

## **COUNCIL CORRESPONDENCE UPDATE TO JUNE 26, 2024 (8:30 a.m.)**

### **Correspondence**

- (1) 68 submissions, June 18-24, 2024 and undated, regarding Proposed: Official Community Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024 (Ambleside Local Area Plan) (Referred to the June 24, 2024 public hearing)**
- (2) 62 submissions, June 19-25, 2024, regarding Proposed Cypress Village and Eagleridge Development (Referred to the June 25, 2024 public hearing)**
- (3) 23 submissions, June 21-25, regarding Provincial Housing Mandates and/or District of West Vancouver Official Community Plan**
- (4) 5 submissions, June 19-21, 2024, regarding Parking in West Vancouver Parks**
- (5) D. Marley, June 24, 2024, regarding “National Post - top story - discriminatory hiring - special exemptions”**
- (6) June 25, 2024, regarding “Zoning by-law change application 1010-20-23-055 for 2550 Queens Avenue”**
- (7) West Vancouver Chamber of Commerce, June 25, 2024, regarding “AGM Postponed”**
- (8) Committee and Board Meeting Minutes – Arts & Culture Advisory Committee meetings April 18 and May 16, 2024**

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

- (9) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), June 22, 2024, regarding “REMINDER: Constituency Youth Council Housing Townhall on June 27”**

### **Responses to Correspondence**

No items.

**From:** s. 22(1)  
**Sent:** Tuesday, June 18, 2024 9:52 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Ambleside OCP - Support

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Dear Mayor and Council,

I would like to express my strong support for the Official Community Plan for the Ambleside area. As a resident of Ambleside / West Vancouver and a parent of s. 22(1) children, I believe that thoughtful urban planning is crucial for the future sustainability and livability of our community.

One of my concerns is the housing affordability crisis affecting our region, which threatens the ability of our children to remain on the North Shore as they grow older. The lack of affordable housing options has already forced many young families to relocate, disrupting our community fabric and weakening our social cohesion. I believe that increasing density, as outlined in the proposed OCP, is a necessary step towards addressing this issue.

Moreover, a well-planned increase in density can bring numerous benefits to Ambleside and West Vancouver as a whole. It can support local businesses, improve access to public transportation, and create vibrant, walkable neighborhoods. By accommodating growth in a sustainable manner, we can preserve the unique character of West Vancouver while ensuring that future generations can also enjoy everything this beautiful area has to offer.

I commend the District of West Vancouver for undertaking a comprehensive consultation process to develop the OCP. It is evident that considerable thought and effort have gone into crafting a plan that balances the needs of residents, businesses, and the environment. I urge you to approve the OCP for the Ambleside area as it represents a significant opportunity to shape the future of our community in a positive and inclusive manner.

Thank you for considering my perspective on this important matter. I look forward to seeing Ambleside flourish as a result of thoughtful and forward-thinking planning decisions.

Kind regards,

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

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 19, 2024 9:05 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Nora Gambioli; planbur@westvancouver.ca; Sharon Thompson; Christine Cassidy; snider@westvancouver.ca; Linda Watt; [REDACTED] s.22(1)  
**Subject:** Apartment Area Stream of Ambleside Local Area Plan - Monday 24 June 2024

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My name is [REDACTED] s. 22(1) and while I am not a resident of West Vancouver I am a [REDACTED] s.22(1) congregation member of St.Stephens Anglican Church in West Vancouver.

I am writing to express my support for the Ambleside Area Plan and to encourage you to vote in favour of Zoning Bylaws No.4662,2010 Amendment Bylaw No. 5338 2024 and Official Community Plan Bylaw No.4985 2018.

I can appreciate that approval of this plan would create a broader range of housing opportunities while not disturbing the natural beauty. It would also alleviate housing issues with a gradual development plan and enable people to remain in their neighbourhoods.

These are the first Apartment bylaws to come forward after nearly 20 years of reports, studies etc. It is time to move forward. Increasing density allows for redevelopment of existing properties and thus provide more community amenities.

I wish to close by saying that I personally appreciate the time and thoughtful consideration of the Ambleside LAP and to encourage you to move forward with the new housing opportunities.

Yours truly

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

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

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**From:** brian.wallace@s.22(1)  
**Sent:** Wednesday, June 19, 2024 11:50 PM  
**To:** correspondence  
**Subject:** Ambleside Local Area Plan: Rezoning  
**Attachments:** Letter to West Vancouver Mayor and Council Ambleside Local Area Plan Rezoning.docx

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Attached is a letter concerning the Ambleside Local Area Plan and OCP Rezoning

--  
Brian Wallace  
President  
Strata Plan VAS 2271 Bellevue Place

Ambleside Local Area Plan - Amendments to the Official Community Plan (OCP) Bylaw

I am writing on behalf of the 55 owners and approximately 100 residents of Bellevue Place (2203 Bellevue Avenue).

The Bellevue Place Strata Council has reviewed and discussed the proposed bylaw amendments. This review has resulted in a number of concerns as set out in the following comments.

On a broader issue it is our opinion that measures to improve the Ambleside Commercial Area and Dundarave (revitalization, etc.) are more of a priority than increasing the housing supply in the Ambleside Apartment Area. There is a significant amount of recently-built housing and proposed new housing in the District. These include the developments at Horseshoe Bay, the Lions Gate village area, the 2 towers at Park Royal, the developments on the east side of Taylor way north of Marine, the south side of Marine at 2th in Dundarave, apartments on 22nd north of the Rec Centre and ultimately development on the Band lands.

Densification in the apartment area should be “gentle” and “context sensitive” – 8 to 14 storey towers on the south side of Marine Drive in our opinion do not meet these criteria. The 2 low rise buildings on either side of the Hollyburn Properties tower at 21<sup>st</sup> and Bellevue were built recently and are an example of increasing density in a pleasing fashion while integrating with a building that is several decades old.

Increases in permitted development may result in older apartments (that are in good shape) being torn down. These older buildings if properly maintained could have a long life – reference buildings in the U.K. and Europe. Retention also would be better from an environmental impact point of view.

The proposed development at the so-called Hollyburn Corner which presumably is to be a “village” similar to Dundarave and Ambleside should be limited to 3 to 4 storeys. However, Hollyburn Corner does not exist in the same context as Dundarave or Ambleside and should be put on hold with future being developed through a focused neighbourhood specific plan.

A tall (10 storey?) infill structure on the Pink Palace site does not seem “gentle” nor “context-sensitive”. See earlier comments about the Hollyburn Properties tower infill.

In summary, it is our opinion that the OCP amendments are proposing much more development than fits with this area. In considering the scale of future development do not overlook the quality of life enjoyed by those of us who have chosen to live in this area. In our opinion the proposed Bylaw amendments have the potential to dramatically change our neighbourhood. Bigger or more are not necessarily better.

Please vote “NO” to this By-law amendment.

Thank you for considering our concerns.

Brian Wallace

President

Strata Plan VAS 2271

**From:** Marion Broadbent [REDACTED] s.22(1)  
**Sent:** Thursday, June 20, 2024 8:37 AM  
**To:** correspondence  
**Subject:** email submission re Public hearing June 24  
**Attachments:** Letter to West Van Coucil.docx

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Sent from my iPad

June 20, 2024

To: West Vancouver Municipal Council,

Please accept this support letter from Strata Corporation VR251, 460 14<sup>th</sup> Street, with respect to the Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024 which would increase the FAR from 1.75 to 2.00 within Ambleside, east of 23<sup>rd</sup> Street.

A first reading of this Amendment Bylaw was already heard and a second reading defeated in November 2023. We strongly support moving forward at this time. Strata VR 251's applications for DPE (Development Permit Exemption) and BP (Building Permit) are dependent upon the passing of this amendment due to the fact that our applications have been placed on hold awaiting the results of the Amendment hearing. I have included below a timeline of this lengthy process.

Our Strata has been endeavouring to apply for a building permit, BP, to replace our aging, inefficient windows that certainly do not meet the District's leading energy performance standards. This process began back in 2017 when Jim Bailey advised the Strata that there was a need for a report from an envelope engineer attesting to the envelope integrity of the balconies. BMAC Engineering was engaged to complete this report.

November 2022, an email to BMAC from the Manager of Permits and Inspections indicated that there would be a discussion with staff to determine whether there would be some efficiencies in reviewing the BP and the DPE concurrently; efficiencies that have yet to have been realized.

July 2023, it is my understanding that Vivid Architecture submitted, on Strata's behalf, documents for the Development Permit Exemption, DPE.

As the new President, Strata VR251, I sent an email, Feb. 2024, to the Senior Staff of the Planning and Urban Development Department to try to understand what documentation our Strata still needed to provide to speed up the process for obtaining our BP for our window replacement as well as to understand whether the application for DPE and BP would be addressed concurrently. I was provided with a list of the pending required documentation.

Recently BMAC, on behalf of the Strata, has completed and sent the documentation explicitly referred to in the email of Feb 2024. It is still not clear to me whether that includes the BP as well as DPE.

The latest communication from the Manager of Permits and Inspections recommended that we wait until the results of the public meeting on June 24<sup>th</sup> before we proceed to submit an application for the Development Permit Exemption, DPE, even though my understanding is that all the documentation required for the DPE has been submitted. As already stated, it is still unclear if that is also sufficient for the Building Permit for the window replacement project.

I have included this timeline to show how the delay of the proposed Bylaw Amendment to increase the FAR from 1.75 to 2.00 has made it impossible for us to move forward with our application

process for our window replacement permit. To be very honest, this process has caused the individual owners of Strata VR251 a considerable level of frustration. It has also forced the Strata to place on hold the contracts of the Window Replacement and Abatement companies. Because of the extreme loss of heat energy during the winter months, the owners had hoped that the windows could be replaced during the warmer months, but it seems that won't be possible. Delays of this kind represent a significant loss of time and money to the Strata.

Please seriously commit to moving forward with this Bylaw amendment. I am sure that our Strata is not the only one that has been placed in limbo because of this Bylaw amendment process. If this amendment is not passed, then the District of West Vancouver needs to commit to moving forward with approving the DPE and BP applications for Strata VR251 in a timely manner.

Marion Broadbent

President,

Strata Council, VR251

Marion Broadbent

s. 22(1)

West Vancouver

s. 22(1)



**From:** s. 22(1)  
**Sent:** Thursday, June 20, 2024 9:48 AM  
**To:** correspondence  
**Subject:** Ambleside Local Area Plan

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s. 22(1)

West Vancouver, B.C.

s. 22(1)

June 20, 2024

West Vancouver Mayor and Council

I am writing to voice my concerns about the proposed Local Area Plan for Ambleside.

In May of this year, West Van Council rejected the proposal to allow secondary suites to be built in the new duplex homes to be built on Glenmore Drive because neighbours voiced concerns.

The neighbours in Ambleside have concerns too, and not just about adding an extra suite. We'd like "gentle density" too. Ambleside already bears the burden of being the most densely populated part of West Vancouver. We don't want the sudden impact of noise, dust, and disruption while our area is torn up for new additions.

We'd like to see heritage buildings, like the Shorelands at 2190 Bellevue, preserved and kept in a setting where they can be appreciated for their unique historical beauty. The iconic turquoise circular building is an attractive landmark. Any additional building on that site would greatly detract from their appearance and setting. It would also block the sun and views from the opposite side of Bellevue and areas above.

The new Local Area Plan for Ambleside includes the unfamiliar designation of "Hollyburn Corner" to refer to the intersection at 22<sup>nd</sup> and Marine. Residents of the area do not approve of the possibility of three sites on the 2200 block of Marine Drive being potentially redeveloped up to 14 stories. The southeast corner of Marine and 22<sup>nd</sup> (site of the previous gas station) should be limited to a maximum height of 3 stories. Anything more than that towers over the buildings towards the water and blocks out the sun to their properties. Any new development in the Hollyburn Corner area should be kept to the three story height of the new addition to the Bellevue Towers property at 21<sup>st</sup> and Bellevue.

Ambleside residents would like council to keep in mind that there are already many new residences planned, approved or built in West Vancouver since 2020. This is especially evident when you consider Cypress Village, Squamish Nation Lands, the north side of Park Royal, and the Taylor Way corridor. We don't need to have a lot of new development and density in Ambleside, and especially not in the area south of Marine Drive.

We need to preserve our local character, our historic buildings and areas, our safe and walkable neighborhoods and streets, our access to seniors' facilities, and our closeness to nature and the beaches. Please consider the needs and wishes of Ambleside residents in our new Local Area Plan. We deserve gentle densification too.

Thank you.

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, June 20, 2024 2:54 PM  
**To:** correspondence  
**Cc:** Nora Gambioli  
**Subject:** AMBLESIDE LOCAL AREA PLAN & APARTMENT ZONE PROPOSED CHANGES.

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Dear Mayor and Council,

West Vancouver, like many other communities, is the victim of outside forces. Our whole lifestyle (the reason we are here) is going to be the victim of forces over which we appear to have no control. People from other parts of Canada and other countries decide to move here because of what it is. At some point West Vancouver will no longer be what it is now, but changed into a congested jumble of highrises, cars and stores. By visiting the West End, or larger cities like Toronto and LA, we can see the future. We don't want it.

If higher authorities insist we increase densification, then we can say, "Build a third crossing to Vancouver, and then we can talk."

In my too many years, I have seen trends and changes come in waves. This one is no different, and how long will it continue? Local governments are forced to supply more accommodation; the developers say, "We will build it and they will come;" and the residents are forced to knuckle under. Do we have to? Our citizens and councils can simply say no. We can even bring in rent control. It has happened in other places. The provincial government will override our council, BUT WILL THIS STAND UP IN COURT? Maybe not. I think we have to take a stand, and I'm sure other municipalities would join us in the fight. At the very least, the densification could be delayed through lengthy court proceedings.

