



COUNCIL AGENDA

Date: June 19, 2017 Item: 11



**DISTRICT OF WEST VANCOUVER**  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

11.

## COUNCIL REPORT

Date:	June 5, 2017
From:	Mark Chan, Director of Corporate Services
Subject:	Brissenden Park
File:	0510-03-01

### RECOMMENDATION

WHEREAS the Brissendens in 1990 donated land at 2519 and 2539 Rosebery Avenue (known as "Brissenden Park") to the District;

WHEREAS the land at Brissenden Park is subject to a legal trust providing that the land be used for public park purposes;

WHEREAS section 184(2) of the *Community Charter* provides that if a Council determines that a trust is no longer in the best interests of the municipality, a Council may apply to the Supreme Court to vary the trust;

WHEREAS after conducting public consultation, considering the views of the public up to and including all submissions made at the June 19, Council Meeting, and considering the information set out in the report dated June 5, 2017 titled "Brissenden Park";

THAT Council considers that the terms of the trust with respect to Brissenden Park are no longer in the best interests of the municipality;

THAT Council considers that the land at Brissenden Park is not currently, and unlikely in the future, to be well used as a public park due to, among other things, its location and topography;

THAT Council considers a variation of the trust would allow the land at Brissenden Park to be put to a better use to serve the interest of the overall community; and

THAT pursuant to section 184(2) of the *Community Charter*, Council commence a Court application to vary the terms of the trust with respect to Brissenden Park, in order to:

- retain the northern approximate 50% of the property as park, and allow disposition of the southern approximate 50% of the property;
- use all of the proceeds of disposition to purchase the waterfront properties at 1444 and 1448 Argyle Avenue as additional more accessible waterfront park land for the community; and

THAT the name "Brissenden Park" be retained at the existing location, that the District further recognize the contribution of the Brissendens by naming the area of the Argyle properties "Brissenden Waterfront Park", and by installing signage and plaques at both the existing Brissenden Park and at the future Brissenden Waterfront Park.

## 1.0 Purpose

This report recommends that Council commence a Court application to vary the terms of the legal trust regarding Brissenden Park to allow the disposition of a portion of Brissenden Park to fund the purchase of centrally located and highly accessible public park land, being the privately-held properties at 1444 and 1448 Argyle Avenue ("the Argyle Properties") in order to better serve the community.

This report sets out the following:

- I. summary of the background regarding Brissenden Park;
- II. results of the public consultation; and
- III. recommendations for moving forward with the Brissenden Park initiative.

It should be noted that the recommendations in this report are based on the results of the public consultation received as at the date of this report. At the June 19, Council Meeting, Council will consider any further public submissions before considering the above recommended motion.

## 2.0 Background

### 2.1 Previous Decisions

*January 9, 2017, Council Meeting*

"THAT the District proceed with public consultation on the proposed funding strategy of selling or long term leasing the municipally owned lands at 2519 and 2539 Rosebery Avenue (also referred to as Brissenden Park), to fund the purchase of the last two privately-held properties at 1444 and 1448 Argyle Avenue, in order to complete the acquisition of the Argyle waterfront for public park use pursuant to the District's Argyle acquisition policy."

## 3.0 Analysis

### 3.1 Discussion

#### **Part I: Background regarding Brissenden Park**

Brissenden Park is comprised of two lots at 2519 and 2539 Rosebery Avenue, which are immediately south of the Upper Levels Highway. Brissenden Park has not generally been used as a public park, and has not been dedicated as park.

The property is approximately 2.4 acres and has not been developed (other than for the one house) and so is substantially treed. The property is and would continue to be governed by the District's Interim Tree Bylaw. The Bylaw would both protect trees from being cut, and also allow development within the Permitted Building Envelope, driveway area and accessory building area.

The property is zoned RS3 – Residential Single Family and is in an area that consists of single family houses. An aerial photo of Brissenden Park is attached in **Appendix 1**.

#### House at Brissenden Park

There is a house at Brissenden Park (on 2519 Rosebery Avenue) that was built in 1948, which is currently occupied by a caretaker. The house is classified as a secondary heritage building in the book, *West Vancouver Survey of Significant Architecture*, but there are no restrictions against alteration or demolition of the house due to this classification.

#### Legal Trust

Brissenden Park and the house on the property were donated to the District by Mr. and Mrs. Brissenden in 1990. By virtue of the donation, a 1989 Council resolution, and Mrs. Brissenden's will, a trust was created stipulating that the property be used and maintained for public park purposes. In order to proceed with any disposition of Brissenden Park, the District would need to apply to Court to vary the terms of the trust as expressly provided for in sections 184(2) and (3) of the *Community Charter* which state:

- "(2) *If, in the opinion of a council, the terms or trusts imposed by a donor, settlor, transferor or will-maker are no longer in the best interests of the municipality, the council may apply to the Supreme Court for an order under subsection (3).*
- (3) *On an application under subsection (2), the Supreme Court may vary the terms or trusts as the court considers will better further both the intention of the donor, settlor, transferor or will-maker and the best interests of the municipality."*

#### Proposed Funding Strategy

In order to determine whether the terms of the trust are in the best interests of the municipality, at the January 9, 2017, Council Meeting, Council approved the District carrying out a public consultation on whether Brissenden Park should be disposed of, with the proceeds of disposition being used to acquire the Argyle Properties, i.e. the proposed funding strategy.

There are several reasons why Brissenden Park was identified as the proposed funding strategy for the Argyle Properties, as set out below.

#### *Brissenden Trust*

The Brissendens donated their land to be used for public park purposes. The acquisition of waterfront park land at the Argyle Properties is consistent with the intent to provide additional land for public park purposes.

### *Current Use of Brissenden Park*

Brissenden Park has not generally been used as a park, and has not been dedicated as park. The property is not well-suited for use as a public park as it has no public amenities, facilities or parking, and is located next to the Upper Levels Highway and not close to any public transit lines. The property is relatively steep, difficult to access and unlikely to be well-utilized as a public park in the future.

### *Argyle Properties*

By comparison, the Argyle Properties are highly accessible in the heart of Ambleside, and would be greatly used every day by the public. By way of illustration, the District's Centennial Seawalk is used by an estimated 1,000,000 people each year. The acquisition of the Argyle Properties would allow the creation of one continuous public walkway with several waterfront parks from Ambleside Park to Dundarave Park, and is consistent with the District's general policy to acquire waterfront land for public use. The public ownership of the waterfront has been approved in multiple Council resolutions and has been determined to be in the public interest. An aerial photo of the Argyle Properties is attached in **Appendix 2**.

### *Parks Master Plan*

There is District policy that expressly contemplates the disposition or exchange of park land in certain circumstances. Recommendation 2.2.6 of the Parks Master Plan (2012) states:

*"Identify existing parkland (dedicated or not) that does not meet the PMP [Parks Master Plan] core values for parkland, and determine the most appropriate actions with respect to these lands, including community consultation.*

- *Are there steps that can be taken to make that land meet the PMP core values?*
- *If the land cannot be altered to meet the PMP core values, determine if the land might be used for disposition or land swap purposes to obtain parkland which would enhance the park inventory and meet the PMP core values. [emphasis added]"*

### *Cost of the Argyle Properties*

The cost of acquiring the Argyle Properties is substantial. The last Argyle property (1454 Argyle Avenue) was acquired by the District in 2015 at a cost of \$4.9 million. It is anticipated that acquisition of both the Argyle Properties will be in the region of \$10 million. The District does not have a dedicated financial reserve with sufficient assets to purchase the Argyle Properties. In addition to the lack of dedicated financial reserves, the District recently completed an asset inventory that shows the District currently owns assets with a replacement value of over \$1 billion (not including utilities). The annual level of funding required to maintain the District's current suite of assets is approximately \$13.3 million annually. In

2016, the District for the first time introduced an asset levy dedicated to fund the maintenance of District assets. Even with the asset levy, which was also implemented for 2017, the District still faces an infrastructure funding shortfall of \$2.9 million per year. This also does not take into account new funding requirements arising from new assets acquired or built by the District.

#### *Other Funding Options Considered*

Staff, including the Director of Finance, considered the use of property tax and, in summary, do not recommend relying on property tax when other viable options exist. Staff also considered other potential funding sources and are of the opinion that the proposed exchange of Brissenden Park for the higher overall community value waterfront park land at the Argyle Properties represents the most efficient use of the community's assets and best serves the community interest.

Due to its size, the land at Brissenden Park has the ability to generate the revenue required to fund the acquisition of the Argyle Properties. As an indication, the 2017 BC Assessment values (which may not necessarily reflect the market value) for 2519 and 2539 Rosebery Avenue at Brissenden Park are \$7,530,000 and \$7,568,200 (including \$89,200 for the assessed value of the house), respectively.

The land at Brissenden Park can also serve the public interest by creating new housing, such as new single family housing with coach houses or secondary suites consistent with the existing single family residential zoning. Any use that is not allowed under the current zoning would require a separate statutory public rezoning process and would be part of a future public consultation process.

#### **Part II: Results of the Public Consultation**

The District carried out two consultations: one consultation for the general community; and one consultation specifically for residents in the neighbourhood of Brissenden Park.

#### **Public Information Meetings**

Two public information meetings were held on February 7 and 8, 2017, at the Community Centre Atrium, and Municipal Hall, respectively. The meetings were advertised using a broad spectrum of platforms, including: newspaper ads in the North Shore News and Paivand newspapers; signage at Brissenden Park and the Argyle Properties; website; social media; the kiosk at John Lawson Park; and letters sent directly to residents in the neighbourhood of Brissenden Park.

Information was provided at the public information meetings through information boards, and Staff from an interdepartmental team. Hard copy surveys and online surveys were used to gather public input.

### Online Survey and Hard Copy Survey

The surveys were developed after meeting with, and incorporating input from, the Community Engagement Committee. The hard copy and online surveys were identical and contained three questions. The results of the surveys (both hard copy and online) are summarized below.

*Question 1: How should the purchase of the two Argyle properties on the waterfront be funded:*

Sale or long-term lease of Brissenden Park	58.4%	45 responses
Property taxes	7.8%	6 responses
Loan	2.6%	2 responses
A combination of methods	7.8%	6 responses
Other	23.4%	18 responses

The proposed funding strategy to sell or long-term lease Brissenden Park had the most responses of the five options at 58%.

