quickly. Ambleside Park is also easily accessible by public transit and on active transportation routes. Due to these factors, the park is anticipated to be able to absorb the additional demand due to people using the pickleball courts.

At this time, it is planned that the courts will be open from dawn to dusk, as is the practice for other District sport courts. The new courts will be monitored and supported by the Parks Department, similar to the rest of the park and the existing sport facilities.

Please let me know if you have any additional questions.

Sue

Sue Ketler (she/her/hers)
Director | Parks, Culture & Community Services | District of West Vancouver
t: 604-925-7126 | c: 604-908-8509 | westvancouver.ca



We acknowledge that we are on the traditional, ancestral and unceded territory of the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation), sə́ilwətaʔ (Tsleil-Waututh Nation), and 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.

From: s. 22(1)
Sent: Tuesday, March 12, 2024 2:15 PM
To: Jill Lawlor; correspondence
Subject: Pickleball Courts-Ambleside Park

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.

I have just received the Ambleside Update of March 12th regarding the New outdoor Pickleball courts coming to Ambleside Park. I am not against Pickleball, but I'm a Par 3 Golfer at Ambleside Park.

I think you should have sent a map with your announcement. I used Google and the map section and put in Ambleside for the address to get the exact area.

My main concern is parking. If there are 4 courts, and participants are playing doubles, there may be 16 parking spots required. If you have a similar number waiting to play - you need 32 parking spots. Assuming there are no new parking spots, this will cause conflict with the Par 3 parking next door and the rest of the park. A possible solution would be a high wire fence along the edge of the park next to the road from the courts to the golf course to create a barrier to the golf parking.

Other questions would be hours open, washrooms, who will monitor the operations, etc.

I'm sure you will get more correspondence on this topic. An update with more information would help clarify these and other issues which will come up.

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

From: Sue Ketler
Sent: Tuesday, March 19, 2024 3:22 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: Trucks on 17th

Hello s. 22(1)

Thank you for your correspondence. I am sorry to hear you are continuing to experience stress due to Place for Sport truck noise. We understand the impacts related to project construction and we empathize with the residents that are inconvenienced.

As relayed in a previous email, dated February 21, District staff have coordinated closely with the contractor for the Place for Sport project to ensure that the trucks are following the Heavy Vehicle Routes to and from the construction site. Accessing the site via 17th Street utilizes the safest and most efficient traffic management plan, while mitigating impacts to the community.

The contractor anticipates that the volume of heavy truck traffic will ease by mid to late April. Until that time, there will be heavy trucks going up 17th Street. While we understand that this is not the response you were hoping to receive, we would like to take this opportunity to thank you for your patience during this temporary disruption. Once complete, the Place for Sport facility will be an incredible asset to not only our schools and sporting groups but to the whole community.

Sincerely,
Sue

Sue Ketler (she/her/hers)
Director | Parks, Culture & Community Services | District of West Vancouver
t: 604-925-7126 | c: 604-908-8509 | westvancouver.ca



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From: [REDACTED] s. 22(1)
Sent: Friday, March 8, 2024 1:09 PM
To: correspondence; Nora Gambioli; Peter Lambur; Sharon Thompson; Mark Sager
Subject: Trucks on 17th

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

Hi Council: We are now into the fourth month. I can't tell you just how stressful the noise and intensity of the trucks has been. Today, Friday, has been particularly awful and it started, of course, at 7:15am. 6 days a week. I am not sure what the point of this letter is except to let off steam. Too bad some of you [REDACTED] s. 22(1). If you did, you might be inclined to help find ways to make this a bit easier on the community.

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