About . twenty years ago, Calgary went through a boom in downtown office buildings. Now there is approximately 25% empty space in those buildings, and the city is trying to change them over to condominiums. This is like trying to change a car into a boat. It is very expensive. Let us make every effort to stop densification and tell those new people to go and live somewhere else. WE MUST TAKE A STAND!

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

**From:** s. 22(1)  
**Sent:** Thursday, June 20, 2024 4:08 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Nora Gambioli; Peter Lambur; Sharon Thompson; Christine Cassidy; Scott Snider; Linda Watt  
**Subject:** Support for Ambleside LAP - Letter  
**Attachments:** s. 22(1)

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

June 20, 2024

**Subject: Apartment Area Stream of Ambleside Local Area Plan at Public Hearing on Monday, June 24, 2024**

Dear West Vancouver Mayor and Council,

My name is s. 22(1), and I am writing to express my support and approval for the Ambleside Area Plan and to encourage you to vote in favour of [Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024](#) and [Official Community Plan Bylaw No. 4985, 2018](#).

I am a resident of West Vancouver and a member of St. Stephen's Anglican Church.

Supporting this LAP bylaw will allow West Vancouver to gently grow into a community that both protects its beautiful character while also opening doors for additional diverse housing opportunities for all residents here currently, those looking to downsize and remain in the community and those that we can bring back to and welcome to our community. The proposed changes are well thought out and the gentle density will contribute to the next stages of focus for the Ambleside LAP being the village area. The changes to these bylaws will be important for businesses in the village area to be sustainable in the long run.

Before the proposed bylaws coming to this council meeting, there has been extensive input and opportunity for the community to comment, and I appreciate and applaud that process. I am encouraging the Mayor and Council to support the bylaws as proposed now so that we can then begin focusing on the village component of the Ambleside LAP. The proposed bylaws provide for gentle density in the apartment areas surrounding the village, which will allow for a more vibrant village and commercial centre for Ambleside.

Thank you for considering my letter of support. I look forward to witnessing the positive impacts that the approval of this bylaw will bring to our community.

**Please support the Ambleside Area Plan on Monday.**

Sincerely,

s. 22(1)

s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

[REDACTED]

[REDACTED]

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

June 20, 2024

**Subject: Apartment Area Stream of Ambleside Local Area Plan at Public Hearing on Monday, June 24, 2024**

Dear West Vancouver Mayor and Council,

My name is [Redacted] s.22(1), and I am writing to express my support and approval for the **Ambleside Area Plan and to encourage you to vote in favour of [Zoning Bylaw No. 4662, 2010](#), [Amendment Bylaw No. 5338, 2024](#) and [Official Community Plan Bylaw No. 4985, 2018](#).**

I am a resident of West Vancouver and a member of St. Stephen's Anglican Church.

Supporting this LAP bylaw will allow West Vancouver to gently grow into a community that both protects its beautiful character while also opening doors for additional diverse housing opportunities for all residents here currently, those looking to downsize and remain in the community and those that we can bring back to and welcome to our community. The proposed changes are well thought out and the gentle density will contribute to the next stages of focus for the Ambleside LAP being the village area. The changes to these bylaws will be important for businesses in the village area to be sustainable in the long run.

Before the proposed bylaws coming to this council meeting, there has been extensive input and opportunity for the community to comment, and I appreciate and applaud that process. I am encouraging the Mayor and Council to support the bylaws as proposed now so that we can then begin focusing on the village component of the Ambleside LAP. The proposed bylaws provide for gentle density in the apartment areas surrounding the village, which will allow for a more vibrant village and commercial centre for Ambleside.

Thank you for considering my letter of support. I look forward to witnessing the positive impacts that the approval of this bylaw will bring to our community.

**Please support the Ambleside Area Plan on Monday.**

Sincerely,

s.22(1)  
[Redacted]

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

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, June 20, 2024 7:14 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Ambleside OCP

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Dear Mayor and Council Members,

I am writing to express my support for the proposed Official Community Plan for the Ambleside area. I have been a lifelong resident of West Vancouver and my [REDACTED] s.22(1) have attended school from preschool through grade 12 in the area. As such, I am looking forward to our community growing and evolving while preserving its unique charm and character.

Growing up in West Vancouver was a privilege that I cherish, and now, as a mother raising my own family here, I am hopeful that future generations have the same opportunity. That being said, I am acutely aware of the challenges our community faces, particularly as it pertains to housing affordability.

I feel the proposed plan offers a balanced approach to addressing these challenges by promoting increased density in a thoughtful and sustainable manner. By allowing for more housing options, including affordable and family-friendly units, there is a possibility that young families can continue to call West Vancouver home. This will not only strengthen our community but also contribute to its long-term vibrancy.

I urge you to approve the OCP for the Ambleside area. By embracing growth and evolution while preserving our community's intrinsic character, we can create a community that continues to be a desirable place to live, work, and raise a family for generations to come.

Thank you for considering my perspective on this matter. I would love to witness West Vancouver thrive as a result of thoughtful and forward-thinking planning decisions.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, B.C.

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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 9:45 AM  
**To:** correspondence  
**Subject:** Public Hearing Notice - LAP: Proposed Apartment AOCPS + Zoning Bylaw Amendments

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West Vancouver Council and Mayor

Hello. My wife and I are long time residents of West Vancouver. We reside at [REDACTED] s. 22(1)

I want to thank the current Council and Mayor for the good job they are doing for West Vancouver. I know the Mayor is from a many generation West Vancouver family and would always look out for the best interests of the citizens of West Vancouver.

Unfortunately we now live in times when the decisions that affect our community are no longer being decided by the community but by higher levels of government. The densification of all Canadas cities that is currently going on is coming straight from the Prime Ministers office. This mandate is passed to the provincial government with threats of withholding funds should their mandate not be followed. The current state of affairs in BC where the municipalities are being threatened by the BC government to cram in as many new living units as possible or else is like holding a gun to the community's head. For that reason I believe this proposed amendment to the Community Plan is a foregone conclusion and this public hearing is just a courtesy to its citizens.

My wife and I are against changing the RM1 and RM2 zoning sites to the higher density zoning of Apartment Areas. The higher density will change the character of West Vancouver from a liveable, desirable community to a high rise, crowded group of buildings without soul. It will not bring affordable housing. Whatever that means these days. It will bring increased noise, traffic, and frustration, as well as putting a strain on our community resources.

Thank you for providing us with a way to express our feelings as one of the silent majority. [REDACTED] s. 22(1)



**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 10:06 AM  
**To:** correspondence  
**Subject:** Fwd: Ambleside's future

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Dear Council,

I am writing to express my enthusiastic support for the proposed plan for the Ambleside area. As a longtime resident who values the diverse fabric of our community, I believe that embracing this plan is crucial for promoting inclusivity and vitality in West Vancouver.

Throughout my time living in West Vancouver, I have come to appreciate our neighborhood's natural beauty and strong community spirit. However, I also recognize the need for greater diversity, not only in our demographics but also in our housing options, businesses, and cultural offerings. Embracing diversity not only enriches our community's character but also fosters innovation and strengthens social cohesion.

The proposed plan offers a promising pathway to achieve these goals by advocating for increased housing density and mixed-use developments. By supporting a variety of housing types, including affordable options, we can ensure that West Vancouver remains accessible to individuals and families from all backgrounds. Additionally, fostering a diverse business environment and cultural initiatives will contribute to a more dynamic and inclusive community.

I commend the District of West Vancouver for their proactive approach in developing a comprehensive plan that prioritizes inclusivity and sustainability. The collaborative planning process demonstrates a commitment to creating a neighborhood that celebrates the strengths and contributions of all its residents.

In conclusion, I urge you to approve the plan for the Ambleside area. By endorsing initiatives that promote diversity and inclusivity, we can build a West Vancouver that embraces its residents' diversity and supports a thriving, cohesive community.

Thank you for considering my perspective on this important matter. I am optimistic about the positive impact this plan will have on our community's future.

Sincerely,

[REDACTED] s. 22(1)

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

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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 11:07 AM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor  
**Subject:** apartment Area Stream of Ambleside Local Area plan public hearing, Monday June 24

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Dear Mayor and Councillors,

I am a long time parishioner of St. Stephen's and am happy to support the amendment to the Community Plan. I look forward to seeing a vitalised, busy and interesting Ambleside area with more homes for a wide variety of people.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

Sent from my iPad

**From:** Graham Mclsaac [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 12:09 PM  
**To:** correspondence  
**Subject:** [BULK] Re Ambleside Apartment Zone Local Area Plan- June 24 Public Hearing

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

[REDACTED] s. 22(1)

Please do not redact my name.

Begin forwarded message:

**From:** Graham Mclsaac [REDACTED] s. 22(1)  
**Date:** June 21, 2024 at 12:04:27 PDT  
**To:** Mark Sager <mark@westvancouver.ca>, Linda Watt <lindawatt@mac.com>, Peter Lambur <plambur@westvancouver.ca>, Sharon Thompson <sthompson@westvancouver.ca>, scottsnider@shaw.ca, christine.cassidy@westvancouver.ca, Nora Gambioli <ngambioli@westvancouver.ca>  
**Subject:** Re Ambleside Apartment Zone Local Area Plan- June 24 Public Hearing

Dear Mayor Sager and Councillors,

Unfortunately I am unable to attend the June 24 Public Hearing so I am putting my personal views to you in writing.

Firstly I commend you with your work and that of the planning department in trying to move forward with this important part of the Ambleside Local Area Plan.

I believe strongly that residents of West Vancouver support a vision of Ambleside as a village by the sea and not as a town centre with significant concrete density. West Vancouver is a unique community bounded by forests and the ocean with beautiful parks and gardens. I believe most of you on Council share the same vision. So the challenge is the balance between providing more housing choices while retaining the “village by the sea” and neighbourhood character.

Unfortunately despite attempts to communicate the proposed plan with residents it is clear many who will be impacted by this plan are not even aware that it is coming to Council on Monday night.

I attach ADRA’s June newsletter that outlines suggestions to improve the plan as presented that also asks a few questions.

My understanding (perhaps wrong) is that after the Public Hearing on Monday night Council cannot amend the plan as presented to the Public Hearing. They simply have a choice to accept or reject the plan. This is unfortunate given many in the community (including ADRA) have made suggestions to improve the plan.

So I urge you to reject the plan as presented and spend time to incorporate improvements and bring back a revised plan in September first to a town hall followed by a public hearing.

Thank you again for your important work on this proposed plan.

Respectfully submitted,

Graham

Graham McIsaac

s. 22(1)

West Vancouver,

s. 22(1)

Please do not redact my name.

Begin forwarded message:

**From:** Ambleside and Dunderave Residents Association

s. 22(1)

**Date:** June 20, 2024 at 13:56:29 PDT

**To:** Graham s. 22(1)

**Subject:** June Newsletter

**Reply-To:** adrawestvan@gmail.com



**Ambleside and Dundarave Residents Association**

[adrawestvan@gmail.com](mailto:adrawestvan@gmail.com)

**BLOCKEDadrawestvan[.]caBLOCKED**

## **IMPORTANT PUBLIC HEARING**

**JUNE 24th @ 7 PM - MUNICIPAL HALL**



## **AMBLESIDE LOCAL AREA PLAN & APARTMENT ZONE**

### **PROPOSED CHANGES!**

Dear ADRA Member,

Public opinion will be heard up to the close of the Public Hearing on June 24th @ 7pm at Council Chambers on the proposed changes for the Ambleside Apartment Zone. (The current amendments do not include the Ambleside Commercial Area) Should these changes be adopted by Mayor and Council, the village-like setting of Ambleside could be substantially changed.

The ADRA directors have met with Planning, Councillors and the Mayor to express our concerns and to ask for a rewrite of the proposed changes that would accommodate gentle densification while maintaining the seaside village like atmosphere of Ambleside, the green spaces and quality of life enjoyed by local residents. We are grateful for of the time which Planning, Councillors and the Mayor have spent explaining the proposed plan.

#### **CURRENT PROPOSAL:**

The density proposed for Ambleside is fueled by the directive to add 1000-1200 units into Ambleside. (3000 people) For an idea as to what this might look like, check out the Gordon Avenue Development at 22nd and Gordon Avenue. The Gordon Avenue project is currently under construction to add 156 units of below market housing. The building is six storeys in height. Multiply that by 7 to give you an idea of what an additional 1000-

1200 units in the Ambleside area could look like. This does not take into consideration the proposed numbers for Cypress Village (6900 people), Rodgers Creek (1900 people) and the Squamish Nations development. DWV approved 210 micro units at Taylor Way and Clyde Avenue and is looking at the development of below market housing on the Klahanie and Inglewood Campus of Care sites in partnership with the BC Housing Authority. Has anyone looked at the impact on existing infrastructure, community facilities, and traffic?

- up to 14 storeys along Marine Drive in the 2200 block
- up to 14 storeys along Marine Drive in the 2000 block
- 1800 block Marine Drive to be part of the Apartment Zone
- three church sites zoned for up to six storeys, depending on housing type (St. Stephen's, WV United Church and First Church of Christ The Scientist)
- Hollyburn House zoned up to six storeys
- addition of a new commercial area at 22nd and Marine – Hollyburn Corner

We believe that as substantial changes are being considered, more public consultation is required. Many in the community are unaware of the proposed, **SIGNIFICANT** changes.

#### **PROPOSED CHANGES FOR A NEW DOCUMENT:**

1. **Maintain 1800 block Marine Drive** as part of Ambleside Village (Commercial Zone) contained between 13th Street and 19th Street.

**RATIONALE:** This area is better aligned with the Commercial District and its intended mixed-use village character. The existing 3 to 4 storey height limit (37.5 feet) should apply to all new developments flanking Marine Drive.