The second most popular response of the five options was the "Other" option at 23%, which was intended to allow participants to put forward options which were not listed in the survey. Of the "Other" responses, 4 participants put forward other funding options: using the proceeds of the 1300 Block Marine Drive land sale; taxes and donations; fundraising; and donations. Staff have considered these other funding options. The proceeds of the 1300 Block Marine Drive were included in the District's Endowment Fund, and were subsequently used as a source of funds to acquire land adjacent to the West Vancouver Community Centre. The remainder of the funds were partly used to directly fund the new Police Services and Municipal Hall building, and the balance of the funds have been committed by Council to generate investment revenue to fund the repayment of the District's loan for the new building. Fundraising and donations are unlikely to be able to achieve the approximately \$10 million required to acquire the Argyle Properties, and property taxes were already included as an option in the survey.

*Question 2: What other ideas do you have for recognizing the contribution of the Brissendens?*

Common themes for this question included: support for the recommendation to name the area of the Argyle Properties "Brissenden Park" and install a commemorative plaque; naming other District projects/facilities/streets after the Brissendens; recognition at the current Brissenden Park on Rosebery Avenue and on the waterfront; recognition in District publications; and also included some general comments in opposition to the proposed funding strategy.

*Question 3: Do you have any other comments on the proposed funding strategy?*

Answers to this open-ended question were varied. Common themes included: general comments of support; general comments of opposition; comments about retaining the neighbourhood character of Rosebery Avenue; the importance of complying with the terms of the trust; suggestions for the future use of the house at Brissenden Park; concerns about the impact of this initiative on future donations; concerns about the future use of the land at the Argyle Properties; and other miscellaneous comments not directly related to the proposed funding strategy.

For completeness, copies of all of the survey responses are attached in **Appendix 3**.

Meetings with Residents in the Neighbourhood

Letters were sent to residents in the neighbourhood of Brissenden Park informing them of the initiative, and inviting them to the public information meetings. Another second round of letters was sent to the residents in the neighbourhood of Brissenden Park specifically inviting them to small group meetings to allow the neighbours to ask more detailed questions, provide input on how this might affect them, and be provided with more in-depth information.

Four meetings took place with: 4; 6; 2; and 1 residents on February 21, 22, 23, and March 13, 2017, respectively. Staff provided information in small group settings so that each resident could hear the information and the questions being asked. At the end of each meeting, Staff summarized the input that would be passed onto Council for consideration.

A summary of the main points discussed at each meeting is set out below.

February 21 Meeting with 4 Residents

Main Comments: broader support for a walking trail; winding trails like Chatwin Park or Hay Park preferred; importance of linking trail to trail network and overpass across Upper Levels Highway; importance of the treed eastern edge of the park; park used by birds and animals; consider a design panel process such as the Lower Caulfeild Advisory Committee and consider reducing the density; consider acquiring adjacent lot to create more lots; condominiums or townhouses are not suitable or consistent with neighbourhood or policy; importance of trees; consider improving soundproofing fence on edge of Upper Levels Highway; and a comment that the proposal makes sense overall and would benefit the community.

February 22 Meeting with 6 Residents

Main Comments: general support for trails to allow walking in and around the neighbourhood; importance of trees; importance of wildlife in the park (deer, coyotes, bear, cougars) and wildlife corridors/refuge areas; the desire to keep the setting as natural as possible; some opposed any change to Brissenden Park; recommendation to impose more tree

protection in future development; single family houses should be designed to be “nestled” in the setting with additional stipulations to allow sensitive architecture to work with the trees and landscape; consider Heritage Revitalization Agreement to allow preservation of the house while providing additional density to achieve funding requirements; consider a bare land strata to impose additional restrictions on trees; consider public use of the house at Brissenden Park such as art use; consider other aspects instead of focussing just on maximizing revenue; and the fact that Brissenden Park is a local park, versus a regional park like the Ambleside waterfront, and the local impact on the neighbourhood of not having Brissenden Park.

#### February 23 Meeting with 2 Residents

Main Comments from the first resident: she knew the Brissendens and has visited the house; would like to see the wishes of the Brissendens respected; after considering the letter from Mr. Bell-Irving (as explained below), believes the proposed funding strategy makes sense and is acceptable; supports the idea of developing the southern portion with single family houses and retaining the northern portion as park, but do not retain the house as it would be too expensive to renovate and maintain; the house would require vehicular access, the house would not likely be well-used, and that particular land at the house location could be better used as park.

Main Comments from the second resident: prefer retain as park, but if that is not possible, then recommend selling the southern half for single family houses and keep the northern half as park but improve it with trails; and demolish and remove the house to allow for more parkland and trails.

#### March 13 Meeting with 1 Resident

Main Comments: supports the proposed funding strategy on the following basis (in order of priority): reduced development of site meaning three lots along south side of Brissenden Park of equal or similar size to lots across the street on Rosebery Avenue; create walking trails to connect to overpass across Upper Levels Highway and selective tree thinning; recognition of the Brissendens, both at the waterfront site and, if possible, at the trail at Brissenden Park. No strong views on whether to retain the house, but acknowledges it would be very expensive to retain.

#### Written Correspondence

After informing the public of this initiative through two newspaper ads, signage, website, social media and letters sent directly to the neighbourhood around Brissenden Park, the District received 12 items of written correspondence as summarized below:

- 4 letters in support;
- 6 letters opposed; and
- 2 “other” letters.



#### 4 Letters in Support (see Appendix 4)

One letter is from Duncan Harry Bell-Irving, and is signed by William Armstrong, William Adamson, Gordon MacRae, and John Elwick. The signatories all agreed to publish their letter unredacted. The letter is in support of the proposed funding strategy and provides that: all signatories were former law partners in Mr. Brissenden's firm; they knew the Brissendens personally and were friends of the Brissendens; one of the signatories was a co-executor of Mrs. Brissenden's will; one of the signatories had many discussions with the Brissendens regarding the disposition of their estates; and that they believe the Brissendens would have been supportive of such a use and would endorse the District's proposal.

The second letter in support of the proposed funding strategy is from five former members of the District's Parks Master Plan Working Group: Alan Bardsley; Rebecca Buchanan (former co-chair of the Working Group); Rod Day; Graham Nicholls; and Lori Williams (former co-chair of the Working Group). The signatories all agreed to publish their letter unredacted. The letter provides that: the proposed sale of Brissenden Park falls within the specific circumstances considered in the Parks Master Plan; Brissenden Park is difficult to access and has been little used as a public park; and that the purchase of the Argyle Properties will create a continuous public space which is more accessible and useable for park users.

There are two further brief emails in support from residents in the vicinity of Brissenden Park.

#### 6 Letters Opposed (see Appendix 5)

Five of the six emails in opposition are from residents in the Brissenden Park neighbourhood, and all but one attended the neighbourhood meetings with Staff. One email is from a former housekeeper for the Brissendens. Common themes in the 6 opposed letters include: the need to respect the terms of the trust and intention of the Brissendens; the loss of trees; the loss of parkland; the importance of retaining parks and trails in the area; and the impact the loss of this park would have on neighbourhood residents.

#### 2 "Other" Letters (see Appendix 6)

The first letter is from Mr. Peter Miller, President of the North Shore Heritage Preservation Society. The letter does not take any position on the disposition of Brissenden Park and instead explains that the Society considers the house at Brissenden Park is worth preserving, and encourages the District to consider making it mandatory for a future owner of the property to retain the house, potentially as part of a Heritage Revitalization Agreement. The second email recommends that the District consider contacting UBC Properties Trust if the District is considering potential leasing of the property.

### **Part III: Recommendations for Moving Forward with the Brissenden Park Initiative**

As mentioned above, in order for Council to decide to apply to the Supreme Court pursuant to section 184(2) of the *Community Charter*, Council must conclude that the terms of the trust are no longer in the best interests of the municipality.

After conducting public consultation, considering the views of the public up to the date of this report, and the information in this report, Staff consider that the terms of the trust are no longer in the best interests of the municipality for the following main reasons:

- the land at Brissenden Park is not currently, and unlikely in the future, to be well used as a public park due to, among other things, its location and topography;
- the land at Brissenden Park can be put to a better use for the overall community, namely by disposing of a portion of Brissenden Park to purchase the Argyle Properties as additional more accessible waterfront park land for the community, thus furthering the aim of increasing functional public park land; and
- as revealed in the public consultation, the proposed funding strategy to dispose of Brissenden Park had the most responses of the five options in the survey at 58%, followed by the next most popular option "Other" at 23%.

As a result, Staff recommend that Council commence a court application to vary the terms of the trust, and move forward with the Brissenden Park initiative as set out in the further details below.

#### **Northern and Southern Halves of Brissenden Park**

Staff recommend that the northern approximate 50% of Brissenden Park be retained as park, preserving the natural landscape as much as practicable, with a new winding trail (connecting to the nearby overpass across the Upper Levels Highway and the trail immediately south of Brissenden Park), and that the southern approximate 50% of Brissenden Park be disposed of to fund the purchase of the Argyle Properties for public use as centrally located, additional park land. The main reasons for this recommendation are set out below.

- The public consultation with the neighbourhood around Brissenden Park revealed that: there was general support for walking trails in the neighbourhood; it was important for residents to link trails to other trail networks; there was a general recognition of the importance of wildlife, trees, and a "buffer" from the Upper Levels Highway; and there was a desire to retain a neighbourhood park of the character of Brissenden Park given that there are no similar parks in the vicinity.

- Some residents in the neighbourhood specifically requested this proposal and felt that it would achieve an appropriate balance between the broader community objectives, and the needs of the immediate neighbourhood.
- It is anticipated that disposition of the southern half of Brissenden Park will still provide the District with sufficient funds to acquire the Argyle Properties, which is consistent with the intent to provide land for public park purposes.

A map showing the general location of the proposed new trail is attached in **Appendix 7**.

#### House at Brissenden Park

After careful consideration, Staff recommend that the house at Brissenden Park not be retained for the following reasons. The land on which the house is situated is better used for park purposes and the walking trail described above. The house is not well-located for a public use, as it is located next to the Upper Levels Highway and not close to any public transit lines. The house has not had any substantial renovations, and the operating costs for maintaining a house of this condition would be significant. The capital costs to renovate the house to comply with BC Building Code requirements for any public use would be substantial. Retaining the house (and the required vehicular access) would substantially reduce the land available for disposition, and thereby reduce the funding available for the Argyle Properties. Retaining the house for public use would also require the creation of additional parking, thus reducing public green space.

#### Recognition of the Brissendens

Staff recommend that as part of this initiative, the Brissendens be recognized by:

- naming the area of the Argyle Properties "Brissenden Waterfront Park" (in addition to retaining the name "Brissenden Park" at the current location); and
- installing signage and plaques at both Brissenden Park and at the new Brissenden Waterfront Park to recognize the Brissendens' initial and ultimate contribution to the community.

#### Summary of Recommendations for Moving Forward

Staff recommend the above approach for the following summary reasons:

- it seeks to achieve a balance between the wishes of the broader community and the desires of the immediate neighbourhood;
- it meaningfully responds to the input revealed through the public consultation process;
- it seeks to achieve a balance between the retention of the current park land and trees, and the objective of providing additional more

accessible waterfront parkland by acquiring the Argyle Properties;  
and

- it creates the opportunity to better publicly recognize the significant contributions of the Brissendens in a location that is highly visible, and anticipated to be used by the entire community.

### 3.2 Sustainability

The Brissenden Park initiative has the opportunity to address environmental and social sustainability by acquiring public park land, and financial sustainability through seeking to determine the optimal use of District assets.

### 3.3 Public Engagement and Outreach

Information about the public consultation process and results is set out above in Part II of this report.

### 3.4 Other Communication, Consultation, and Research

The following divisions have been consulted on the subject matter of this report: Parks, Culture and Community Services; Planning and Development Services; Financial Services; Engineering and Environment Services; and Community Relations and Communications.

## 4.0 Conclusion

The next step is for Council to consider the results of the public consultation, the information in this report, and the submissions of the public made up to the June 19, Council Meeting, and then decide whether to pass the recommended motion confirming that the terms of the trust are no longer in the best interests of the municipality, and authorizing Council to commence a Court application to vary the terms of the trust as set out in the recommended motion.

Author:



Appendices:

Appendix 1 – Aerial Photo of Brissenden Park

Appendix 2 – Aerial Photo of the Argyle Properties

Appendix 3 – Survey responses

Appendix 4 – 4 Letters in Support

Appendix 5 – 6 Letters Opposed

Appendix 6 – 2 "Other" Letters

Appendix 7 – Map showing General Location of the Proposed New Trail

# APPENDIX 1



	TITLE:	Brissenden Park 2519 & 2539 Rosebery Avenue	DATE:	REV: 0
			FILE:	----

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**west** vancouver

TIME:

1444 - 1448 Argyle Avenue

DATE:

REV:

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**APPENDIX 2**

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Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Responses

1. How should the purchase of the two Argyle properties on the waterfront be funded?

		%	Count
Sale or long-term lease of Brissenden Park on Rosebery Avenue		58.4%	45
Property taxes		7.8%	6
Loan		2.6%	2
A combination of methods		7.8%	6
Other		23.4%	18

2. What other ideas do you have for recognizing the contribution of the Brissendens?

Answered	51
Skipped	26

- appropriate area argyle believe brissenden brissendens  
 buy contribution could district do don done gift good idea into land  
 lots name none park plaque properties property  
 recognition rosebery s sell t them they think was way west what who  
 your

3. Do you have any other comments on the proposed funding strategy?

Answered	48
Skipped	29

- all ambleside area argyle arts been being brissenden  
 brissendens community district donations from funding good

Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

houses **land** like other **park** parks **people** properties **property** public  
S sell strategy street **they use** vancouver very Walk was **waterfront**  
**west** what which

## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 26, 2017, 7:09 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

No response

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

Registering verifies that you are a West Vancouver resident and protects the integrity of the consultation process.

Your information is confidential and your response will be posted anonymously unless you request otherwise.

## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 24, 2017, 10:00 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

A combination of methods

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

I think your above idea is the best.

### 3. Do you have any other comments on the proposed funding strategy?

Possibly a go-fund-me type of campaign and some publicity asking for public support with donations.

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

Registering verifies that you are a West Vancouver resident and protects the integrity of the consultation process.

Your information is confidential and your response will be posted anonymously unless you request otherwise.

## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 23, 2017, 8:44 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - Sale of part of the Brissenden Rosebery property as long as it is done properly and adds to the community and esthetic value of Rosebery.

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

West Van place for Sports is trying to fund the rebuilding of West Van high schools track and Field. If done perhaps a significant donation could be made to WVPFS so they can complete their project.

### 3. Do you have any other comments on the proposed funding strategy?

There are numerous significant architectural homes on the 2500 block of Rosebery. 6 homes I believe. All of West Coast contemporary design which are in West Vans Architecturally significant catalogue. It would be tragic to divide and sell off the lots and not have a design review process in place. Most of the existing homes on the street are probably .25 to .3 FSR. Rosebery is a dead end street it is walked by many residents from blocks around because there is very little traffic, which makes it very safe and also social street. If you change to streetscape and 3 or 4 unattractive houses at built it would detract from the area. Knowing the Brissenden's were great appreciators of the arts that would be a great injustice to their legacy. It is rare that residents donate their property to the city and if their wishes aren't met it would put further possibilities of property donations at risk.

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

Registering verifies that you are a West Vancouver resident and protects the integrity of the consultation process.

Your information is confidential and your response will be posted anonymously unless you request otherwise.

## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 23, 2017, 2:40 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

No response

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

Registering verifies that you are a West Vancouver resident and protects the integrity of the consultation process.

Your information is confidential and your response will be posted anonymously unless you request otherwise.

## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 23, 2017, 11:49 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - I think the district has other pressing infrastructure projects that could use the money, versus turning to lots into grass.

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Make their home on Rosebery Ave, a park, as instructed by their trust. The DWV doesn't have the right to change the trust.

### 3. Do you have any other comments on the proposed funding strategy?

I wonder what would happen if this tactic was used to buy up waterfront property in the rest of the district?

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 23, 2017, 9:39 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 21, 2017, 6:10 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Property taxes

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Don't sell the land. Keep it as a park as the Brissendens gave it to the district for a park. Develop the area into a "wild park" with a connecting walkway from the 25th corridor to the 26th street overpass.

### 3. Do you have any other comments on the proposed funding strategy?

It is a VERY BAD idea to change donated lands for parks to selling them for profit. Your future donations of this type are at stake! Sell the land and you may not get any further donations for parkland.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 19, 2017, 8:42 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No specific recommendation, but their contribution should be recognized in perpetuity.

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 19, 2017, 2:40 PM

**1. How should the purchase of the two Argyle properties on the waterfront be funded?**

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

**2. What other ideas do you have for recognizing the contribution of the Brissendens?**

Something on the original site

**3. Do you have any other comments on the proposed funding strategy?**

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 15, 2017, 7:49 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

If park area remains on the Rosebery lot(s) it would be nice to post some indication of the Brissendens contribution to both the new park area on the waterfront and what remains as park area on Rosebery.

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 15, 2017, 4:14 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

This recommendation makes sense in that it completes the long-term vision of Council set in the 1970's and utilizes a property that is not suitable to public use or a park to the benefit of the public. By recognizing the new park area on the waterfront as Brissenden Park, (which thousands of people will have the opportunity to appreciate and have access to), it honours the legacy and generosity of Mr. and Mrs. Brissenden. It is a win/win for the District and its constituents as well as a smart, fiscally responsible strategy to finalize the acquisition of the Argyle waterfront and improve accessibility to the waterfront for all.

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 15, 2017, 3:59 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

This is a great idea.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 15, 2017, 12:04 PM

**1. How should the purchase of the two Argyle properties on the waterfront be funded?**

Loan

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

**2. What other ideas do you have for recognizing the contribution of the Brissendens?**

No response

**3. Do you have any other comments on the proposed funding strategy?**

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 15, 2017, 7:22 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Property taxes

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

I think that their contribution is fantastic, but instead maybe recognize their contribution by planting trees in John Lawson, with a bench and plaque to commemorate them; or maybe name a street after them. Do not touch the Argyle homes.

### 3. Do you have any other comments on the proposed funding strategy?

Hello [REDACTED] has lived here their whole lives, and so visiting them often allowed me to experience the exceptional beauty of being privilege to living beach-side, in the centre of the Ambleside community. These are beautiful houses - but they are also homes of those committed to the West Vancouver lifestyle and to making the community better. I strongly suggest not continuing the strategy, but to instead recognize the Brissendens' contribution in other ways that will not impact these families.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 15, 2017, 6:58 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - Do not displace homeowners who do not want to move

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

Please do not use the strategy of forcing people to move when they don't want to.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 14, 2017, 10:09 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - I do not think that these houses should be purchased, especially considering the residents do not want to leave their family homes.

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Actually doing what the district said it would in the 90's? They sold their property with the idea that the district would turn it into a park. Here we sit, nearly 30 years later, and it still isn't done.

### 3. Do you have any other comments on the proposed funding strategy?

Please do not force these families out of their homes. West Vancouver tries to paint a persona for itself of being for family values, but what kind of family oriented people kick families out of their homes. Please sit for just a moment and think about that. Maybe have a picnic elsewhere, there is plenty of park space already.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 14, 2017, 9:33 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Property taxes

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 14, 2017, 8:33 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - The two properties on Argyle should NOT BE PURCHASED. Turn Brissenden into a park, per the express wishes of the donor, and leave the two houses alone. What a colossal waste of West Vancouver resources/time/effort.

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Follow their request' make their property into a park, and forget about the Argyle private property purchase.

### 3. Do you have any other comments on the proposed funding strategy?

The 'funding strategy' presupposes that the purchase of two private properties on Argyle makes sense. It does not. Abandon this ill-conceived proposition, and just honour what the Brissendens proposed for their property.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 14, 2017, 8:28 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Property taxes

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

I believe the best way for the District to honour the Brissendens would be to follow through on their original agreement of turning their land (Rosebury Avenue) into a park. I believe that the District should find alternative methods of purchasing the Argyle Avenue properties so that the purchase is not being done in a way that is insulting benefactors of the District.

### 3. Do you have any other comments on the proposed funding strategy?

When the Brissendens donated their property to West Vancouver, they did so being told that their property would be turned into park land. With the current plan of continuing to allow housing on their land, and take a profit from it, West Vancouver would be going against their wishes (which they have already been doing for the past 27 years). If the District were to sell the Brissendens land, or continue to let people live there, it would violate that already agreed upon stipulation. And while the District might name the area on Argyle after the Brissendens, that is that the area that the couple wanted their name to be attached to. The District is ignoring the Brissendens wishes.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown outside West Vancouver (registered)

February 14, 2017, 11:53 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Property taxes

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

My suggestion is to install a plaque on the original Brissendens land. It would be a good idea to prepare Rosebery properties for public visit.

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 11, 2017, 8:12 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - Use some of the profits from that monstrosity built on Marine between 13th & 14th to fund the purchase. In fact I believe that is what people were told the extra profits would be used for when they approved that oversized building on city land.

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

A Plaque at a properly maintained Brissenden Park on their originally donated property.