2. **Remove the Public Assembly and Community Use zoned sites**, i.e. three churches (St. Stephen's, WV United and First Church of Christ the Scientist) from a blanket zoning of up to six storeys .

**RATIONALE:** St. Stephen's would like to redevelop their site. This can be achieved through the existing OCP policies and the Heritage Revitalization Agreement. (St. Stephens is currently on the Heritage Registry.) The site could be redeveloped in context with its surrounding neighborhood, guided by public input. Zoning all three church sites will set a precedent for future church site redevelopment. Redevelopment of such sites needs to reflect neighbourhood character, housing considerations, green space, etc: NOT a "one size fits all" zoning.

3. **Hollyburn Corner** (22nd and Marine Drive) only to be included AFTER a neighbourhood-specific plan with the Community Center site as its focus has been completed.

**RATIONALE:** The Blue-Sky Plan for the Community Centre area has not been mentioned through this process and yet there are plans to expand not only the facilities but to include some housing options. An overall plan for this area is needed, which would include the new below-market housing at 22nd and Gordon Avenue (156 units).

4. **Fulton Ave: District-Owned Lands** - these lands identified for a Housing Market Mix, 6-8 storeys. Tenure to be determined by Council.

We have touched on a few of the main points. There is much more to cover, such as the 30 Ambleside Rental Apartment Sites. The DWV is looking to secure these rental sites. A separate email will be sent on this with a comprehensive overview from an ADRA member.

**The full 75-page document can be viewed at:**

<https://westvancouver.ca/media/4225>

IF YOU ARE AT ALL CONCERNED ABOUT THE EFFECTS OF THE PROPOSED PLAN FOR REDEVELOPMENT IN THE AMBLESIDE APARTMENT ZONE, PLEASE **WRITE TO MAYOR AND COUNCIL THE END OF THE PUBLIC HEARING BEFORE JUNE 24, OR SPEAK AT THE PUBLIC HEARING ON JUNE 24TH @ 7 PM IN COUNCIL CHAMBERS.**

**ARE YOU IN FAVOUR** OF REDEVELOPMENT OF THE AMBLESIDE APARTMENT AREA TO ADD IN 1000 TO 1200 UNITS (3000 PEOPLE) AS CURRENTLY PROPOSED, TO ALL OF AMBLESIDE?

**OR**

**DO YOU SUPPORT** THE CREATION OF A NEW, UPDATED DOCUMENT THAT EMBRACES A VISION OF AMBLESIDE FOR THE FUTURE, MAINTAINING ITS SEASIDE VILLAGE CHARACTER, GREENSPACES, AND QUALITY OF LIFE CURRENTLY ENJOYED BY RESIDENTS, WHILE INCORPORATING GUIDED AND CONTEXTUAL DENSIFICATION?

**YOUR OPINION IS CRITICAL TO CREATING THE FUTURE OF AMBLESIDE!**

Mayor and Council

[correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)

Mayor Mark Sager [mark@westvancouver.ca](mailto:mark@westvancouver.ca)  
Councillor Christine Cassidy [ccassidy@westvancouver.ca](mailto:ccassidy@westvancouver.ca)  
Councillor Nora Gambioli [ngambioli@westvancouver.ca](mailto:ngambioli@westvancouver.ca)  
Councillor Peter Lambur [plambur@westvancouver.ca](mailto:plambur@westvancouver.ca)  
Councillor Scott Snider [ssnider@westvancouver.ca](mailto:ssnider@westvancouver.ca)  
Councillor Sharon Thompson [sthompson@westvancouver.ca](mailto:sthompson@westvancouver.ca)  
Councillor Linda Watt [lwatt@westvancouver.ca](mailto:lwatt@westvancouver.ca)

Mark Sager, Mayor [604-925-7001](tel:604-925-7001) (office) [604-921-8881](tel:604-921-8881) (cell)  
Christine Cassidy, Councillor [604-690-3067](tel:604-690-3067)  
Nora Gambioli, Councillor [604-653-8823](tel:604-653-8823)  
Peter Lambur, Councillor [604-644-1769](tel:604-644-1769)  
Scott Snider, Councillor [604-218-2597](tel:604-218-2597)  
Sharon Thompson, Councillor [604-209-4621](tel:604-209-4621)  
Linda Watt, Councillor [604-690-2952](tel:604-690-2952)

Your ADRA Directors,

Heather Mersey, President, Graham McIsaac, Vice-President, Sandi Leidl,  
Secretary, Barbara Shard, Treasurer, Trudy Adair, Judy Chalmers, Elaine  
Fonseca

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[adrawestvan@gmail.com](mailto:adrawestvan@gmail.com) BLOCKEDadrawestvan[.]caBLOCKED

**Our mailing address is:**

Ambleside & Dundarave Residents Association  
772 - 20th Street  
West Vancouver, BC V7V 3Y7  
Canada

Add us to your address book



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You can update your preferences or unsubscribe from this list.



▪

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 1:59 PM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** OCP

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

Dear Mayor and Council Members,

I am writing to express my support for the proposed community plan for the Ambleside area and to share my concerns about the current housing inventory in West Vancouver. As an older resident who wishes to downsize from my larger house to a more manageable condo in the area, I have encountered significant challenges due to the limited availability of suitable housing options.

Having lived in West Vancouver for many years, I have grown deeply attached to our community and its unique charm. However, as I consider transitioning to a smaller residence that better suits my current lifestyle, I have found the lack of available condos and townhomes in our neighborhood to be quite limiting. This shortage not only complicates my personal housing search but also impacts many other older residents who are seeking to downsize and remain within the community they have long called home.

The proposed OCP presents a promising opportunity to address these challenges by encouraging the development of diverse housing options, including more condominiums and townhouses. By increasing housing density in a thoughtful and sustainable manner, we can ensure that residents like myself have access to suitable housing choices that meet our needs while allowing us to stay connected to our community.

I appreciate the efforts made by the District of West Vancouver in developing a comprehensive OCP that considers the needs and aspirations of all residents. The thoughtful planning and community engagement process that has been undertaken reflect a genuine commitment to enhancing the livability and inclusivity of our neighborhood.

In conclusion, I urge you to approve the OCP for the Ambleside area. By supporting initiatives that promote housing diversity and accessibility, we can create a more inclusive and resilient West Vancouver where residents of all ages can continue to thrive.

Thank you for considering my perspective on this important matter. I look forward to seeing positive developments that will benefit our community now and in the future.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

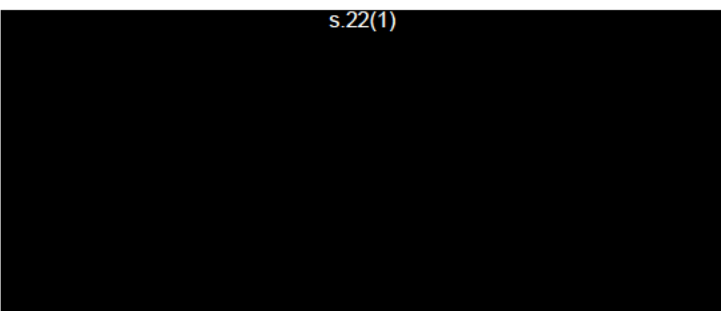
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**From:** s. 22(1)  
**Sent:** Friday, June 21, 2024 2:13 PM  
**To:** Mark Sager, Mayor; correspondence  
**Cc:** Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** FW: ccassidy@westvancouver.ca  
**Attachments:** [Untitled].pdf

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

Thank you for your consideration.

s.22(1)



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

s. 22(1)



---

Sent: Friday, June 21, 2024 12:14 PM  
To: s. 22(1)  
Subject:

s. 22(1)

West Vancouver  
BC, s. 22(1)

s. 22(1)

**Mayor and Council**

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

Dear Mayor and Council Members,

I am writing to express my support for the proposed Official Community Plan (OCP) for the Ambleside area, and to share my personal concerns regarding the current housing inventory in West Vancouver. As an older resident who has spent many years in this community, I find myself facing a daunting challenge as I consider downsizing from my larger home to a more suitable condo or townhouse within the area.

Having lived and invested in West Vancouver for decades, I have developed a strong attachment to our neighborhood and its vibrant community. However, the scarcity of available housing options, particularly smaller and more manageable residences suitable for my stage of life, presents a significant barrier. This shortage not only complicates my own housing transition but also affects many others in similar circumstances, who wish to remain rooted in the community they have contributed to and cherished.

The proposed OCP offers a promising solution by advocating for increased housing density and diversity. By promoting the development of condominiums and townhouses, we can ensure that older residents like me have access to appropriate housing choices that allow us to downsize without leaving our beloved West Vancouver. This approach not only supports individual well-being but also strengthens the fabric of our community by retaining the wisdom and experience of long-term residents.

I commend the District of West Vancouver for their proactive efforts in developing a comprehensive OCP that addresses the diverse housing needs of our community. The inclusive and consultative approach taken in crafting this plan demonstrates a commitment to fostering a sustainable and inclusive neighborhood for residents of all ages.

In conclusion, I urge you to approve the OCP for the Ambleside area. By supporting initiatives that promote housing diversity and accessibility, we can create a West

Vancouver where residents can age in place with dignity and continue to contribute to our community's vibrant tapestry.

Thank you for considering my perspective on this important matter. I am hopeful that together, we can navigate these challenges and secure a brighter future for all residents of West Vancouver.

Sincerely,

s. 22(1)

A large black rectangular redaction box covers the signature area of the letter.

**From:** Ambleside Tenants Association <amblesidetenantsassociation@gmail.com>  
**Sent:** Friday, June 21, 2024 2:36 PM  
**To:** Linda Watt; Mark Sager, Mayor; Nora Gambioli; Sharon Thompson; Christine Cassidy; correspondence; Peter Lambur; Scott Snider  
**Cc:** HILARY ALLISON; Margaret Baker; David Hawkins  
**Subject:** ATA input for Public Hearing on June 24, 2024 - OCP Infill Housing

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

Dear Mayor and Councillors,

The Ambleside Tenants Association would like to state our strong support for the infill housing bylaw proposal that is outlined as:

*Policy BF - B4.4.5*

*d) Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total site density based on the tenure of the infill:*

*1. Strata up to 2.5 FAR;*

*2. Mixed strata and rental, or rent-to-own up to 2.75 FAR;*

*3. Rental or co-op up to 3.0 FAR;*

*With appropriate heights to be determined through contextual review of the proposal*

In our opinion, this bylaw would provide significant protection for the tenants living in the 3 properties: Peter Wall Ambleside, Shorewood Manor, and Villa Maris Apartments.

It is notable that the 450 apartment units in those 3 buildings account for 28% of all 1600 purpose built rental units in the Ambleside area.

A bylaw that provides such strong protection for 28% of the area's rental units (and likely close to 1000 tenants in those apartments) deserves to be supported.

Although the ATA's primary focus is the protection of tenants and rental units, we also appreciate that the District is attempting to create managed growth in a range of housing options for the community.

The wording of the bylaw protects tenants, however it also facilitates the controlled development of new housing that is in keeping with the values inherent in the OCP.

We feel that this proposal is fair and beneficial to tenants, owners, and the District of West Vancouver.

Therefore we encourage you to vote in favour of the bylaw.

Thank you,

Rick Wagner, Hilary Allison, and Margaret Baker

s. 22(1)

West Vancouver, BC

s. 22(1)

*Ambleside Tenants Association ...*

*Tenants are a vital segment of our Ambleside Community.*

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 6:31 PM  
**To:** correspondence  
**Subject:** Ambleside Area Plan

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

Dear Council,

As a long-time resident of West Vancouver, I'm deeply invested in the future of our community. My family has called this beautiful area home for many years, and I've always appreciated the sense of belonging and the quality of life it offers. However, I've noticed a growing concern: the lack of diverse housing options that could impact future generations' ability to live here.

The Ambleside Area Plan is a critical opportunity to address this concern. By expanding housing options, we can ensure that young families and individuals can afford to stay and contribute to the vibrant community we all love.

I believe that implementing the Ambleside Area Plan will not only provide necessary housing diversity but also strengthen the fabric of West Vancouver for years to come. Let's work together to make our community more inclusive and accessible, ensuring that everyone has the chance to create lifelong memories here.

Please consider prioritizing the Ambleside Area Plan for the betterment of our entire community.

Thank you for your dedication and service.

Warm regards,

[REDACTED] s. 22(1)

West Vancouver

Sent from my iPhone

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 7:34 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Nora Gambioli; Peter Lambur; Sharon Thompson; Christine Cassidy; Scott Snider; Linda Watt  
**Subject:** Subject: Ambleside LAP at Public Hearing - June 24, 2024

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

RE: Ambleside LAP at Public Hearing - June 24, 2024

Dear Mayor and Council,

My name is [REDACTED] s. 22(1) and I am [REDACTED] s.22(1) St. Stephen's Church at 885 22<sup>nd</sup> Street, West Vancouver.

As a passive member of the church but an active resident of the local community, it has come to my attention that there will be a public hearing on June 24, 2024 for a vote on [Zoning Bylaw No. 4662, 2010](#), [Amendment Bylaw No. 5338, 2024](#) and [Official Community Plan Bylaw No. 4985, 2018](#) with the Ambleside Area Plan.

St. Stephen's Church falls within the Ambleside LAP, so it is important that Mayor and Council hear that there is local support for this bylaw to move forward and be approved.

Supporting this LAP bylaw will allow West Vancouver to gently grow into a community that both protects its beautiful character, while also opening doors for additional diverse housing opportunities for all residents currently looking to downsize and remain in the community and those that we can bring back to and welcome to our community. The changes for these bylaws will be important for businesses in the village area to be sustainable in the long run.