### 3. Do you have any other comments on the proposed funding strategy?

I went to see Brissenden "Park" and realized that it has not been maintained as a park at all. At its front it looks like private property behind a large hedge with a private mailbox right at its narrow entrance making it appear like I would be trespassing to walk in. If I hadn't arranged ahead of time to enter I wouldn't have. It appears to me that the District has been betraying the Brissenden's trust ever since they acquired it. It reminds me of developers who buy up farmland in the Agricultural Land Reserve (ALR) and the first thing they do is shut down the farm and leave it in rack and ruin until they apply a few years later to remove it from the ALR because it doesn't function as a farm anymore. In this case, it looks like the District never got around to opening it as a Park, and now say, well it's not used as a Park so we might as well sell it.

The size and layout of the Brissenden land is perfect for a small neighbourhood park for local residents to walk to with their dog or children to get them out of the house. [REDACTED] and I use those local parks for exactly that or to walk with a friend to talk and sit at a bench (there is not even a bench at Brissenden "Park" now). Brissenden "Park" is smaller than Hay Park (2/3rd the size) but larger than Chatwin Park (about double) so it is right sized. If it had a U trail around it like Hay Park it would be perfect for walking your dog to or taking children for a walk just like people use Hay Park for now.

I looked at the West Van Parks map and saw it sprinkled with small neighbourhood parks like Hay and Chatwin Park EXCEPT in that part of Dundarave. Brissenden "Park" is the only park shown in that area. From a park planning point of view it is wrong to get rid of it. This isn't an issue of whether there are other parks to drive too. This is meant to be a neighbourhood park for local residents to walk to and can be a wonderful one if opened up for that. The Brissenden's recognition can be by a plaque on their donated property next to a sign that says Brissenden Park to invite people in, unlike now.

Finally the public is being misled about another key point. The two waterfront houses being bought are not proposed to be a grassy Park for the public to enjoy. The District plans to put a building on it for some arts groups own use. It seems in West Van the arts and crafts groups are insisting on being given taxpayer funded waterfront sites as private studio space. The Brissenden house would actually have been a perfect building for a studio but I doubt they want that. Instead they have been insisting on these waterfront sites like Lawson

## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Studio (which fortunately was torn down) the Music Box and Silk Purse. These buildings are not open to the public except for functions that the arts groups invite the public to. Frankly I am appalled that such expensive waterfront parkland would be turned over to these groups rather than be used by the public as park as originally intended.

So with this proposal we actually would be trading a neighbourhood park (or at least what would be if they made it such) for waterfront property that the District would then turn over to arts groups for their exclusive use after building them a building (at taxpayers expense of course). I am completely opposed to this proposal.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 3:42 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

A combination of methods

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

While I have always been in favour of retaining some waterfront land in Ambleside for public access, & the great SeaWall Walk, I am very much against the closure of Argyle Ave from 13 to 18 street, to parking - to facilitate dropoff for children and seniors who need access to that waterfront, and to help our long suffering businesses in Ambleside to compete. I do not think this street need be the exclusive domain of cyclists (many from outside West Van), who will use whatever roadway they deem freer of traffic anyway (& not stop for stop signs, street lights, or even pedestrian crosswalks anyway. cyclists need to be licenced (& ticketed)). Thus I am not in favour of selling the Brissenden lands to purchase the last 2 properties on the waterfront, if the public cannot access same via cars (or on foot)..

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 11:57 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

I think the naming is a great idea - maybe you could also name a part of a festival (like a stage at Harmony Arts, etc.) after them

### 3. Do you have any other comments on the proposed funding strategy?

Great plan to create a much more usable park space.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 11:54 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

I think 2 plaques and the renaming of the Argyle properties to Brissenden Park is adequate recognition. I assume these 2 properties will be included in the Seawall Walk.

### 3. Do you have any other comments on the proposed funding strategy?

If the existing Brissenden property is leased - what can the property be used for and how long a lease would be considered?

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 11:37 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No other. I think that what is outlined in item #1 is the best recognition.

### 3. Do you have any other comments on the proposed funding strategy?

None.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 11:35 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - Properties on the waterfront should not be purchased as the buildings on them, add to the present character of the waterfront

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

I think their wishes should be respected and the land in question left as parkland. Some limited development of the park such as walking trails could be considered.

### 3. Do you have any other comments on the proposed funding strategy?

I see this proposal as eliminating a local amenity appreciated by those that live nearby in favour of funding a regional amenity (the waterfront) which is in effect providing a subsidy to residents of other municipalities who use the waterfront amenities.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 11:25 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - I do not feel that these properties have to be acquired

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Keeping the lots on Roseberry undeveloped. I live in the neighbourhood and walk daily past those lots. They keep the neighbourhood quiet (buffer from upper levels traffic) and green. There are several large houses being built in the immediate vicinity. Some which are completed are not inhabited.

### 3. Do you have any other comments on the proposed funding strategy?

I think it is possible that the Brissendens' intent could have been to preserve the character of West Van. as a pleasant place to live. Not to fund the waterfront area, which we share with people from many other municipalities.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 11:21 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Plaque is a good idea.

### 3. Do you have any other comments on the proposed funding strategy?

It makes sense to me. The Ambleside properties are of much higher value to WVan (and other) citizens in terms of their qualitative value.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 11:18 AM

**1. How should the purchase of the two Argyle properties on the waterfront be funded?**

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

**2. What other ideas do you have for recognizing the contribution of the Brissendens?**

As above.

**3. Do you have any other comments on the proposed funding strategy?**

None.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown. (registered)

February 9, 2017, 11:17 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

I do not know who the Brissendens are, or were. Therefore, on the community notice it would seem to be appropriate to have a brief description about the people who kindly donated the land, perhaps with photos. However make sure it is a waterproof durable case/display cabinet.

### 3. Do you have any other comments on the proposed funding strategy?

Seems reasonable use of potential funding available to the District.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 11:11 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Makes sense.

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 11:09 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

1. Name the park
2. Name a street/cul-de-sac
3. Plaque - prominently displayed

### 3. Do you have any other comments on the proposed funding strategy?

1. Reduce our taxes (property)
2. Reduce manpower ration at city hall
3. Better parks/playgrounds
4. More festivals/areas for local people to get together

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 10:48 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - Not purchasing the proposed strategy

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Not applicable. A deal is a deal; the agreement was to use the property on Roseberry Avenue as a park - not to rent or sell it.

### 3. Do you have any other comments on the proposed funding strategy?

Please see #2, above.

Not applicable. A deal is a deal; the agreement was to use the property on Roseberry Avenue as a park - not to rent or sell it.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 9, 2017, 10:22 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - West Van failed to dedicate this land as a park as per the trust. A caretaker occupied residence & no park signage would indicate this is private property. It is inappropriate to break a TRUST.

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

The Brissenden acreage should remain as a well treed natural park and West Vancouver should claim the "Carbon Offsets" for this park as was done for White Lake Park.

### 3. Do you have any other comments on the proposed funding strategy?

This is an extremely poor funding strategy by trying to break a TRUST when for the past 25 years Council never properly recognized this GIFT to the community. I attended the open house yesterday at the Municipal Hall and was unable to have key questions answered by staff. I will be requesting Council to provide more information on the financial annual operating costs for this property.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 8, 2017, 6:33 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - Taxes and donations. Absolutely do not sell nor lease or do anything that dishonours the Brissenden Park properties.

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

This is unnecessary. There should be absolutely NO link made between the Argyle properties to Brissenden Park. These are two separate set of lands and each should continue to be treated separately.

### 3. Do you have any other comments on the proposed funding strategy?

Raise funding for the Argyle proposed purchases by raising taxes and solicit donations. If there is such a strong demand to acquire the Argyle lands, then Council should be able to consider the implications of borrowing the funds.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 8, 2017, 4:58 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

A combination of methods

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

None -- we should be maintaining Brissenden Park as and where it is . We should NOT be selling - or long leasing - land given to the Municipality by generous, grateful former residents.

### 3. Do you have any other comments on the proposed funding strategy?

We Should not be selling land in West Vancouver. Built on the side of a mountain , we have already expanded way higher than is desirable . Should we have a " good shake" we will all pay the price for overbuilding on a mountainside and removing far far too many trees which anchor the soil to the rock . The Tree bylaw is way way late in appearing and a lot of damage has already been inflicted on the land . To purchase the Argyle plots we should blend a mix of loan and taxes. This will spread the cost to all West Vancouverites , retain donated land and mollify Councils need to adhere to a 1970's ruling .

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 8, 2017, 7:08 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue.

If this Initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Naming the waterfront purchase with the proceeds of the property is a perfect way to honour the Brissendens.

### 3. Do you have any other comments on the proposed funding strategy?

Its a brilliant strategy. The sooner the better.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 7, 2017, 8:52 AM

**1. How should the purchase of the two Argyle properties on the waterfront be funded?**

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

**2. What other ideas do you have for recognizing the contribution of the Brissendens?**

No response

**3. Do you have any other comments on the proposed funding strategy?**

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 6, 2017, 5:44 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 6, 2017, 3:17 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

I agree with the Plaque.

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 6, 2017, 12:14 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

Any shortfall could come from property tax.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 4, 2017, 9:18 PM

**1. How should the purchase of the two Argyle properties on the waterfront be funded?**

Other - don't sell their park gift..find a better way

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

**2. What other ideas do you have for recognizing the contribution of the Brissendens?**

don't steal their legacy..it was theirs to give but you are not honoring it buy neglecting or selling it and this will not encourage giving in the future

**3. Do you have any other comments on the proposed funding strategy?**

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 4, 2017, 2:32 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 4, 2017, 10:57 AM

**1. How should the purchase of the two Argyle properties on the waterfront be funded?**  
Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

**2. What other ideas do you have for recognizing the contribution of the Brissendens?**  
none

**3. Do you have any other comments on the proposed funding strategy?**  
It makes sense to do an asset swap rather than incurring debt

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 3, 2017, 10:44 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

None that are better than the above mentioned plan.

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 3, 2017, 9:28 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Could the lands they gave also be commemorated with a plaque? Or if the site is developed, could the developer name the complex Brissenden Place or equivalent?

### 3. Do you have any other comments on the proposed funding strategy?

I think it is a good use of a community asset providing the intent of the trust is honoured and the courts agree. It is definitely a higher community good and my hope is the Brissendens would agree. If there are any family members alive today, I would presume they had been contacted?

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 3, 2017, 4:48 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

Acquiring the two waterfront lots is of primary importance, and funding the purchase by the sale of the Rosebery lots is a logical way to do it since the Rosebery property has never been used as a park and nobody will miss it.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 3, 2017, 4:23 PM

**1. How should the purchase of the two Argyle properties on the waterfront be funded?**

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

**2. What other ideas do you have for recognizing the contribution of the Brissendens?**

Official District signage as per John Lawson Park would be appropriate.