As a parent [REDACTED] s.22(1), I have been involved in [REDACTED] s.22(1) school PACS. I have seen the challenges in retaining teachers in our district. This bylaw will provide an increase in diverse housing that can also support teachers, faculty and administrative staff at our local schools and daycare facilities by providing more diverse housing. Currently we see a lot of teachers having to commute from outside of West Vancouver. We also see teachers leaving our local public school because the commute has become too long and unaffordable long term. We want teachers to live and teach in West Vancouver, and by increasing the density and diversity of housing with the Amendments to the Ambleside LAP, I believe this can be achieved in the long term.

At St. Stephens, it is our mission to serve the community. As a community hub, we share our facilities with many community rental groups, including a daycare, choir, children's art lessons, recovery groups, Yoga classes, book clubs and more. We strive to make sure all local community groups have access to the space they need.

Yet, our ability to continue to hold space for the community at large is limited by our building's aging infrastructure. With over 110 years of legacy in the community and currently located in our second



building in the community, our facilities need significant repairs and maintenance which is not feasible for the church to bear given the costs. As we look forward to serving the community for the next 100 years in a new facility, we understand the need to modernize to meet the needs of the community. This includes a desire to provide rental housing opportunities, supporting our senior population and providing a safe place for all people in the community.

In my daily interactions with both our parish and the general community, I see many seniors have lived their entire lives in West Vancouver and specifically Ambleside. They love this church and the community spirit it promotes. For them, it's a place to meet and socialize, a place to hear music, to attend services, volunteer, attend other interests, meeting people from the wider community, and it truly fulfills them. Having the opportunity to have a new and modern church that can provide affordable rentals, spiritual, philanthropic, musical and social needs, is incredibly important in keeping all West Vancouver seniors mentally healthy. Which is why the latest amendments to the bylaw will allow the church to continue to support the greater community in a more modern and inclusive way.

In conclusion, thank you for considering my letter of support. I look forward to witnessing the positive impacts that the approval of this bylaw will bring to our community.

Please support the Ambleside Area Plan on Monday.

Sincerely,

s. 22(1)

West Vancouver, BC s. 22(1)

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 17, 2024 2:31 PM  
**To:** correspondence  
**Subject:** Letter to Mayor and Council  
**Attachments:** Letter to District June 17.docx

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

TO: Mayor and Council

FROM: Argyle Point Strata VR 2384

June 17, 2024

RE: Ambleside Local Area Plan (LAP) and Proposed Infill Development

**EFFECTS ON ARGYLE POINT OF PROPOSED ZONING BYLAW AMENDMENT and PROPOSED TOWER ON PINK PALACE PROPERTY**

We understand that this is meant to increase the pool of housing in West Vancouver, but what could the rationale possibly be to construct another tower along the Foreshore, and right next to a low-rise 4-storey building, thereby obstructing the views of the Argyle Point building as well as the long-established view corridors that residents on Bellevue Avenue and north of Bellevue currently enjoy.

The current buildings along the Foreshore have areas of green space between them to allow view corridors from neighbourhoods north of Bellevue and to afford unobstructed south, east and west views for Foreshore condominiums. The Zoning Bylaw Amendment will alter the unique character of the Foreshore and could have a detrimental effect on view corridors. What is needed along this already highly developed part of Ambleside is more green space, not less. Some city planners believe that it is the space between buildings that creates connection, innovation and vibrancy in a community, not more buildings in the 'infill' areas.

Why is the District contemplating a Zoning Bylaw Amendment and altering the character of the Foreshore buildings with no input or consultation from those most impacted? The proposed tower will not fit with the spacing of the other Foreshore structures because of its reduced distance from Argyle Point and the subsequent loss of green space.

Such a change will have an impact on a large number of residents in the neighbourhood but especially on Argyle Point. Residents in that building will lose privacy, sunlight, and views. They will experience reduced enjoyment of their homes and devaluations of their property. Many other WV residents will lose their view corridors and corresponding enjoyment of their properties. With increased density and construction, Argyle Point and the surrounding neighbourhood will be impacted by a major increase in parking issues on Argyle Ave. Years of ongoing construction, noise, dust, debris and traffic congestion will accompany construction. And, ironically, West Vancouver taxes will surely go up to pay for increased infrastructure, even as the value of those homes most impacted declines.

If affordable rental housing is the District's goal, the proposed tower next to Argyle Point will do little or nothing to alleviate the shortage of affordable rental stock in West Vancouver.

**Presently, a two -bedroom suite in the Pink Palace costs \$4500 per month, a three bedroom as much as \$6,000 a month. A new tower will demand even higher rents. If it's designated strata it will not alleviate the District's need for middle income rentals.** Developers will look to maximize their returns, and while there might be more rental units available, building this tower certainly won't create affordability.

Why is the District gifting millions of dollars of density to the owners of West Vancouver rental properties? When Grosvenor Ambleside was built, developers had to pay the District many millions for increased density. Yet, council is giving increased density away for nothing while there are thousands of acres available north of the highway.

It appears that, to preserve and increase rental property, Council's solution is to agree to developers' wishes by allowing them increased FAR for higher density buildings and increased property values, while negatively impacting other residents' property values.

**ENVIRONMENT**

Council's *Strategic Plan* for 2024-2025 includes a goal to "protect our natural environment, reduce greenhouse gas emissions, and adapt our community to become more resilient in a changing climate." (p.1)

Erecting a tower along the Foreshore will not help to achieve this goal, no matter what 'energy performance standards' are met. There will still be additional CO2 emissions during and after construction of a new cement building. The shoreline itself could well be impacted.

How does the Ambleside LAP and Zoning Bylaw Amendment enhance Livability, Affordability, our Environmental Footprint and Climate Change? The legacy and success of a municipal government can only be measured by the improved quality of life they strive to provide for all of their residents.

The Ambleside LAP and Zoning Bylaw Amendment would do a serious disservice to residents of Argyle Point, and it is our hope that you will defer it or reconsider it, especially as it pertains to the proposed tower on the Pink Palace property.

Yours truly,  
Argyle Point Strata

s.22(1)  
[Redacted Signature]

Owner  
Owner  
Owner  
Owner  
Owner

s.22(1)  
[Redacted Signature]

Owner  
Owner  
Owner  
Owner  
Owner

s.22(1)  
[Redacted Signature]

Owner

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**From:** s. 22(1)  
**Sent:** Saturday, June 22, 2024 5:09 PM  
**To:** correspondence  
**Subject:** June 24,2024-Public Hearing

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

Mark Sager and Council Members,

Pls vote AGAINST the OCP amendments on June 24, 2024.

One reason we all chose to live in West Vancouver was because of the village feel the community projects. Let's preserve that.

Best,

s. 22(1)

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

Please vote AGAINST the OCP amendment on June 24, 2024.

One reason we all chose to live in West Vancouver was because of the village feel the community projects. Let's preserve that.

Best,

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 6:19 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** DWV Public Hearing on 24th June - Please Vote Against OCP Amendments

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

Dear Mayor, Councillors,

As you are aware, there is a very important meeting scheduled for Monday 24<sup>th</sup> June in which Council will conduct a Public Hearing on amendments to by-laws constituting the Official Community Plan (OCP). The proposed amendments are so broad in scope, and potentially long-lived in effect, that I would encourage you to reconsider, closely, the impact of these on the West Vancouver Community and, since they cannot be adjusted at this stage, to reject them in total.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver.

**From:** [Redacted] s. 22(1)  
**Sent:** Saturday, June 22, 2024 7:06 PM  
**To:** Mark Sager, Mayor; Linda Watt; Sharon Thompson; Scott Snider; Peter Lambur; Nora Gambioli; Christine Cassidy; correspondence  
**Subject:** Ambleside Local Area Plan amendments -

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

Dear Mayor Sager, Dear West Vancouver Council members,

This is to request that you **vote against the proposed amendments** to the LAP. I live in [Redacted] s. 22(1). The proposals have caused great alarm to me and to many neighbours in [Redacted] s. 22(1) and those who live in the vicinity. The proposals are likely to contribute to a significant drop in our property value and a decrease in the quality of life in our neighbourhood, a part of which a former council member called a "unique" and "green oasis" in the dense space south of Marine Drive.

Lining the seawall nearby with 10 and 14-story buildings is a horrible prospect. It is difficult to comprehend how these changes can even be considered acceptable by stewards of our community.

[Redacted] s. 22(1)

---

[Redacted] s.22(1)

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

[Redacted]

[Redacted]

[Redacted]

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 7:09 PM  
**To:** correspondence  
**Subject:** Re: Opposition to the proposed amendment in the Ambleside LAP

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

Address added

Sent from my iPad

> On Jun 21, 2024, at 7:36 PM, [REDACTED] s. 22(1) wrote:  
>  
> Dear Mayor Sager and Council,  
>  
> We are deeply concerned about the proposal to extend the zoning in the Ambleside local area plan up to 23rd Street. A building of this height does not fit within this area and will block the views of residents behind. It has long being promised that a building of this height would not be constructed in this area.  
>  
> We ask that the zoning remain within the original confines.  
>  
> Please redact my name.  
>  
> Thank you,  
>  
> [REDACTED] s. 22(1)  
[REDACTED]  
West Vancouver, [REDACTED] s. 22(1)



---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 8:16 AM  
**To:** [REDACTED] s.22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Ambleside OCP = +

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

[REDACTED] s. 22(1)

**West Vancouver**

[REDACTED] s. 22(1)

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Ambleside OCP**

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

When considering changes to the Ambleside OCP please do not allow for building heights to exceed those already in place for existing structures. We do not want Ambleside, Dundarave or West Vancouver in general to look like Burnaby. Our waterfront and skyline is part of the natural beauty of the city and allowing this kind of densification will be irreversible .

Thank you.

[REDACTED] s. 22(1)

---

**From:** M Slater <melroy1058@gmail.com>  
**Sent:** Sunday, June 23, 2024 9:28 AM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Proposed changes to Ambleside Local Area Plan & Apartment Zone

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

Re: May 17, 2024; Council Report – Ambleside LAP Apartment Areas: Proposed Modified OCP Bylaw Amendment; Proposed Zoning Bylaw Amendment; and Rental Replacement and Tenant Assistance Policy.

Dear Mayor & Council,

It has been just over a year since I provided feedback on the initial Ambleside LAP options. Aside from describing building heights in meters, none of my concerns or suggestions have been addressed.

My main contention is that the whole process is being driven by accommodating an arbitrary number of new housing units, when the starting point should be a vision of what we want Ambleside to look like when the LAP is completed.

I am deeply saddened by a process that turns a blind eye to such a fundamental element. A process that continues down a pre-determined path which many jaded residents saw coming from the outset.

The Ambleside Local Area Plan should reflect what residents desire for their neighbourhood. But it does not reflect *my* desire for gentle densification or ensure future potential growth will be managed to preserve and protect neighbourhood character and quality of life of existing residents.

The Ambleside and Dundarave Residents Association has also raised very valid concerns and made good suggestions that have not been addressed or incorporated. When a primary stakeholder is not on side, this is a red flag that we haven't got it "right".

Approving this amendment will commit West Van to potentially undesirable development with consequences that have not been thought through. Please reject this proposal.

Yours truly,

Melinda Slater  
1058 Keith Road  
West Vancouver

Please do not redact

**From:** David Hutniak <davidh@landlordbc.ca>  
**Sent:** Sunday, June 23, 2024 10:08 AM  
**To:** correspondence  
**Subject:** Ambleside Local Area Plan - Apartment Stream  
**Attachments:** Ambleside Local Area Plan - Apartment Stream .pdf

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

Dear Mayor and Council,

I'm writing to you today to provide my feedback on the Ambleside Local Area Plan on behalf of LandlordBC, the professional industry association representing owners and managers of rental housing in British Columbia.

LandlordBC enthusiastically supports the approval of the Ambleside LAP and we encourage Mayor and Council to do the same.

Thank you for your serious consideration.

Sincerely,

David Hutniak  
Chief Executive Officer  
LandlordBC  
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838  
Email: [davidh@landlordbc.ca](mailto:davidh@landlordbc.ca) | Website: [BLOCKEDlandlordbc\[.\]ca](http://BLOCKEDlandlordbc[.]ca)BLOCKED

LANDLORDBC



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June 23, 2024

Mayor & Council  
District of West Vancouver

Sent via email: [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)

**Subject: Ambleside Local Area Plan - Apartment Stream**

I'm writing to you today to provide my feedback on the Ambleside Local Area Plan on behalf of LandlordBC, the professional industry association representing owners and managers of rental housing in British Columbia. LandlordBC's mandate is to support a balanced and healthy rental housing market with an emphasis on private sector solutions.

Mayor and Council are acutely aware of the chronic shortage of purpose-built rental housing in the District of West Vancouver and across Greater Vancouver in general and how that has impacted the housing market. As a region, we need to ensure we are enabling the retention of existing rental housing, while also building new secure purpose-built rental housing that can address today's and future needs. Secure purpose-built rental housing is essential for dynamic and diverse communities and contributes to local communities in far-reaching ways - as workforce housing that supports our local economy, as an alternative form of housing for our seniors to downsize to, a young professional's first home, and so much more.

As an advocate for the benefits of rental housing, LandlordBC strongly supports the proposed Ambleside Local Area Plan OCP Bylaw amendment and the proposed RM1 and RM2 Zoning Bylaw amendments.

The OCP and Ambleside LAP amendments being considered on June 24 will provide a much-needed path forward for future housing opportunities in West Vancouver, striking a balance between protecting existing rental homes, while enabling the delivery of critically needed new rental housing stock. When we have the ability to enact enabling policy, and we have the property owners who are prepared to assume the risk and build these critically important homes in communities, we must not miss the opportunity.

LandlordBC enthusiastically supports the approval of the Ambleside LAP and we encourage Mayor and Council to do the same.