**3. Do you have any other comments on the proposed funding strategy?**

This is a very good idea.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 3, 2017, 3:02 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - By fund-raising efforts.

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Brissenden Park should be fully recognised and named as a Public Park and made more publicly known for all to use, as was the Brissenden's intent. To do otherwise, would dishonour their memory and their gift. To ignore this, would deter others in bequeathing their properties for West Vancouver Municipal use in the future.

### 3. Do you have any other comments on the proposed funding strategy?

If the Municipality cannot afford to purchase the remaining cottages in Ambleside Park then, money should be put aside and raised until they can afford to be purchased!

After which, the space should be left open as a PARK for the people, NOT built upon as a commercial money making enterprise to line anyone's pockets!

PARK IS PARK!! With ever larger houses and infills we are all losing greenspace in our lives - OPEN PARK SPACE IS BECOMING EVEN MORE IMPERATIVE TO ONE'S WELL-BEING AND GOOD HEALTH!

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 3, 2017, 10:22 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

I like the naming of the waterfront park after the Brissenden's

### 3. Do you have any other comments on the proposed funding strategy?

If the intent of the Brissenden donation is to have more green space to be shared by West Vancouverites, then this proposal meets the intent of their donation.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 3, 2017, 9:51 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Commemorative plaque is a good idea.

### 3. Do you have any other comments on the proposed funding strategy?

None.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 3, 2017, 9:01 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

A plaque is a good idea as I expect the majority of West Vancouverites have no idea that this park on Rosebery exists and the story behind the house and property.

### 3. Do you have any other comments on the proposed funding strategy?

No response

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 3, 2017, 8:51 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 3, 2017, 8:48 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - If 'Brissenden Park' was donated to the Municipality as park the Municipality should not use same for any other purpose. This would amount to a breach of trust i.e. a use other than on which the property was given.

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park&nbsp;area&nbsp;on the waterfront&nbsp;&quot;Brissenden Park&quot;&nbsp;and installing a commemorative plaque to explain the Brissendens&rsquo;&nbsp;initial and ultimate contribution to the community.

### 2. What other Ideas do you have for recognizing the contribution of the Brissendens?

Create the Rosebery property as park.

### 3. Do you have any other comments on the proposed funding strategy?

No. But money was to be appropriated for Ambleside Park. Was this not done? If not the project should be partially deferred until tax money is accumulated and non-revenue building should be deferred or cancelled.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 3, 2017, 8:29 AM

**1. How should the purchase of the two Argyle properties on the waterfront be funded?**

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

**2. What other ideas do you have for recognizing the contribution of the Brissendens?**

No response

**3. Do you have any other comments on the proposed funding strategy?**

No response

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

Registering verifies that you are a West Vancouver resident and protects the integrity of the consultation process.

Your information is confidential and your response will be posted anonymously unless you request otherwise.

## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 3, 2017, 7:57 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - not sure of the implications of lease or sale?

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

None - your idea sounds good

### 3. Do you have any other comments on the proposed funding strategy?

Not sure what it means to sell or lease the 25's - maen a structure could be built on that site in the park?

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 3, 2017, 1:33 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

Once we've finalized the sale or lease of the property, it would be good to use the waterfront land for a purpose that actually adds life and fun to the waterfront. It should be a place where people can get together, enjoy a meal, a glass of wine with friends and relax, as well as a place to stroll, walk or jog. I think we have copious imagination in this community beyond just grass, and I would hope that staff can reflect that creativity in how the new Brissenden property is used. In 2009, the District undertook our largest and most expensive community engagement process ever to determine what the whole community wanted the waterfront area to inspire. The top choice by far was 'vibrancy.' I hope we can infuse the dedicated property with plenty of vibrancy once the houses are removed.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 3, 2017, 12:33 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - Get citizens to donate money for the municipality to buy the lots and if you don't get enough money don't buy them

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Do not sell Or lease Brissendens park. If council has to buy the two lots on the water front get citizens to donate to a fund to buy them, if you don't get enough donations don't buy them

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 2, 2017, 10:42 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

I believe the proposed plaque would be appropriate and sufficient.

### 3. Do you have any other comments on the proposed funding strategy?

No

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 2, 2017, 10:34 PM

**1. How should the purchase of the two Argyle properties on the waterfront be funded?**

Loan

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

**2. What other ideas do you have for recognizing the contribution of the Brissendens?**

No response

**3. Do you have any other comments on the proposed funding strategy?**

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 2, 2017, 9:54 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - 0

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

If the intent of their gift was to receive recognition - why has there been little/none to date? What do the Brissenden's have to say on this??? Who is representing their estate? Was the gift all about their name recognition or was it for the purpose of preserving their home property in perpetuity as a park? Their intent needs to be clarified. To suggest the sale of this property as a funding option without this information is disingenuous.

### 3. Do you have any other comments on the proposed funding strategy?

If the property is sold to fund the waterfront park I fully expect it will deter others from making a gift of property to the district.

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 2, 2017, 9:50 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Naming the park in their name and installing a commemorative plaque explaining their generous contribution to the community is very appropriate and necessary.

### 3. Do you have any other comments on the proposed funding strategy?

Since there is likely to be a shortfall, residents and visitors alike should be encouraged to make donations during the Harmony Arts Festival. For this purpose I would suggest selling attractive buttons for a couple bucks or so that display something like 'I love the Festival' or whatever. The present method of collecting donations during the concerts is inadequate and ineffective and should produce a lot more funds.

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 2, 2017, 9:42 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

I like your idea

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 2, 2017, 9:29 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

none

### 3. Do you have any other comments on the proposed funding strategy?

The proposal is a good idea

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 2, 2017, 9:16 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

No response

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 2, 2017, 9:07 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

What are the differences between the sale price of the Brissendens property and the purchase price of the 2 Argyle houses?

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unverified)

February 2, 2017, 8:58 PM

**1. How should the purchase of the two Argyle properties on the waterfront be funded?**

A combination of methods

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park&nbsp;area&nbsp;on the waterfront&nbsp;&quot;Brissenden Park&quot;&nbsp;and installing a commemorative plaque to explain the Brissendens&rsquo;&nbsp;initial and ultimate contribution to the community.

**2. What other ideas do you have for recognizing the contribution of the Brissendens?**

none

**3. Do you have any other comments on the proposed funding strategy?**

none

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 2, 2017, 8:51 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

A combination of methods

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

It is fine but I am getting annoyed that I can not walk my dog on the new areas re the expanded sea walk yet I can in Stanley park and all of Vancouver and other major cities if you exclude us then forget about tax money

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 2, 2017, 8:31 PM

**1. How should the purchase of the two Argyle properties on the waterfront be funded?**

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

**2. What other ideas do you have for recognizing the contribution of the Brissendens?**

No response

**3. Do you have any other comments on the proposed funding strategy?**

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 2, 2017, 8:22 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

A combination of methods

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

We really should do exactly what they asked for in their gift.

### 3. Do you have any other comments on the proposed funding strategy?

I thought all the properties had already been acquired. This hold out is what always happens when a few owners are left. Simply expropriate the properties at the market appraised fair value with consideration of what has gone on in the past.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 2, 2017, 8:11 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Proposal is appropriate and adequate.

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 2, 2017, 7:56 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

No response

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

February 2, 2017, 7:41 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Property taxes

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

This is enough

### 3. Do you have any other comments on the proposed funding strategy?

I think it is a very important strategy for the city to acquire and maintain for the public as much waterfront and adjacent green land as possible.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 2, 2017, 7:33 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

What is the shortfall in buying two waterfront properties versus the funding to be received from the Brissenden's property?

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not available (unclaimed)

February 2, 2017, 7:25 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Other - Sale, not long term lease, of Brissenden Park on Rosebery

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

Would rather have a yellow cedar log mounted with "Brissenden Park" on it for all to see and then your small plaque attached for those who wish to read the history.

### 3. Do you have any other comments on the proposed funding strategy?

No response

Thank you for taking the time to provide your input! If you have not already registered, please do so now.

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 2, 2017, 7:22 PM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## Brissenden Park Survey

What do you think of the proposed funding strategy for expanding public parkland on the waterfront?

Name not shown (registered)

February 2, 2017, 8:27 AM

### 1. How should the purchase of the two Argyle properties on the waterfront be funded?

Sale or long-term lease of Brissenden Park on Rosebery Avenue

If this initiative proceeds, the District will recognize the contribution of the Brissendens by naming the new park area on the waterfront "Brissenden Park" and installing a commemorative plaque to explain the Brissendens' initial and ultimate contribution to the community.

### 2. What other ideas do you have for recognizing the contribution of the Brissendens?

No response

### 3. Do you have any other comments on the proposed funding strategy?

No response

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## APPENDIX 4

Duncan Harry Bell-Irving  
1104 - 1835 Morton Avenue  
Vancouver, BC  
V6G 1V3

January 27, 2017

The Mayor and Council  
The Corporation of the  
District of West Vancouver  
750 17<sup>th</sup> Street  
West Vancouver, BC V7V 3T3

**Re: The Dwelling House and the Premises Legally Described as Amended Lots 5 and 6 (Explanatory Plan 4236) Block 3A of East Part of District Lot 815 Group 1 New Westminster District Plan 4327 (the "Property")**

Pearley Ransdell Brissenden ("Mr. Brissenden") and his wife Clara Norine Brissenden ("Mrs. Brissenden") owned the Property as "Joint Tenants" and had parallel provisions in their Wills devising the Property to the Corporation of the District of West Vancouver (the "District"). Mr. Brissenden predeceased Mrs. Brissenden and accordingly upon her death on June 15, 1990 the Property devolved under her Will dated August 20, 1987 (the "Will") to the District.

I and others who have signed this letter were among the partners of Mr. Brissenden at the time of his death. Following Mr. Brissenden's death we continued the practice of law under the firm name of Douglas Symes & Brissenden and continued acting for Mrs. Brissenden. Mr. William S. Armstrong (a signatory to this letter) was a co-executor of her Will. Our relationship with the Brissendens was not merely as partners in the practice of law but also as friends. On numerous occasions one or more of us, often with our wives, were the guests of the Brissendens at the Property for lunch or dinner.

I became a partner of Mr. Brissenden in about 1955 and continued as such until his death. The other signatories to this letter also became partners of Mr. Brissenden in the years that followed. The Brissendens had no children. Mr. Brissenden took a keen interest in the well-being of the young persons who came to work in his firm and in their families.