Sincerely,

s. 22(1)

David Hutniak  
CEO, LandlordBC

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 10:09 AM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Sharon Thompson; Peter Lambur; Christine Cassidy; ssnider@wedtvancouver.ca  
**Subject:** Building height changes and property owners rights

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Sir

I am very fortunate to be living in West Vancouver, a tiny community bordered by the ocean and at the foot of the mountains. We are restricted by our geographical location, and as a result, there is very little land to build on. The beauty of West Vancouver is the access to the ocean and proximity to the mountains. Many people want to live here. We as a city would like to be everything to everyone, but given our geographical restrictions it is just not possible. To destroy what we have in order to make it possible for everybody to live here is I think unfair to those of us who have invested in West Vancouver for its beauty and as well for its small town feel. I have issues with the proposed height increases of buildings in West Vancouver. Making it possible to add more accommodation through raising the height restrictions on buildings is going to have huge impact on those property owners behind these buildings and will make marine Drive very dark. A windy tunnel like downtown. Even the new building on Marine Drive has had an impact on those businesses across the street from it. It is very cold and dark now. Especially in winter when sun is low. If you want to put in towers waterfront property is not where to do it. Put it in an area where views aren't obstructed. Provide bus service to the new location. But to densify along Marine Drive is unconscionable it shows total disrespect for those of us who live here and those who created West Vancouver. I think it's very shortsighted to consider this height restriction alteration. We need to think of other ways.

Please take note that there are not many lights on in the new rental buildings at Park Royal. This tells me that the buildings are not full. So we really don't need more. It's too expensive to build too expensive to rent. I think getting rid of short term rentals will have an impact on rental availability and perhaps making it easier to be the rental property might be considered. Owners of rental property have no rights according to the rules and it just makes it an unsavoury prospect. This is what makes short-term rental so appealing. The possibility of having long term tenants that don't want to leave and with costs the continue to rise and rents that can't be adjusted make the option of renting your property out untenable. The landlord/tenancy rules need adjusting. There is an imbalance between the rights of the owner and the rights of the tenant with the tenant holding most of the power. This needs to be addressed if we are going to encourage property owners to consider investing in rental properties.

So, please do not allow for higher buildings along our waterfront. Reconsider densification. We do not have infrastructure for it and our tax base too small to pay for it. We don't want to become Honolulu or Hong Kong in feel. And reconsider whether we need to add more rental at this time.

Thank you

[REDACTED] s. 22(1)

West Van

Sent from my iPhone

**From:** Joseph A Sutherland [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 11:33 AM  
**To:** josephsutherland210@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Stop OCP vote =+

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

**Joseph A Sutherland**  
**1765 24th Street**  
**West Vancouver, BC**  
**V7V4H7**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Stop OCP vote**

My name is Joseph A Sutherland and I am a resident of West Vancouver.

Delay voting on OCP until all ramifications of provincial legislation are known. Allowable building heights on Marine and Bellevue are too high.

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

Thank you.

Joseph A Sutherland  
josephsutherland210@gmail.com

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 11:55 AM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Nora Gambioli; Peter Lambur; Sharon Thompson; Christine Cassidy; Scott Snider; Linda Watt  
**Subject:** Ambleside Area Plan Public Hearing June 24, 2024

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

Dear West Vancouver Council,

Growing up in West Vancouver with my parents and grandparents still residing here today, I deeply value the sense of community and the opportunities this area has provided me. Due to the uprising concern around housing diversity, it could potentially limit my future and other individuals future generations from experiencing the same upbringing I cherished having lived in West Vancouver.

The Ambleside Area Plan presents a crucial opportunity to address this issue. Creating space for new housing opportunities can ensure that young families, like mine once were, can afford to stay and thrive in our beloved community.

I urge you to prioritize the Ambleside Area Plan as a means to sustain the fabric of West Vancouver for generations to come. Let's work together to create a community where families can afford to put down roots and create lifelong memories, just as I was fortunate enough to do.

Please support the Ambleside Area Plan.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1) West Vancouver



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**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 3:37 PM  
**To:** correspondence  
**Cc:** Christine Cassidy; Nora Gambioli; Peter Lambur; Mark Sager, Mayor; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** OCP amendments / WV Council Meeting 24 June 2024

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

To West Vancouver Mayor and Council

Please vote against the proposed OCP amendments.

And take the time is necessary to review the proposed changes and consider the consequences to our community.

I understand this is a consequence of provincial legislation, however, it's difficult to understand how these proposed amendments to WV's OCP are beneficial to our community.

Please advise when notice was provided to the community about these changes, or an opportunity for a public discussion provided - unless the council meeting June 24, 2024 is considered appropriate.

It's regrettable but not surprising that elected representatives, provincially and municipally, support these proposed changes to development regulations.

[REDACTED] s. 22(1)

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

---

**From:** s. 22(1)  
**Sent:** Sunday, June 23, 2024 4:24 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Sharon Thompson; Peter Lambur; Christine Cassidy; Linda Watt  
**Subject:** Ambleside Local Area Plan Proposed Amendments

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Dear Mayor Sager, Dear West Vancouver Council members:

I live in s. 22(1) and I write to request you **vote against the proposed amendments** to the LAP.

Densification in the proposed apartment area should be "gentle". 8 to 14 story towers on the south side of Marine Drive in my opinion do not match that criteria. Gentle is the word that could be used to describe the 2 low rise in-fill buildings of the Hollyburn Properties at 21st and Bellevue.

The proposed permitted development could also result in older buildings that are in good shape (as is mine) being torn down and replaced well before the end of their useful life.

Thank you for consideration.

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

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**From:** Anne Eady <anneeady11@gmail.com>  
**Sent:** Sunday, June 23, 2024 4:41 PM  
**To:** correspondence  
**Cc:** Sharon Thompson; Linda Watt; Christine Cassidy; Peter Lambur; Scott Snider; Nora Gambioli  
**Subject:** Proposed Amendments to OCP (24th June 2024)

**CAUTION:** This email originated from outside the organization from email address anneeady11@gmail.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor Sager and Councillors,

What a difficult position you have all been put in with Bill 44! Here you all are trying to do your best for the responsible stewardship of West Vancouver - trying to balance the need for development, protection of parks, green space, tree canopy and livability and now the carpet basically gets ripped out from under you by Bill 44.

Having listened to the talk given by Karin Kirkpatrick last Thursday on this Bill and the input Councillors Thompson, Cassidy and Watt contributed to the discussions, it is obvious that nobody actually knows anything. However we are full of fear and trepidation as to the wide reaching, and ill-considered effects of this draconian legislation.

When faced with this uncertainty, the only responsible decision to make on behalf of our West Vancouver residents is to **vote against any amendments to our OCP** until such time as more clarity is forthcoming.

We are all depending on your common sense and integrity to help us all navigate this Bill 44 storm.

Many thanks for your hard work and dedication to the citizens of WV,

Anne Eady  
4347 Erwin Drive  
V7V 1H7

DO NOT REDACT

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**From:** s. 22(1)  
**Sent:** Sunday, June 23, 2024 6:18 PM  
**To:** correspondence; Mark Sager, Mayor  
**Subject:** Ambleside Local Area Plan

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Mayor Sager and Council,

The Ambleside Local Area Plan is a multi faceted, highly ambitious plan for a small town. The complexity of it is overwhelming the residents and stoking fears for individual future well being as well as the possibility of quickly destroying the ambience of Ambleside which has taken decades to achieve. The deterioration in the commercial sector has sadly become very apparent in the last 10 - 20 years. Ambleside and Dundarave's longstanding reputation for unique, one of a kind shops and restaurants is quickly being obliterated. Greedy Landlords are demanding unrealistic rents which few retailers and restaurateurs can afford. This needs to be addressed and addressed quickly, before new commercial is approved.

I am a homeowner at s. 22(1). I chose this location because of its walkability, the lovely views and the tranquility of the neighbourhood. To read that Council is considering s.22(1) possible construction of 8 - 14 storey buildings in the foreseeable future is deeply disturbing. That would simply destroy the neighbourhood with the resulting traffic, noise, and loss of open space and view corridors.

West Vancouverites have expressed their desire to maintain their quaint seaside community. No one is opposed to increasing density but please, let it be done in a thoughtful way. The two three storey buildings on either side of the high-rise owned by Hollyburn Properties at Bellevue and 21st Street are an excellent example of effectively integrating contemporary design and increasing density adjacent to aging buildings, and all in a non offensive manner. Any consideration of increasing density along Marine Drive or at the Pink Palace should follow this thoughtful and well planned precedent.

We have chosen to live in Ambleside for its character, in part. If we wanted to live in a high density area, there are plenty of locations to choose from in the Metro Vancouver area. Let's maintain the unique liveability of Ambleside. Let's not try to turn it into a high density Skytrain style hub.

I believe that the majority of British Columbians are deeply disturbed by the ever increasing, seemingly poorly researched and ill planned mandates of the provincial NDP. Succumbing to the pressure of Premier Eby to rapidly increase the quantity of available housing could have dire consequences on our beloved community. Recent news reports cite the large numbers of British Columbians exiting this province for less expensive options. Should we perhaps stop and take a breath and see if this trend is going to continue, thus helping to alleviate the "housing crisis?" Elected officials are supposed to represent the wishes of their constituents. When this fails to happen, constituents can express their displeasure by replacing them with more like minded representatives. The October 19th provincial election is quickly approaching and there is a voracious appetite for change.

Sincerely,

s. 22(1)

West Vancouver. s. 22(1)

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**From:** s. 22(1)  
**Sent:** Sunday, June 23, 2024 7:17 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Sharon Thompson; Peter Lambur; Christine Cassidy; Linda Watt; Nora Gambioli; Scott Snider  
**Subject:** Proposed Amendments to the LAP - June 24th Public Hearing

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Dear Mayor Sager, Dear West Vancouver Council Members:

I request that you vote **against** the proposed amendments to the LAP.

I live at s. 22(1) in a building called s. 22(1). I have been living here s. 22(1) years.

The proposed changes to the Ambleside LAP will include the south side of Marine Drive from 20th Street to 23rd Street. The proposed changes would permit 8 to 14 story towers and the redevelopment (destruction) of current homes in buildings that have many years of useful life left. It is my opinion the OCP amendments are proposing more development than fits with this area. The proposed changes if approved have the potential of severely impacting the quality of life in a negative way for those living in the area.

Thank you,

s. 22(1)

West Vancouver, BC s. 22(1)

s. 22(1)

**From:** s. 22(1)  
**Sent:** Sunday, June 23, 2024 7:20 PM  
**To:** correspondence  
**Subject:** Support for the Proposed Amendments to the Ambleside Local Area Plan

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Dear Mayor and Council Members,

I am writing to express my support for the proposed amendments to the Ambleside Local Area Plan, specifically concerning the Apartment Areas stream. As a current s.22(1) I have a deep interest in urban development and housing solutions which is why I am eager to contribute my perspective.

The proposed Zoning Bylaw amendment to increase the permitted floor area ratio from 1.75 to 2.0 is a commendable step. Although modest, this change will not only facilitate significant improvements within existing structures but also encourage owners to reinvest in their properties, thereby prolonging the buildings' lifespans and enhancing the quality of life for residents.

The amendments to the Official Community Plan (OCP) are vital for guiding long-term and incremental redevelopment in Ambleside. The focus on diverse housing options—including "missing-middle" townhouses, strategic use of District-owned lands, and more seniors housing—addresses the pressing need for varied and inclusive housing solutions. These initiatives are especially important in a city like West Vancouver, where growth has been historically minimal yet is critically needed to relieve regional housing pressures.

I appreciate the opportunity to share my thoughts on this crucial matter. I believe that the proposed amendments will not only enhance Ambleside's architectural landscape but also its social fabric by making it a more inclusive and dynamic community. I urge the Council to adopt these amendments and look forward to seeing the positive changes they will bring to our city.

Thank you for considering my perspective.

Sincerely,  
s. 22(1)

[Redacted signature block]

[Redacted line]

[Redacted line]

[Redacted line]

[Redacted box with 'x' icon]

[Redacted] Vancouver BC

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 9:14 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Sharon Thompson; Peter Lambur; Christine Cassidy; Linda Watt; Scott Snider; Nora Gambioli  
**Subject:** Ambleside Apartment Area Guidelines - Former Land Use Contract Sites

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

**RE: Proposed Modified OCP Bylaw Amendment - Policy BF-B 4.4.5a - Renewing former Land Use Contract Sites**

I am very concerned about the future of the two former Land Use Contract (LUC) sites in the [REDACTED] s.22(1), should the proposed OCP amendments not be approved.

[REDACTED] s.22(1) Our condo building was not well built to begin with and suffers from the many and ever increasing maintenance and repair challenges of wood-frame condos built in the 1970's. Despite this, we owners have been doing the diligent and responsible thing of maintaining and repairing our complex throughout the years but, inevitably, it becomes a losing battle as the building nears its end-of-life.

In our AGM just this past week, the most pressing need identified was addressing serious moisture issues with the building envelope. If you are unfamiliar with our complex, adding to the complexity of this work, we are not one but actually two separate buildings and we have no lobby entrance but rather we access our units directly by way of the inner courtyard walkways. This replacement of the waterproofing membrane will also include the necessary replacement of all the windows and doors. Though it's yet to be confirmed how much this is going to cost each of us, it will be a shocking amount to say the least and it remains to be seen how many owners will be able to manage their share of the financial obligation. What we do know, is that the last depreciation report identified a need for \$7.5 million in maintenance and repairs over the next 7 years. For those forced to instead list their unit for sale, a read of the depreciation report and strata correspondence is sure to be a significant deterrent to any potential buyer.