In the last years of their lives I had many discussions with the Brissendens regarding the disposition of their estates. I mention this to attest to their desire to give the bulk of their assets to charity. They loved living in West Vancouver and took considerable pleasure in providing for a substantial gift to be used by the people of West Vancouver.

The gift of the Property was to be used and maintained for public purposes. The location, size and steep terrain of the Property does not lend itself to use as a public park. For many years I and the other signatories to this letter have hoped that the Property would be put to a better use. We were therefore pleased to learn of the District's proposal that the Property be exchanged for waterfront property to complete the seawall walk between 14<sup>th</sup> and 15<sup>th</sup> Streets and that the names of the Brissendens as benefactors are to be displayed in an

appropriate location on what the District now refers to in its Council Report as the "Argyle Properties".

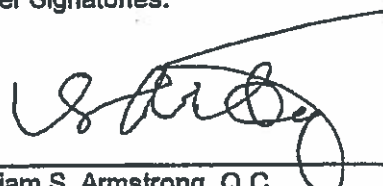
If this were to be done the Brissendens' gift would be used and enjoyed by the public every day and by many people amounting in the tens of thousands each year. What better use could there be for the Property? Knowing the Brissendens as we did, we are sure they would be absolutely delighted by such a use and would endorse the District's proposal.

Accordingly we are strongly in favour of the proposal proceeding and would be pleased to give such assistance as you may request.

Yours truly,

  
Duncan Harry Bell-Irving, Q.C.

Other Signatories:

  
William S. Armstrong, Q.C.

  
William R. Adamson

  
John W. Elwick

  
Gordon B. MacRae, Q.C.

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

March 27, 2017

Dear Mayor Michael Smith and Council Members:

Re: Brissenden Park Proposal

We are former members of the Parks Master Plan Working Group.

We have reviewed the proposed strategy by which the District of West Vancouver would sell municipally owned lands located at 2519 and 2539 Rosebery Avenue, also known as Brissenden Park, in order to purchase the last two privately owned parcels of land at 1444 and 1448 Argyle Avenue.

The core values we used as a basis for the recommendations in the Parks Master Plan are as follows:

- Protection and stewardship of the natural environment and heritage resources
- Experience, appreciation, and understanding of the natural beauty, waterfront, creeks and forests
- Recognition of the uniqueness, diversity and fun of parks
- Promotion and support of active living, health and social and spiritual wellbeing
- Inclusiveness, accessibility and respect for all people
- Welcoming atmosphere that fosters community interaction and involvement
- Public safety and security
- Prudent financial stewardship and management
- Sustainability for future generations
- Parks as public land benefitting all people

During the drafting the Parks Master Plan, there was much discussion about the possible sale of parkland and the circumstances in which such a sale might make sense. We weighed the unique value of all parkland in an urban setting against the need to create parkland or open spaces which better serve the public. We determined that such a sale should only be considered in specific situations. We stated at page 10:

*"An important objective, supported by the public's passion for their parks, is to retain all existing park and open space lands, so that disposition of any such lands would only occur as a last resort in order to obtain lands that better enhance the park inventory and more clearly meet the core values of the PMP."*

2.

In our view, the proposed sale of Brissenden Park to allow for the completion of the Argyle Avenue public parkland in Ambleside meets many of the values upon which the PMP is based and falls within the specific circumstances we considered in the PMP. The fact that Brissenden Park is difficult to access and has been little used as a public park means that its sale will affect a limited number of users. The sale will, however, lead to the purchase of the remaining lots on Argyle which will create one large continuous public space which is more accessible and can be used and enjoyed by a much larger number of users now and for generations to come.

The sale of Brissenden Park may generate funds that exceed the purchase price of the Argyle properties. If that is the case, we recommend that any excess funds be devoted to other enhancements of the District's park inventory.

In closing, we support the District's proposal to sell Brissenden Park in order to purchase the remaining lots on Argyle Avenue.

Yours truly,

Alan Bardsley – 1594 Nelson Avenue, West Vancouver.  
Rebecca Buchanan - 1380 25th Street, West Vancouver.  
Rod Day - 1210 Sinclair Street, West Vancouver.  
Graham Nicholls - 5220 Gulf Place, West Vancouver.  
Lori Williams - 2233 Jefferson Ave. West Vancouver.

cc:

Corinne Ambor, Manager Parks Planning & Community Stewardship  
Mark Chan, Director of Corporate Services

**Mark Chan**

---

**From:** Kristi Merilees  
**Sent:** February-21-17 8:05 AM  
**To:** Mark Chan  
**Cc:** Jenn Suggitt  
**Subject:** FW: Brissenden Park

Hi Mark,

I did respond back to [REDACTED] and let her know that her feedback would be included with the rest of the input received through the consultation process.

Kristi

Kristi Merilees  
Manager, Community Relations | District of West Vancouver  
604-925-7008 | [westvancouver.ca](http://westvancouver.ca)



**From:** [REDACTED]  
**Sent:** February-20-17 5:39 PM  
**To:** Kristi Merilees <[kmerilees@westvancouver.ca](mailto:kmerilees@westvancouver.ca)>  
**Subject:** Brissenden Park

Hello Ken

Thanks for informing local residents for the possible swap of properties - sale of Brissenden Park lots & their home lot (2555 Rosebery) to develop into detached residences then with proceeds purchase waterfront 1444/48 Argyle properties.

As owner [REDACTED], Brissendens never considered sale of either vacant lot, as we approached them circa 1970's to purchase corner lot - all the time only paying 'vacant land' taxes. And, on their demise setting it up "as parkland" when they used to condemn local youngsters when they played "in the forest" committing no harm.

Yes - by all means sell this property in order to purchase the two Argyle Avenue lots to include with West Van.'s extensive waterfront park. As park this would be much more desirable.

Also, when developed Rosebery lots would provide a more increased tax revenue for West Vancouver. particularly if the 2/3 lots could be subdivided into 4 or 6. Next two one acre lots further west 2500 blk have been 'halved' and detached residences built.

This is my reply - will not attend any meeting

Sincerely

[REDACTED]

**Mark Chan**

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**From:** [REDACTED]  
**Sent:** March-15-17 2:13 PM  
**To:** Mark Chan  
**Subject:** Brissenden Park  
**Categories:** FYI

Mr. Chan;

I agree with proposal to sell 2519 / 2539 Rosebery and purchase 1444 & 1448 Argyll so long as the Argyll properties be demarcated and named Brissenden Park. I believe the Brissendens' would be happy with that outcome.

Regards

[REDACTED]

**From:** [REDACTED] s. 22(1)  
**Sent:** January-16-17 12:44 PM  
**To:** MayorandCouncil  
**Subject:** Brissenden's legal covenant

Re: West Van mulls sale of donated residential lots

Friday, Jan. 13, 2016 - North Shore News article

Pearly Brissenden was a respected partner at the law firm, Douglas, Symnes and Brissenden. [REDACTED] s. 22(1) for him and his wife Norine for [REDACTED] s. 22(1) when I was going to college, so I knew them well. They were very intelligent and humble people. They didn't have any children. They were long time residents of Vancouver.

It is 26 years since the Brissendens gifted their 2.4 acres to the people of West Vancouver and I feel very saddened that their land was never given park designation or even an official marker indicating this. I know that both of them would've thought long and hard about what to do with their unique property and they decided to gift it with the stipulation that it be used and maintained for public park use. Now it sounds like West Van Council will try to sell it to buy land at Ambleside.

The fact that their gift has been so neglected and unappreciated for 26 years is sad enough, but the fact that Council is now planning to apply to the courts to change the Brissenden's legal covenant is appalling.

West Van Council needs to abide by the Brissenden's legal covenant out of respect. This property needs to be used for public park use. There may be some set-backs as to using it as such, but Council needs to do what is right with this generous gift. If West Vancouver Council shows that it does not respect the legal covenants attached to a large gift of this kind, then it is indicating to other West Van residents that the Council cannot be trusted with any gift from them.

I am writing this on behalf of two very special and generous people who are no longer with us, Pearly and Norine Brissenden.

[REDACTED] s. 22(1)

North Vancouver BC

[REDACTED] s. 22(1)

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**From:** MayorandCouncil  
**Subject:** FW: Proposed Sale of Brissenden Park by Mayor and Council  
**Attachments:** Brissenden Park.pdf

**Importance:** High

**From:** [REDACTED] s. 22(1)  
**Sent:** February-06-17 11:01 AM  
**To:** Kristi Merilees <kmerilees@westvancouver.ca>  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** RE: Proposed Sale of Brissenden Park by Mayor and Council  
**Importance:** High

Dear Kristi Merilees;

Attached pdf and below copy is my submission to West Vancouver Mayor and Council on the question of selling Brissenden Park for housing development.

Thank You for forwarding this and giving it every consideration in the decision-making process. I have cc'd some concerned neighbours on this message. We [REDACTED] s. 22(1) the park and so have a greater appreciation for its current use and possibilities than others who might only view it as a revenue opportunity.

Best Regards

[REDACTED] s. 22(1)

copy of below is attached as pdf

Dear Kristi;

I [REDACTED] s. 22(1) Brissenden Park which the municipality is considering selling for housing development. As I [REDACTED] s. 22(1) [REDACTED] s. 22(1) I have a few points that should be considered.



First, this land was given to the municipality by Pearley Brissenden and his wife in 1987,....., not so very long ago to be enjoyed as a park. Having read the correspondence related to the transfer, it is clear that the land was transferred to the municipality with the understanding and intention that it would be a forested park for the benefit of the local ecosystem and West Vancouver residents' enjoyment. To then sell this land for housing development seems disingenuous if not illegal and seems a very poor precedent, effectively discouraging future in-kind gifts to the municipality. Secondly, once sold, this park is lost as a park and any future potential for collective enjoyment of it by West Van residents is gone forever.

Finally, this park is situated at the top of the path extending up from the top of 25<sup>th</sup> Ave. to Rosebery Ave from Palmerston. s. 22(1)

s. 22(1) I see many, many dog walkers, school kids and others walking up and down this path daily. A far better use of Brissenden Park would be to keep it as semi-wild park and extend or connect the green spaces. Connecting the pedestrian overpass over the upper levels highway at about 2550 to the right of way path which 25<sup>th</sup> Ave becomes would provide enjoyable and healthy walking alternative for youth and others to get to Dundarave shopping and school with reduced exposure to cars on the unsidewalked roads. We need more, not less of that connected green walking pathways in West Vancouver so that kids and adults alike can walk and breath forest air rather than dodging SUV's and pounding yet more concrete.

By the way, s. 22(1) the Park and alongside the 25<sup>th</sup> Ave right of way. s. 22(1) privacy and land value might better be served by selling Brissenden Park but the wellbeing of my extended neighbourhood in West Van would definitely not.

Please find a different way to fund the purchase of those waterfront houses than selling off a neighbourhood park which was generously donated to the community of Dundarave, Queens and West Vancouver expressly to be enjoyed as a park. As well,

please look into connecting the highway pedestrian overpass to the top of the path right of way at 25<sup>th</sup> and Rosebery. Finally, s. 22(1) has funded the building of municipal parks in another city and may be convinced to support this park in some way.

Sincerely

s. 22(1)



23 January 2017 • • •

s. 22(1)

West Vancouver, BC

s. 22(1)

Ms Kristi Meriless,  
Manager, Community Relations  
West Vancouver

Dear Kristi;

I s. 22(1) Brissenden Park which the municipality is considering selling for housing development. As I s. 22(1) I have a few points that should be considered.

First, this land was given to the municipality by Pearley Brissenden and his wife in 1987,....., not so very long ago to be enjoyed as a park. Having read the correspondence related to the transfer, it is clear that the land was transferred to the municipality with the understanding and intention that it would be a forested park for the benefit of the local ecosystem and West Vancouver residents' enjoyment. To then sell this land for housing development seems disingenuous if not illegal and seems a very poor precedent, effectively discouraging future in-kind gifts to the municipality.

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s. 22(1)

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s. 22(1)

Sincerely

s. 22(1)

s. 22(1)

• 2

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**From:** [REDACTED] s.22(1)  
**Sent:** March-06-17 11:31 AM  
**To:** MayorandCouncil  
**Cc:** Mark Chan  
**Subject:** Brissenden Park land

Attention Mayor and Council, West Vancouver:

On February 22, 2017 I attended a small group session conducted by Mark Chan regarding the municipally owned lands at 2519 and 2539 Rosebery Avenue. I commend Mark for chairing this meeting in a manner which was open and sympathetic to hearing all views which were expressed. I know that Mark will be conveying to you his summary of that meeting, but in addition I want to write to you directly.

I am deeply disappointed to know that the municipality is proposing to sell or lease these lands. I have been told by long term residents of this neighbourhood that the Brissendens' original intent was to preserve the character of this part of West Vancouver and that in particular they were concerned about lots being subdivided.

If private homes are built on these lots we will not have a neighbourhood park with tall trees in upper Dunderave. I am grateful for that quiet, green space as [REDACTED] s.22(1). As you know, there are multiple lots in the immediate area which have been cleared completely in order to build large houses. I hope that we can retain this green space. It would not have to be "developed", beyond possibly creating and maintaining a path through it. Perhaps the house could be used for community purposes in some way.

Although I am sympathetic to the need for funds to purchase the lots on Argyle Avenue, I hope that you will continue to explore other options for that. The large, waterfront park is a different sort of space from a small neighbourhood park. It is not a substitute for maintaining the quality of our neighbourhood.

Yours truly

[REDACTED] s.22(1)

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**From:** [REDACTED] s 22(1)  
**Sent:** March-06-17 1:31 PM  
**To:** MayorandCouncil; mchan@westvancouver.c  
**Subject:** Brissenden Park

Attention West Vancouver Mayor and Council

Re: Brissenden Park

Recently I attended a meeting chaired by Mark Chan regarding a proposal to sell the land designated as Brissenden Park (2519 and 2539 Rosebery Avenue) to raise money to purchase two privately held lots located adjacent to the Ambleside waterfront. Mark did a creditable job of chairing the meeting, but I was disturbed by a letter that he showed signed by members or former members of Mr. Brissenden's Vancouver law firm in which it is stated the aforementioned land is not suitable for a park and that in their view Mrs. Brissenden, who directed in a trust that that the aforementioned land be designated as parkland, would have approved selling the land to developers with the proceeds to be used to purchase of the waterfront lots. This shows an antiquated view of what a park should be. The District has done an admirable job of ensuring that a generous greenbelt allowance has been made for newer neighborhoods above the upper levels highway, but the current proposal runs counter to this policy in that it would remove the only greenbelt land in the upper Dundarave (Queens) neighborhood. I believe all neighborhoods should be treated equitably. Brissenden Park could be made more appealing at relatively little cost by developing a trail through the park, as has been done in the greenbelt areas above the highway.

The assertion in the letter that, in the opinion of the signees, Mrs. Brissenden would approve of the plan to sell Brissenden park to developers runs counter to the input I have received from long term residents of the neighborhood who knew the Brissendens. They have unanimously advised that Mrs. Brissenden was very specific in that she wanted her property to be maintained as a park and not sold to provide funding for a park in another neighborhood. Second-guessing Mrs. Brissenden's intention three decades after the fact seems to me to be inappropriate.

Regards,

[REDACTED] s 22(1)

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**From:** [REDACTED] s.22(1)  
**Sent:** March-09-17 11:37 PM  
**To:** MayorandCouncil  
**Cc:** Mark Chan  
**Subject:** Brissenden Park

To Mayor Smith and council members,

**Re: Public consultation - Municipally owned land located at 2519 and 2539 Rosebery Avenue**

I live at [REDACTED] s.22(1) Brissenden Park is part of [REDACTED] s.22(1) What happens to it is of great concern to me and my family.

I commend the district for starting a community consultation on this subject. I found the smaller focus group very helpful in allowing issues to be discussed in detail.

At the meeting I attended on February 22, 2017, several concerns were raised that could merit further deliberation:

**1) Conditions of the Trust**

Generally, there is a lack of clarity in what has been presented with regards to the history of this property. The letter from Community Relations stated that 2519 and 2539 Rosebery Avenue is municipally owned land. I searched the District's website for any original documents that might shed more light on the conditions of the gifting of this land by the Brissendens. I found no explanation as to whether this land is in some kind of trust or if there is a covenant attached to it.

So it was at the focus group that I first learned that the property is in a trust. However there was no document that we could view that provided details of the trust. If the district is asking me as a citizen for permission to dissolve this trust, I would like to know the details of the original trust first before deciding.

A secondary document was presented to the focus group - a letter by the business associates of the Brissendens to attest that selling the land and using the funds to purchase the Argyle waterfront properties are in line with the wishes of the Brissendens. This letter did not convince me that the proposal to sell the land is in line with the Brissendens' original wishes. Without the benefit of seeing the details of the trust, it is my strong belief that the Brissendens would not have gifted the properties if they did not intended that the properties were ever to be sold.

**2) Park Usage**

The District describes 2519 and 2539 Rosebery Avenue as a "public park" not being utilized by the community at large, stating that not many people make use of this park and that it has no park amenities.

I suggest another way to measure the value of this park:

Due to the trust that was implemented at the passing of Mrs. Brissenden in 1990, in the last 25 years, wildlife has flourished here. Wildlife that comes down from Hollyburn Mountain via a nearby culvert under the highway uses this area as its shelter. I have seen large animals like bears and even a young reindeer buck at one time. The thickened second growth trees also shelter many types of birds and smaller wildlife. A well-established meandering trail through the park shows that the humans make use of it too. This land is not inactive. It accommodates many passive activities in a micro-ecosystem that should be protected.

The fact that the trust has been in place has held back subdivision of the land and has given a chance for this small ecosystem to take hold. What has taken more than 25 years to evolve can be easily destroyed if the land is subdivided after all this time. The park itself is an amenity that serves its local neighbourhood and indirectly the community at large.

### 3) Inequitable Land Swap

I consider that the destruction of one small ecosystem to fund an acquisition of two waterfront properties is an inequitable proposition. The loss of this local natural resource would imply that a single neighbourhood would bear the cost of a waterfront amenity that serves the entire Northshore as well as the Lower Mainland. I can't imagine the district asking another local neighbourhood to do the same. Since our waterfront is a part of the larger community, to my mind the funding should also come from the larger community.

So far, we have only been presented with one proposed solution to the acquisition of the Argyle properties. Would it not be more appropriate to look at a range of options as part of the process?

All in all, the fundamental premise of *cashing out this land to purchase the waterfront properties* is questionable to me.

Furthermore, this proposal sends an unsettling message to West Vancouver residents - that there is no assurance that West Vancouver would honour the gifting of land into perpetuity by any one of its residents, even if it is held in trust.

I hope the Council will consider these concerns with care.  
*Once this little forest is gone, it will be impossible to replace.*

Thank you for your attention in this matter.

s 22(1)

s 22(1)

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**From:** [REDACTED]  
**Sent:** March-10-17 4:35 PM  
**To:** MayorandCouncil  
**Cc:** Mark Chan  
**Subject:** Brissenden park proposal  
**Attachments:** Brissenden.pdf

**Dear Mayor and Council:** please find attached a letter containing my views on the Brissenden park proposal.





s.22(1)

s.22(1)

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

s.22(1)

March 10, 2007

Mayor and Council  
District of West Vancouver  
750 - 17th Street  
V7V3T3

Re: Brissenden Park proposal

I am writing regarding the proposal to sell or lease the municipally owned lands at 2519 and 2539 Rosebery Avenue and use the proceeds to fund the purchase of properties at 1444 and 1448 Argyle Avenue. I am a s.22(1) resident of West Vancouver, having lived at s.22(1) since s.22(1).

This decision involves a number of difficult choices. On the one hand there are the ethical and legal issues of whether it is appropriate to proceed with the sale or lease of the former Brissenden property in a manner that clearly does not conform to the Brissenden's wishes and the terms of the legal trust that was established for their donation of the property to the District. A related issue is the signal that would be sent to potential future donors if the District does not comply with the terms of the trust agreement.

In this context, a letter from Mr. Bell Irving and some other former colleagues and friends of Mr. and Mrs. Brissenden was read at the neighbourhood informal consultation meeting I attended. The letter argued that the Brissenden's would approve of the proposed sale or lease and the naming of a park at the Argyle location in their honour. I am not convinced by this argument. Mr. Brissenden was a top lawyer, and Mr. and Mrs. Brissenden would have discussed their planned donation at length, including considering the option of allowing the District to sell or lease their property and use the proceeds to establish a park in their name in another location. If the Brissendens had wanted to provide that flexibility to the District they would have incorporated that option in the trust agreement.

Setting aside the above ethical and legal issues, here is how I view the situation. The purchase of the Argyle properties would benefit many residents of West Vancouver as well as visitors to the area. However, selling or leasing the Brissenden property would adversely affect nearby residents, especially those living on Rosebery east of 26<sup>th</sup> Street and Shamrock Place. It would also represent a lost opportunity to do something with the Brissenden property that would benefit the broader West Vancouver community.