Deferring the necessary repairs and maintenance has never been nor will be an option. Thus, we owners are faced with an ever pressing financial strain on the one hand and a likely shrinking market value of our units on the other, as more issues with the building come to light. When the owners inevitably and collectively realize that upkeeping the building can no longer be justified, we will have no other choice but to make the difficult decision to sell to a developer. However, obtaining a fair price for the building or even to elicit any developer interest would not be possible if the status quo were to remain.

Both of these former LUC sites are currently limited by the zoning that reflects the former provincially-driven LUC. They are neither RM1 nor RM2 zoned so are not in the zones proposed to increase from 1.75 to 2.0 FAR. Rather these LUC sites were rezoned in 2022 to site-specific CD zones and, in doing so, the LUC provisions were essentially transposed into a CD zone for each. The CD zones do not employ FAR as a control but rather limit the height and the number of storeys (i.e. 4) and dictate the terms of building

siting, dwelling count, site coverage, and setbacks. Curious me, I recently asked Planning to best guess what would be the equivalent FAR of these two sites. They rough estimated that both the existing and permitted density of these sites is approximately 1.5 to 1.6 FAR! No developer today will get out of bed for that FAR and 4 storeys! No developer is even likely to redevelop at 1.75 or 2.0 FAR, given the economics of today!

The two 4-storey LUC sites are actually nestled in a block consisting of a 7-storey rental and three condos at 9-storey, 10-storey and 15-storey, all built at 1.75 FAR. On the [REDACTED] s.22(1) [REDACTED] are three rentals and two condos ranging from 7 to 8 storeys, all built at 1.75 FAR. All of those buildings are of the zones proposed to change to 2.0 FAR. A redevelopment of up to 3.0 FAR at [REDACTED] s.22(1) [REDACTED] would not look out of place in this block and the proposed Policy BF-B4 contains the necessary wording to protect against building anything that “is not in keeping with surrounding development” and does not “integrate new development with existing views, circulation and the character of existing buildings” and, specifically to Policy BF-B 4.4.5a, “with appropriate heights to be determined through contextual review of the proposal”.

Equally as important, and not just applicable to the two LUC sites, proposed Policy BF-B 4.8 states “To ensure the impact of new development is responsibly managed, continue to require transportation impact assessments, utility modelling analyses, development cost charges, off-site improvements, and community amenity contributions - as determined by District review and provincial legislation - in development applications in the Ambleside Apartment Area.”. Lastly, the report provides well-thought-out guidelines regarding Context and Site Design, Building Design, Landscape Design, and Circulation/Parking for the entire Ambleside Apartment Area.

The proposed OCP guideline of up to 3.0 FAR and a range in height of 6 to 14 storeys allows some flexibility for potential designs, as illustrated by the provided example in Appendix E pages E.12 and E.13. [REDACTED] s.22(1) [REDACTED] in particular, which, at 32,300 square feet, is large enough and well located to attract a very appealing Community Amenity Contribution to the benefit of the wider West Van community.

[REDACTED] s.22(1) [REDACTED] has already been patiently waiting 4 years when our consultants last approached the previous council to discuss the our building’s future but some council members expressed the need to wait upon the anticipated Ambleside LAP. So now it is here!

Recognizing that council has lots of other policies to consider along with this one, I urge you to strongly support the renewal that Planning has put forth for the two former LUC’s. Should the proposed OCP amendments not proceed as is, then please ensure our sites do get included in the next reiteration of the proposal, hopefully later this year.

I thank you for your time and consideration.

Sincerely,

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

West Vancouver, BC

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



**From:** s. 22(1)  
**Sent:** Sunday, June 23, 2024 9:31 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Nora Gambioli; Peter Lambur; Sharon Thompson; Christine Cassidy; Scott Snider; Linda Watt

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

Subject: Ambleside LAP at Public Hearing - June 24, 2024

Dear Mayor and Council,

My name is s.22(1)

As an active member of our church and local community, I have learned that there will be a public hearing on June 24, 2024, to vote on [Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024](#), and [Official Community Plan Bylaw No. 4985, 2018](#), with the Ambleside Area Plan.

St. Stephen's Church falls within the Ambleside LAP, so it is important that the Mayor and Council hear that there is local support for this bylaw to move forward and be approved.

Supporting this LAP bylaw will allow West Vancouver to gently grow into a community that both protects its beautiful character while also opening doors for additional diverse housing opportunities for all residents here currently, those looking to downsize and remain in the community and those that we can bring back to and welcome to our community. The proposed changes are well thought out and the gentle density will contribute to the next stages of focus for the Ambleside LAP being the village area. The changes to these bylaws will be important for businesses in the village area to be sustainable in the long run.

Thank you for considering my letter of support. I look forward to witnessing the positive impacts that the approval of this bylaw will bring to our community.

Please support the Ambleside Area Plan on Monday.

Sincerely,

s. 22(1)

s. 22(1)

Whistler, B.C.

s. 22(1)

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**From:** s. 22(1)  
**Sent:** Sunday, June 23, 2024 9:37 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Nora Gambioli; Peter Lambur; Sharon Thompson; Christine Cassidy; Scott Snider; Linda Watt  
**Subject:** Apartment Area Stream of Ambleside Local Area Plan at Public Hearing on Monday, June 24, 2024

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

Dear Mayor and Council members.

We have been residents of West Vancouver and members of St. Stephen's Anglican Church for s.22(1).

West Vancouver has an aging population and we badly need younger people to work and live here among us. Imagine in the case of an emergency, we do not have enough police/firemen/medical staff for the situation simply because they cannot afford to live in our community. We therefore strongly support and urge you to vote in favour of [Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024](#) and [Official Community Plan Bylaw No. 4985, 2018](#).

**Please support the Ambleside Area Plan on Monday.**

Sincerely,

s. 22(1)

West Vancouver

s. 22(1)

**From:** s. 22(1)  
**Sent:** Sunday, June 23, 2024 9:51 PM  
**To:** correspondence  
**Subject:** Ambleside community plan

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Dear West Vancouver Mayor and Council,

As a university student who grew up most of my life in West Vancouver, I am writing to express my wholehearted support for the Official Community Plan for Ambleside. This community has always been a significant part of my life, and I hold fond memories of growing up in this beautiful area. However, I am deeply concerned that the current lack of housing may prevent me from moving back and raising a family here in the future.

The Ambleside community plan is a crucial step toward addressing this issue by increasing the availability of housing options. By implementing this plan, West Vancouver can become more accessible to young professionals and families, allowing those of us who wish to return to our roots the opportunity to do so.

The proposed changes will not only benefit future residents but also enhance the community's vibrancy and inclusivity. A diverse range of housing and commercial developments will attract a broader demographic, fostering a richer and more dynamic community life.

I urge you to prioritize and support the Ambleside community plan to ensure that West Vancouver remains a place where young people like myself can envision a future. Let's work together to create a community that is welcoming and attainable for all who wish to call it home.

Thank you for your consideration.

Sincerely,

s. 22(1)

s. 22(1)

s. 22(1)

West Vancouver  
Canada

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**From:** s. 22(1)  
**Sent:** Sunday, June 23, 2024 9:52 PM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** Official Community Plan for Ambleside area

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

Hi Council,

I am writing to express my support for the proposed Official Community Plan (OCP) for the Ambleside area. As a father and long-time resident of West Vancouver, I believe that embracing new construction and increasing density is crucial for revitalizing our community and supporting local businesses.

Over the years, I have observed that the higher density buildings in our area are starting to show their age. As a result, we risk losing the vibrancy that makes Ambleside such a desirable place to live and work. By encouraging new construction and modernizing our infrastructure, we can attract a diverse range of residents and businesses, fostering a more dynamic and economically sustainable community.

Furthermore, increased density can help create a more walkable and accessible neighborhood, which is essential for supporting local businesses. By bringing more residents into the area, we can create a customer base that will help our shops, cafes, and restaurants thrive. This, in turn, will contribute to a stronger local economy and enhance the overall quality of life for everyone in West Vancouver.

I applaud the efforts of the District of West Vancouver in developing a comprehensive and inclusive OCP for the Ambleside area. It is clear that this plan has been thoughtfully crafted to balance growth with environmental sustainability and community well-being. I urge you to approve the OCP as it represents a significant opportunity to rejuvenate our neighborhood and ensure its prosperity for years to come.

Thank you for considering my perspective on this important matter. I am confident that with your leadership, we can create a vibrant and thriving Ambleside that future generations will be proud to call home.

Best,

s. 22(1)  
West Vancouver, BC

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 9:55 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Response to New Ambleside OCP

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

Dear Mayor and Council Members,

I am writing to express my support for the proposed Official Community Plan (OCP) for the Ambleside area. As a resident of West Vancouver and a [REDACTED] s.22(1), I believe that embracing increased density and promoting innovative architectural design are essential for the continued evolution and vitality of our community.

Having [REDACTED] s.22(1) in this region for many years, I have witnessed firsthand the need for more diverse developments offering opportunities for employment, community enrichment, housing diversity, and urban renewal. Our current urban fabric, while beautiful, could benefit from new developments that not only enhance our built environment but also contribute to a more dynamic community. The proposed OCP provides a framework that encourages creative architectural solutions while respecting the unique character of West Vancouver.

Furthermore, increasing density is not just about accommodating growth; it is about fostering a more sustainable and livable community. By concentrating development in strategic locations, we can reduce urban sprawl, preserve green spaces, and improve access to amenities and public transportation. This approach not only enhances our quality of life but also ensures that future generations can enjoy a thriving and resilient West Vancouver.

I commend the District of West Vancouver for their diligent efforts in developing a comprehensive OCP that addresses the needs and aspirations of our community. The consultation process has been thorough and inclusive, reflecting a genuine commitment to planning for the long-term prosperity of West Vancouver.

In conclusion, I urge you to approve the OCP for the Ambleside area. By embracing innovative design and increasing density in a thoughtful manner, we can create a sustainable and vibrant community that will be admired for its architectural diversity and quality of life.

Thank you for considering my perspective on this important matter. I look forward to seeing West Vancouver continue to evolve as a leader in progressive urban planning.

Sincerely,

[REDACTED] s. 22(1)

s. 22(1)

West Vancouver

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 10:19 PM  
**To:** correspondence  
**Cc:** [REDACTED] s.22(1)  
**Subject:** Proposed Official Community Plan Bylaw Amendments

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

As a long time resident of the Ambleside Apartment Area I do support a new updated plan for the future of Ambleside provided that it maintains the seaside village character, green spaces, and quality of life we currently enjoy. It is imperative that carefully controled densification includes all aspects of the required infrastructure for our community.

Thank you for your attention.  
[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 11:11 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Please vote against proposed OCP amendments

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

Dear Mayor Sager and Council,

I am very concerned about the proposed amendments to the OCP to allow new buildings of up to 14 storeys in the Ambleside/Hollyburn narrow strip of land that will serve to change the character of this lovely seaside community that some would exploit for profit-making.

If the goal is to provide affordable housing for the "missing middle" and the work force in the community, then expensive condos are not the answer. It would be wiser to provide incentive for owners to repair and maintain the existing older buildings that would be more in keeping with the community's goals and neighbourhood character. That includes all the old commercial buildings on Marine Drive that need TLC, but it seems expectation of OCP changes drives owners of older buildings to wait for a re-zoning to maximize profits on a sale. Does West Vancouver exist for the benefits of the world-wide money game, or do we citizens have the right to maintain a certain character and standard of esthetic?

If the goal is to increase a tax base, then our focus is on a world of the past, and certainly not on maintaining a desirable community for humans to live and work in while ensuring it is preparing for the increasingly hot climate that we must endure in the future. We need less cement, concrete, and grass. We need to design more cool spaces with indigenous trees and plants. Beautiful human-scale builds, or refurbished oldies - all with generous space around them will preserve the character of West Vancouver else we will just create a mini downtown Vancouver with unaffordable condos in towers that sit empty because they are just "investments" people hold.

I encourage you all to vote against the proposed OCP amendments and fight for keeping the OCP as it is so owners of properties will finally know they have to work within it and that will certainly help us maintain our high standards of beauty and livability while creating space for all income levels.

Sincerely,  
[REDACTED] s. 22(1)

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



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**From:** s. 22(1)  
**Sent:** Monday, June 24, 2024 7:47 AM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Vote against the OCP amendments Today June 24th.

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

Dear Mayor and council,

As my elected representatives, I ask that you reject the proposed OCP for Ambleside.

1. Cities around the world who allowed their waterfronts to be “cut off “ from the community by tall or dense building have regretted it. Many including Toronto are trying to remediate.
2. Three high rises around 22<sup>nd</sup> will erode the views of hundreds, perhaps thousands, of homes especially below the Highway. This will destroy assessment value leading to increased tax for all homeowners across West Vancouver.
3. Incenting the owners of Pink Palace to evict their tenants to build a Highrise is egregious.
4. City management and planning staff are motivated by career, professional/union pressure, and future earnings to propose significant development funnel.

It is the duty of our elected representatives to make intelligent and reasoned decisions reflecting the views of their electorate.

It is undemocratic, immoral, and unfair to lock in future councils and citizens to a 2024 OCP approved under duress from a provincial government with a very singular political agenda.

Best regards,

s. 22(1)

West Vancouver, BC  
Canada

s. 22(1)

s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 8:18 AM  
**To:** correspondence  
**Subject:** Ambleside LAP

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

Dear Mayor and Council,

I have concerns regarding the height proposed for buildings around Hollyburn corner in the Ambleside LAP. Again this is the Ambleside plan but most of the proposed changes are in this new conceived Hollyburn corner. These Hollyburn corner sites would have the most significant change in the LAP area. Based on the precedent of 14 storeys with the Bellevue tower built by Cressey, I am deeply concerned of the resulting concrete wall that could result. The Bellevue tower even resulted in less units than the original building at 9 stories and the residents to the north stare at a literal concrete block.