I believe that there are options that could minimize the adverse consequences for those living nearby of a sale or lease of the 2519 and 2539 Rosebery properties and at the same time fulfill some of the objectives the Brissendens hoped to achieve through their donation. Key to these options is maintaining the heavily forested part at the eastern end of the two properties. Losing this heavily treed area would be a major change to the character of the area, and in my view a serious loss to the beauty of the area. Even with the interim tree bylaw, selling the two properties to a developer would (according to my understanding of the interim tree bylaw) imply that many

of these trees would be cut down, especially if the two properties were divided into more than two lots.

One suggestion that emerged from the meeting I attended would be to retain this heavily treed area as a District property and develop it as a hiking trail that could be named after the Brissendens. There is currently a well-used pathway that runs from the corner of 25<sup>th</sup> Street and Palmerston Avenue to Rosebery Avenue at the foot of Shamrock Place. This trail could then be extended through the forested area and then join up with the pedestrian overpass at the top of 26<sup>th</sup> Street. This would provide a linkage from Dundarave pier to hiking trails much higher up such as the Baden Powell trail, with numerous shorter walks in between. I believe this suggestion has considerable merit. Doing so would benefit not only residents living nearby but also many others.

Even if this option is not pursued, my strong preference would be to manage the sale or lease of the two properties in a manner that would preserve much, if not all, of the heavily treed area at the eastern edge of the Brissenden properties.

I hope that these comments are useful.

Yours sincerely

s.22(1)

West Vancouver s.22(1)

## APPENDIX 6



# NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8  
(604) 926-6096  
Info@northshoreheritage.org

[www.northshoreheritage.org](http://www.northshoreheritage.org)

BC Society Registration No. S-49292

March 21, 2017

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

By e-mail only to: [mavorandcouncil@westvancouver.ca](mailto:mavorandcouncil@westvancouver.ca)

Dear Mayor and Councillors:

RE: 2539 and 2519 Rosebery Avenue

We urge you to ensure the protection of this 1946 home and its surrounding landscape. Some of our board members recently toured the house at 2539 Rosebery and were impressed with the amount of original architecture as well as the condition of the home. Additions have been made to the home, and decks now cover the original slate patios. Despite those modifications, we consider this a home worth preserving.

This property is important because:

- The building is one of West Vancouver's earliest examples of the 'West Coast Modern' house and lifestyle for which West Vancouver became well known.
- It is recognized in the municipality's own *West Vancouver Survey of Significant Architecture* and characteristics of 'West Coast Modern' are reflected very well in this architecturally significant house and landscape
- The home is a precursor to an enclave of 6 inventory-listed, West Coast Modern homes which were constructed over the next 20 years, within, or very near, the Brissendens' Rosebery Avenue cul-de-sac location.
- Preserving the house and significant aspects of the landscaping will pay tribute to the Brissendens' long history of patronage of the Arts.
- The Brissenden family took the trouble to bequeath their property to the municipality and clearly did so with the intention of it being preserved

Should the District decide to move forward with the sale of these two properties, we would encourage you to consider making it mandatory for the future owner of that property to put a covenant on the home, perhaps as part of a Heritage Revitalization Agreement, and in return, allow development of the adjacent lot, in a manner that would be compatible with the current home and landscaping.

Thank you for your consideration of this important issue. We remain open to further consultation at your request.

Sincerely,

s.22(1)

Peter Miller,  
President



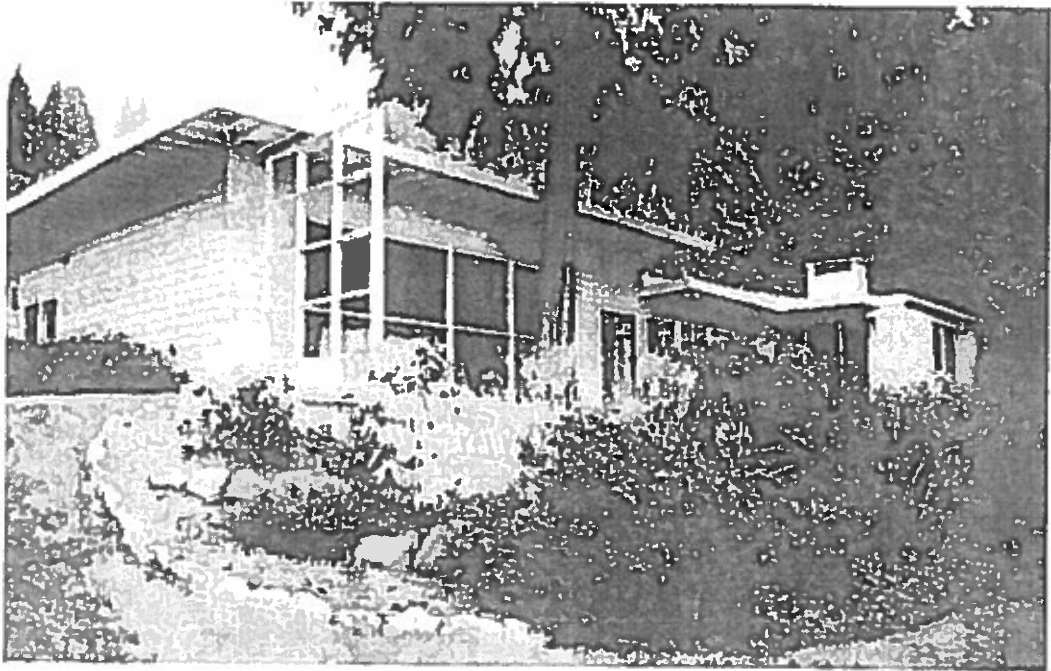
# NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8  
(604) 926-6096  
info@northshoreheritage.org

[www.northshoreheritage.org](http://www.northshoreheritage.org)

BC Society Registration No. 5-49292

## Views of Brissenden House



[photo from *The West Vancouver Survey of Significant Architecture 1945-1975* p.69]





# NORTH SHORE HERITAGE PRESERVATION SOCIETY

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BC Society Registration No. S-49292



[2 photos by North Shore Heritage Preservation Society member Tom Neilson]

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**From:** [REDACTED] s.22(1)  
**Sent:** February-26-17 1:56 PM  
**To:** Mayor and Council  
**Subject:** Rosebery & 26th Property

Last week at the [REDACTED] s.22(1) Councillor Cassidy updated us on the property at Rosebery & 26th. If the Municipality is considering leasing the land, you should ask for input from West Vancouver resident [REDACTED] s.22(1) who spearheaded UBC Properties development. It was his idea to not sell UBC land but rather lease the land. They are closing in on one billion in leases so [REDACTED] s.22(1) has some experience which you may want to tap into.

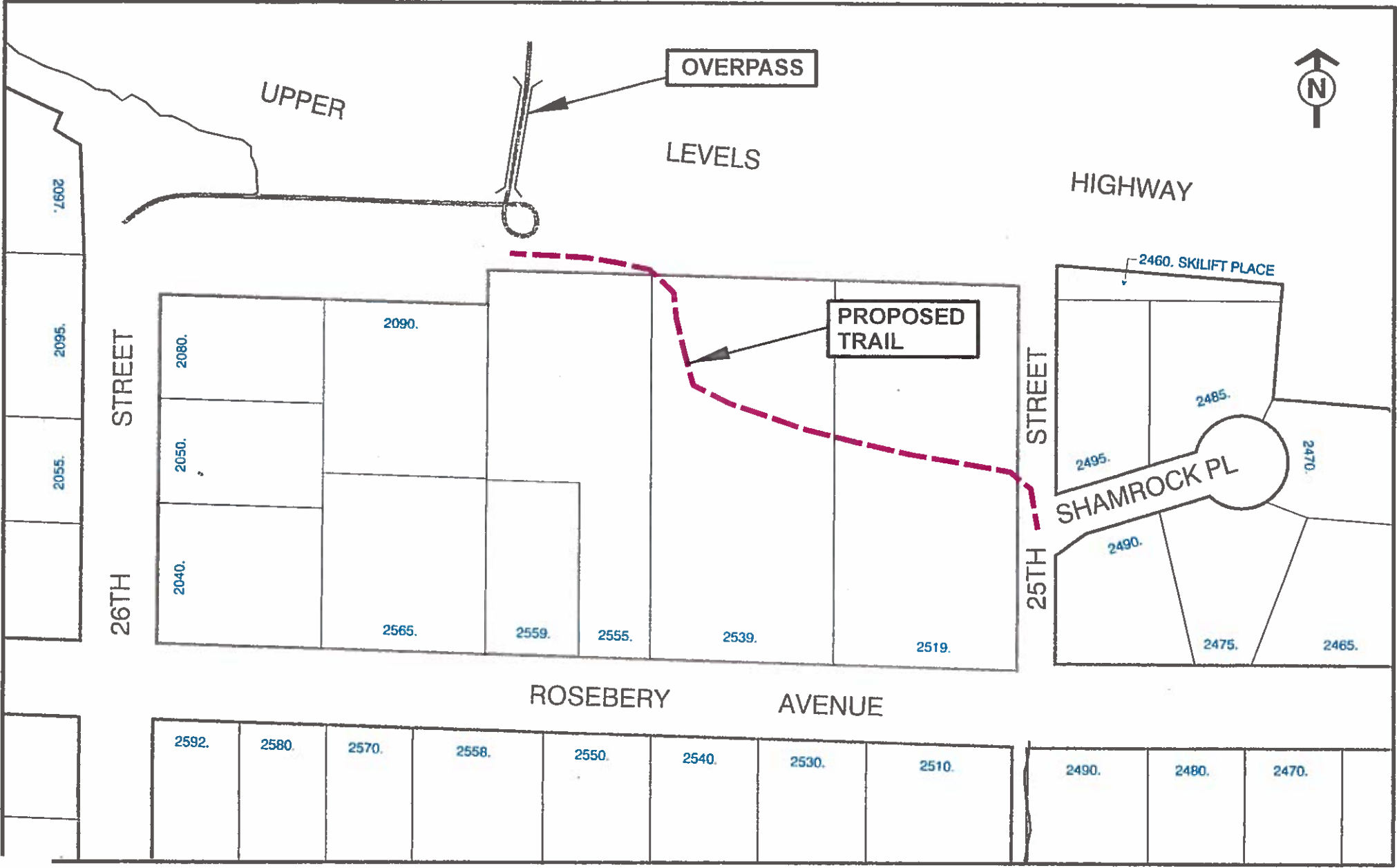
[REDACTED] s.22(1)

[REDACTED] s.22(1)

*West Vancouver, BC*

[REDACTED] s.22(1)

General Location of Proposed New Trail



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