To build two more luxury towers at 14 stories would be misguided. The original 6-9 storey range in the report which was crossed out at the last minute is much more appropriate for sites directly on Marine dr. Given CACs are being phased out by the province and conforming project in a OCP do not require public hearings, this would result in no public input on luxury developments for a few ultra wealthy residents. This is wrong to incentivize luxury developers. If the report is looking for more density many of the apartments in the Ambleside area are less than 6 stories and would result in more units near the Ambleside core.

Thank you,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 8:58 AM  
**To:** correspondence  
**Cc:** watt@westvancouver.ca; Mark Sager, Mayor; Peter Lambur  
**Subject:** Proposed OCP amendments

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

Unfortunately I [REDACTED] s.22(1) will be unable to attend tonight's meeting. I have looked at the proposed amendments and feel most strongly that jugular decisions like these should not be rushed. More time and consultation is required to consider all the consequences. In my opinion, if the luxury of time is not on the table I would ask that you vote NO.

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 10:40 AM  
**To:** correspondence  
**Subject:** LAP - Ambleside

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

I have reviewed the proposed plan and believe that the proposed changes are significant and further public consultation is necessary.

I find it ironic that on the one hand the proposal is pushing a significant increase density, yet the proposed Urban Forest Plan clearly indicates that this area needs more trees.

Clearly, we need a plan that supports the unique seaside community while managing an increase in density. I am not sure the current plan addresses this.

Thanks

[REDACTED] s. 22(1)

West Vancouver, BC  
Sent from my iPad

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 10:43 AM  
**To:** correspondence  
**Subject:** Ambleside LAP - proposed OCP Bylaw amendments and proposed Zoning amendments RM1 and Rm2 .

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

To West Vancouver Mayor and Council

In the light of the proposed OCP Bylaw and Zoning amendments, I wish to put forward my concerns.

If Council is considering additional buildings on some sites on Bellevue already occupied by massive buildings, then we would suggest that they be up to only three storeys high, like Hollyburn Gardens at the corner of Bellevue and 21st Street, which was recently tastefully added. To add extra buildings of great height or width would be creating a "wall" of concrete which will block sunlight, sky, and peek-a-boo views which exist now. Council should consider quality of life in Ambleside, not just create a rabbit warren in which to pack people.

I am against the possibility of the 2200 block of Marine Drive being designated up to 14 storeys. Again, this would create a "canyon" corridor and not in the character of our beach community, and might also, in the future, create an expectation of the same in the 2100 block of Marine Drive (site of previous gas station and two adjoining properties). These properties, which even at the height proposed now is too high (6 to 8 storeys), and should be kept at a maximum 3 storeys. Let's keep Marine Drive as open and airy as possible.

In this area we already have car, bicycle, pedestrian and parking issues. Tradesmen coming to do their work cannot find parking. How will packing people in make that any easier? We will likely in the near future have our supply of drinking water diminished. How can we absorb thousands more people into this area?

Gentle densification, yes, but this shock and awe densification is neither sensible nor palatable to residents.

Thank you,

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 11:05 AM  
**To:** correspondence  
**Subject:** LAP: Proposed Apartment Area Official Community Plan & Zoning Bylaw Amendments

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Mayor and Council,

As a longtime resident of the Ambleside Apartment Area, I believe that my property would be affected by the current proposed LAP project.

However, I likely would support a new, updated project that considers the future of Ambleside that maintains its 'seaside village' character, existing green spaces, and quality of life that we enjoy, while incorporating controlled densification. The amended project must include the appropriate expansion of the infrastructure required for the Ambleside area and West Vancouver.

West Van has been my primary home for over 70 years: it is a very special community and worth protecting while considering expansion needs.

Thank you for the opportunity to submit my opinion and for your consideration.

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 12:09 PM  
**To:** correspondence  
**Subject:** 1340 Duchess Ave

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Hello council,

I know there will be a meeting tonight to discuss the zoning around this building. It should be noted that the neighboring building to the south is 18 stories and the one next door I believe is 12 stories. It makes no sense that this is zone for only 4.

Thank you,

[REDACTED] s. 22(1)

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

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 12:19 PM  
**To:** correspondence  
**Subject:** Fwd: Delivery Status Notification (Failure)

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

----- Forwarded message -----

**From:** Mail Delivery Subsystem <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>  
**Date:** Mon, Jun 24, 2024 at 2:15 PM  
**Subject:** Delivery Status Notification (Failure)  
**To:** [REDACTED] s. 22(1)



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DNS Error: DNS type 'mx' lookup of westvancouver.cc responded with code NXDOMAIN Domain name not found: westvancouver.cc For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>



----- Forwarded message -----

From: [REDACTED] s. 22(1)

To: [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)

Cc: [ccassidy@westvancouver.ca](mailto:ccassidy@westvancouver.ca), [lwatt@westvancouver.ca](mailto:lwatt@westvancouver.ca), [mark@westvancouver.ca](mailto:mark@westvancouver.ca), "[ngamboli@westvancouver.ca](mailto:ngamboli@westvancouver.ca)" <[ngamboli@westvancouver.ca](mailto:ngamboli@westvancouver.ca)>, [plambur@westvancouver.ca](mailto:plambur@westvancouver.ca), [ssnider@westvancouver.ca](mailto:ssnider@westvancouver.ca), [sthompson@westvancouver.ca](mailto:sthompson@westvancouver.ca)

Bcc:

Date: Mon, 24 Jun 2024 14:15:20 -0500

Subject: Expression of Support for the Ambleside Area Plan

Dear Mayor Sager and Council,

As a long-term member of St. Stephen's Anglican Church [REDACTED] s.22(1) "out in the woods", I am writing to express my support for the Ambleside Area Plan and to encourage you to vote in favour of Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024 and Official Community Plan Bylaw No. 4985, 2018.

With appreciation,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 12:54 PM  
**To:** correspondence  
**Subject:** OCP amendments

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

To Mayor Sager and Councillors.

I would respectfully ask that you vote against the OCP Amendments that will be discussed at tonight's council meeting.

My concern is the proposed height of buildings to be developed in West Vancouver. I realize we need additional living units in our area, but to allow 14 stories to a building so close to our oceanfront is incomprehensible. If you do not defeat this proposal it will also affect our choices for future development.

Thank you for your attention to this matter.

[REDACTED] s. 22(1)  
[REDACTED] West Vancouver, BC. [REDACTED] s. 22(1)  
Sent from my iPad

---

**From:** IAIN HUME [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 1:16 PM  
**To:** Mark Sager, Mayor; christine.cassidy@westvancouver.ca; Nora Gambioli; Peter Lambur; scottsnider@shaw.ca; Sharon Thompson; lindawatt@westvancouver.ca  
**Cc:** correspondence  
**Subject:** Ambleside Apartment Zone Local Area Plan- June 24 Public Hearing

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

Dear Mayor and Councillors,

As I am unable to attend the Public Hearing this evening I am writing to express my serious reservations regarding the Ambleside Apartment Zone Local Area Plan. As I understand the matter, once this Plan has been approved by Council, it cannot be subsequently changed by Council.

Rightly or wrongly I feel that I am not fully informed on this matter. In part that is my fault because I have not been focused on the Ambleside area since I live in Caulfeild. However I feel that it is also the fault of the District for not fully, clearly and effectively explaining to West Vancouver residents the implications of this Plan. Specifically the approval of high rise (up to 14 storey) towers in Ambleside. Construction of such towers will mean that the "village" of Ambleside will cease to qualify as a village. Indeed as a community.

It is not clear to me, and I have to say to many of my West Vancouver friends and neighbours, what need could possibly justify such a change in profile of Ambleside. We have massive construction over the coming decades to provide housing above the highway in Cypress to meet the needs of future generations.

My concern would be allayed were it not for the fact that the Plan, if approved this evening, could be subsequently changed by Council. This does not appear to be the case.

This is a major issue affecting our community and Council should oppose the motion this evening and take the appropriate time to re-evaluate the Plan as proposed, and in particular ensure that the West Vancouver residents receive clear information and explanations of the consequences of such a plan. Holding public hearings last February when so many of us were out of the country does not constitute an appropriate and effective way of providing residents with information and explanations.

Thank you for considering my letter.

Yours sincerely,

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

Please do not redact my name

Sent from my iPad

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 2:28 PM  
**To:** correspondence  
**Subject:** Ambleside

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

Dear Mayor and Council:

We are not in support of the changes you are proposing. Ambleside is a unique "village" and as such needs to be preserved and businesses encouraged to come here. Increasing apartment density will spoil the area forever. Not every inch of soil needs to be covered with high rises!  
Leave Ambleside alone!!

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

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 3:56 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Nora Gambioli; Peter Lambur; Sharon Thompson; Christine Cassidy; Scott Snider; lwatt@westvancouver.ca  
**Subject:** Apartment Area Stream of the Ambleside Local Area Plan

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

Dear Mayor and Council

I have lived in West Vancouver since [REDACTED] s.22(1) I joined the staff of [REDACTED] s.22(1). I have lived in Ambleside and Dundarave all that time and have attended St. Stephen's Anglican Church [REDACTED] s.22(1)

I wish to express my support for the Ambleside Area Plan and encourage all of you to vote in favour of the Zoning Bylaw 4662, Amendment Bylaw 5338 , 2024 and Official Community Plan Bylaw 49995 and 2018.

Increased housing in the area surrounding the Community Centre is essential for the livability and economic viability of West Vancouver. The area is well served by public transportation, public services and shopping. It provides housing for those who wish to work in West Vancouver and help. to make us a more vibrant community.

Currently the Daycare at St. Stephen's provides an essential facility for those who work here but live far away and the local daycares are not open by the time they leave for work.

There are many other services provided by the church to the whole community. We have been a partner here for over 100 years and we would appreciate your vote which will help our mission in the future.

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 4:21 PM  
**To:** Mark Sager, Mayor; Nora Gambioli; Sharon Thompson; Linda Watt; Scott Snider; Christine Cassidy; Peter Lambur  
**Cc:** correspondence  
**Subject:** 24 June Public Hearing

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

Dear Mayor and Councillors,

Ambleside is the right location for increased housing densification and if the buildings are tall enough and/or the units smaller, it could result in more affordable housing. Furthermore, being multi-family units and close to transit, it will help the District meet its GHG emissions reduction targets. Increasing the number of protected bike lanes into, through and out of Ambleside would also contribute to reduced GHG emissions and help address traffic congestion. Please adopt these bylaw amendments.

Sincerely, [REDACTED] s. 22(1)

--

[REDACTED] s. 22(1)

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

[REDACTED]

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 5:06 PM  
**To:** correspondence  
**Subject:** 14 floor building proposal on Clyde Ave. West Vancouver

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To West Vancouver City Council:

We are owners at [REDACTED] s. 22(1) West Vancouver, [REDACTED] s. 22(1).

We are concerned with the proposal of building a tall apartment strata (up to 14 floors) [REDACTED] s. 22(1) as the noise and dust will negatively impact the lives of the residents. The owners would have to live through this [REDACTED] s. 22(1)

[REDACTED] s.22(1)

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



---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 6:47 PM  
**To:** correspondence  
**Subject:** Ambleside

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NO to highrises up to or over 14 stories in Ambleside! Please NO... we have enough traffic congestion already.

We need a hospital first for the number of people you allow to move in here.

Kind regards,

--

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

**From:** Gary Powroznik [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 7:08 PM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** [BULK] Ambleside LAP Public Hearing June 24, 2024

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

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I am providing a copy of my email response to ADRA's email earlier today regarding its position on the proposed amendments to the Ambleside LAP to support opportunities for diverse forms and tenure of housing. As a long-time resident of Ambleside and member of ADRA, I do not agree with its position and I in fact support the proposed amendments and any other action of Council to proactively improve the development of affordable housing options and deal with the concurrent issues required to help WVan to improve its sustainability of key elements important to the District of WVan.

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

Please do not redact my name.

**From:** Gary Powroznik  
**Sent:** Monday, June 24, 2024 6:58 PM  
**To:** adrawestvan@gmail.com  
**Subject:** Ambleside LAP Public Hearing June 24, 2024

I read your email below and ask whether you have consulted the ADRA membership on this position as I don't recall an opportunity to provide input as a member and 32 year resident in Ambleside. The reasons for opposing the passing of the current version of the OCP Amendment appear to be based upon a concern that there will be potential applications for increased density in the future that might not receive proper due diligence from WVan planning staff or consider other forms of allowable input from the community that will exist even if public meetings as we know them are no longer allowed.

Increased density is a given on any housing projects in the current market across Canada to build rental or saleable units that are affordable to major segments of the population in our communities. This is simply driven by the laws of supply

and demand and what many people are prepared to buy or rent at an affordable price. Otherwise, affordable housing will not be built, and we will continue to drive away our family members, including downsizers, and workers so that we have an unsustainable community evaluated on many key performance criteria. These criteria include severely constrained municipal finances, lack of suitable housing options, struggling businesses, inadequate transportation options, inability to implement progressive environmental policies, inadequately maintained infrastructure and extreme lack of support of family legacy issues. Family legacy issues for me include having the option to live in a community for the duration of one's life and having the expectation that one's other family members and friends and workers within the community will have the same option. This allows us to maintain and celebrate relationships, services, and contributions to our community.

**The key engine that drives all of this in a municipality is development because it produces the revenue required. There is no other source.** According to Canada's census statistics, WVan has grown by only 1/6<sup>th</sup> of the average of other Metro Vancouver municipalities in the 50 years ending in 2021. Since it has built only sufficient accommodation to accompany that growth, WVan has given up over 80% of the available revenue from properly conceived development projects in the last 50+ years, due to an extremely limited and inflexible housing policy, that would otherwise help fund all the key sustainability elements in the District.

ADRA represents a small percentage of people who live in the areas it represents, namely the Ambleside and Dunderave but there are many in these areas who do not belong to ADRA and who are in favour of a more sustainable community. I strongly suggest that ADRA host a forum of its members and others in these residential areas to fully discuss these issues on a constructive and objective basis so that its future submissions can provide a more robust representation to Council. After all, Council's role is to act in the best interest of the District of West Van, which in my view, will invariably lead it to openly challenging historical positions advocated that have not addressed the key elements of WVan's sustainability in the past several decades.

I am pleased to elaborate on my research into these issues, which I have already discussed with some other ADRA members, and support any public forum held to address these issues. There are also many residents and subject matter experts inside and outside of WVan who have a growing interest in helping WVan deal with these key sustainability issues. Gary.

s. 22(1) | Gary Powroznik, s. 22(1)  
[Redacted signature block]

---

**From:** Ambleside and Dunderave Residents Association <[adrawestvan@87838813.mailchimpapp.com](mailto:adrawestvan@87838813.mailchimpapp.com)>  
**Sent:** Monday, June 24, 2024 10:25 AM  
**To:** Gary Powroznik, s. 22(1)  
**Subject:** NEWSFLASH



**Ambleside and Dundarave Residents Association**

[adrawestvan@gmail.com](mailto:adrawestvan@gmail.com)

BLOCKEDadrawestvan[.]ca/BLOCKED

June 23, 2024

## **FOLLOW –UP TO JUNE 18 NEWSLETTER**

### **PUBLIC HEARING – JUNE 24, 2024 – 7 PM DWV MUNICIPAL HALL**

If you have not already made your views known to the Mayor and Council, there is still time!

- email Mayor and Council by noon June 24th AND/OR
- attend/speak at the Public Hearing.

**Once the Public Hearing is closed there is no further opportunity for public input on this matter.** The next step will be for Council to vote to either accept or REJECT the proposed Ambleside Apartment Area Official Community Plan (OCP) and Zoning Bylaw amendments.

ADRA Directors wanted to share some **VERY IMPORTANT** information received from ADRA member, Don Smith:

### **FURTHER REASON TO STOP THE PROPOSED BYLAW AMENDMENTS:**

#### **UPDATE ON IMPLICATIONS OF BILL C44/OCP AMENDMENTS/PUBLIC HEARINGS:**

“Under the new provincial legislation (Bill 44), once something is in the OCP, the District is legally prohibited from holding a public hearing on any rezoning changes that are consistent with the OCP.

The Province’s explanation is that such public hearings are unnecessary as the OCP itself already had a public hearing.

For example, if these OCP Bylaw amendments pass:

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- If the owner of the Pink Palace (Starlight Investments) wants to add up to 71% more density at 2222 Bellevue, including perhaps an additional 10-storey tower (as the Planning Department “visualized”), the District would **not** be permitted to hold a public hearing on the rezoning application.

This is yet another reason for the Council not to pass the current version of the OCP Amendment Bylaw.”

WE hope you will take the time to express your views on the proposed plans for redevelopment in the Ambleside Apartment Area and be part of a process that will have the positive outcome for the future of Ambleside that we all want to see.

#### ADRA DIRECTORS

Heather Mersey      Graham McIsaac      Sandi Leidl      Barb Shard      Trudy Adair  
Judy Chalmers      Nigel Malkin      Elaine Fonseca

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[adrawestvan@gmail.com](mailto:adrawestvan@gmail.com) BLOCKEDadrawestvan[.jca]BLOCKED

#### **Our mailing address is:**

Ambleside & Dunderave Residents Association  
772 - 20th Street  
West Vancouver, BC V7V 3Y7  
Canada

Add us to your address book

Want to change how you receive these emails?

You can update your preferences or **unsubscribe from this list.**



---

**From:** s. 22(1)  
**Sent:** Monday, June 24, 2024 8:59 PM  
**To:** correspondence  
**Subject:** Zoning bylaw - Ambleside - s.22(1)

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

Hello,

I live in s. 22(1) and came to know about public hearing about changes to Zoning bylaw for building high rise buildings at Ambleside.

As we live in an old building and have been discussing the sale of the building. The building has many issues, leakages and etc.

I came to know that our building cannot be replaced by only 6 to 9 floor building instead of 14 floors. This impacts us greatly as it becomes difficult to find a developer to buy this building.

I wanted to write and ask this to be reconsidered as this building is old and the repair option is also very costly and it has become a heavy financial burden.

Especially as a s. 22(1) working full time and trying to cover the increasing cost of the repairs has been stressful.

Thank you for your consideration.

s. 22(1)

Sent from my iPhone

**From:** s. 22(1)  
**Sent:** Monday, June 24, 2024 9:35 PM  
**To:** correspondence  
**Subject:** Ambleside Local Area Plan: My opinion

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

(Hi I am not sure if I will get to speak or if I have been enrolled, but I have been on webex waiting to speak. Please let me know if I have been enrolled. Just in case I have not been I post my speech here)

Hi, I'm s. 22(1). I'm currently a s. 22(1) student in UBC. I currently live in west vancouver, s. 22(1) amongst a number of s. 22(1) who reside in west vancouver to stay close to campus. I stand before you today to express my strong support for the ambleside area plan, and the proposed Zoning Bylaw and Official Community Plan (OCP) amendments.

As a young adult and student, I believe these changes are crucial for fostering a more inclusive, diverse, and sustainable housing landscape in our city for our growing community.

Agreeing to the proposed zoning bylaws which advocate for an increase in permitted floor area from 1.75 to 2.0 FAR, with no change to existing maximum heights, would allow a path forward in properties in west vancouver. These slight increases do not propose a change and do not propose to build a new home, but rather calls for reinvestment by existing owners into current homes. This investment could significantly improve the quality of life for residents, including students who rely on safe, comfortable, and functional living spaces, by effectively preserving rental homes.

As a student, finding affordable and suitable housing is always a challenge. The introduction of "missing-middle" housing is a brilliant solution which will come with this proposed zoning bylaw amendment. This missing middle will provide an affordable alternative to the often inaccessible single-family homes and an alternative to high-rise apartments. They represent a critical step towards ensuring that students, young professionals, and families have access to housing that meets their needs without breaking the bank.

The accessibility of the 1800 block of marine drive would allow an incredible development to allow residents of rental to work in nearby commercial areas, and as a student this sounds particularly needed and vital for our community. Given that the Canadian government has now raised proof of funds for international students up to 20,000 dollars, 50% of applications have been reduced and many international communities are forced to turn their head away from Vancouver and Canada as places of opportunity. Allowing residents to have a job as well as revitalize the labor force in the area would be a small but mighty gain for both students and the city.

As students and as a member of the s.22(1) club, we see and are students that have come to Vancouver in search of opportunity for themselves and their families. Finding rental housing in Vancouver and their prices have an incredible wall for existing and potential students to remain in west vancouver.

These proposed Zoning Bylaw and OCP amendments are not just policy changes; they are a reflection of our commitment to building a more inclusive, diverse, and sustainable future.

As a university student, I wholeheartedly support these amendments because they address the pressing need for diverse and affordable housing, facilitate community integration, and ensure that our city remains a welcoming place for all, regardless of age or economic status. I am in full support for improving the livelihoods of my fellow peers and a city that we love and are deeply grateful for the opportunities they grant to us.

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 9:58 PM  
**To:** correspondence  
**Subject:** Public hearing feedback on LAP apartment zone

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

Hi

I've been following the LAP process since last year, including this hearing and feel you're doing what you can to balance resident's various concerns, needs for housing and trying to operate in the backdrop of the provincial government's efforts to impose decisions.

I hope the apartment zone amendments pass. It will certainly be disruptive in years ahead and change the flavour of our community, but is the right thing to do to create diversity & allow generations of families to live here which clearly is not possible for most currently.

The changes seem in some ways big but also modest in comparison to the housing needs now and in the future.

I have 3 requests of you as things proceed:

1) promote & prioritize approving rentals that suit younger generations and workers that commute to the North shore. Help take cars off the road and inject vitality to our aging population.

2) Make a commitment and demonstrate leadership with the limited land you own by using the land at 15th&Marine for a co-op. It's a shame we have only ONE co-op in all of West Vancouver and it seems a model that property owners will not be interested in pursuing. So I hope you'll consider making another one happen to allow a viable affordable option for members of the community who may want to take equity out of their homes, downsize & enjoy life while remaining in their community as they age.

3) I hope you'll continue to push all levels of government for additional infrastructure and do what's within your control to address improved transit options, as it is scary to see what's happening to traffic and parking in North Van as they further densify.

(It would be nice to have visibility to the degree you collaborate with North Van councils to promote options for 2nd Narrows for example & have a louder collective voice).

Finally I commend David Hawkins and staff for their efforts to communicate and educate people like me who are new to engaging locally. Mr Hawkins clearly reiterates and illustrates intent and inspires confidence that proposals are thoughtfully considered.

I've learned a lot following this process and imagine it's very challenging work. I certainly have a stronger appreciation for the work you all do.

Best wishes



s. 22(1)

## Notes for June 24, 2024 Public Hearing on Ambleside Local Area Plan Proposed Official Community Plan and Zoning Bylaw Amendments

Good evening, Mayor and Council.

### Introduction

I am s.22(1) I have been a resident of West Vancouver for s.22(1) years and, for the s.22(1) years, have lived in Ambleside.

I am sure I speak for many in this Chamber when I say that I cannot think of a better place on earth to live than West Vancouver. Regardless of where we live in West Vancouver, we value the quality of life here and wish to see it maintained or enhanced.

### Zoning Bylaw amendments and Renters Policy

Before addressing the proposed OCP Bylaw amendments, may I say that we are all fully supportive of the proposed changes to the Zoning Bylaw and of the proposed Rental Replacement and Tenant Assistance Policy, and would encourage Council to proceed with implementing these.

### Proposed OCP Bylaw amendments

On the other hand, **we would urge Council not to pass the OCP Bylaw amendments relating to the Ambleside Apartment Area that are before us this evening.**

Please consider the following five reasons:

1. A Local Area Plan should be based on a vision. These amendments to the Ambleside Apartment Area are not based on any vision; rather, they appear to be based simply on a goal to add 1000 to 1200 new housing units – a goal that would appear to be no longer relevant or appropriate.
2. The vast majority of people who actually live in the Ambleside Apartment Area, particularly in the area west of 19<sup>th</sup> Street, do not support the changes as currently drafted.
3. The primary focus of the Ambleside Local Area Plan should be the Ambleside Commercial Area. There is likely to be broad support for the revitalization of the Ambleside Commercial Area. To the contrary, there is no consensus in favour of the OCP Bylaw amendments for the Ambleside Apartment Area that are before us today.
4. Many of the changes included in the current version of the OCP Bylaw amendments are unnecessary and unwanted. Many of them apply to buildings that are not expected to be "end-of-life" within the next 20 years.
5. The Provincial Government's new housing legislation, Bill 44, now prohibits the District from holding future public hearings for rezoning changes that are consistent with the OCP. The Province's explanation is that such public hearings are unnecessary, as the OCP itself already had a public hearing.

In other words, today's Public Hearing is potentially the only public hearing that will be permitted for the potential future rezoning of up to 44 sites in the Ambleside Apartment Area. This is unacceptable.

## Suggested revisions to OCP Amendment Bylaw

May I suggest the following five revisions to the OCP Amendment Bylaw before it comes back to Council and for public consultation:

1. With respect to the boundaries of the Ambleside Apartment Area:
  - (a) Do not remove Stratford Court (2202 Marine Drive) from the Ambleside Apartment Area.
  - (b) Do not include Hollyburn House, West Vancouver United Church and Church of Christ Scientist in the Ambleside Apartment Area.
  - (c) Do not include the 1800 Block of Marine Drive in the Ambleside Apartment Area.
2. Limit the height of any new development on Marine Drive between 20<sup>th</sup> Street and 23<sup>rd</sup> Street to a maximum of 3 to 4 storeys, and eliminate the current site-specific proposals for the 2000, 2100 and 2200 blocks of Marine Drive.
3. Eliminate the concept of "Hollyburn Corner". This label is largely unknown to the public, and should be the subject to a separate neighbourhood-specific consultation and a plan that encompasses both the residential and commercial components.
4. Limit density on the Pink Palace site (2222 Bellevue) to a maximum of 2.5 FAR and infill height not to exceed 3 to 4 storeys, consistent with other infill on Bellevue Avenue, such as the recent Hollyburn Gardens infill development at Bellevue and 21st Street.
5. Consider eliminating any distinction in the OCP Bylaw for the three "large" rental apartment sites, as any infill or redevelopment of these sites will need to be site-specific.

## Summary

I wish we were here this evening to engage in a constructive dialogue to ensure the best possible future for the area in which we live and love and hope to live in for decades to come.

Unfortunately, the process does not permit this, which leaves us no choice but to **ask Council to ensure that these proposed OCP Bylaw amendments do not pass 3<sup>rd</sup> reading.**

We look forward to playing a constructive role in the creation of a new vision for Ambleside that we all support.

Thank you for the opportunity to speak.

I will leave copies of my submission for your future reference.

Respectfully submitted,

s. 22(1)



**Gary Powroznik**

---

**From:** Gary Powroznik  
**Sent:** June 24, 2024 7:08 PM  
**To:** 'Mark Sager'; 'Christine Cassidy'; 'Nora Gambioli'; 'Peter Lambur'; 'Scott Snider'; 'Sharon Thompson'; 'Linda Watt';  
correspondence@westvancouver.ca  
**Subject:** Ambleside LAP Public Hearing June 24, 2024

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Gary Powroznik, S.  
[Redacted]  
[Redacted]  
[Redacted] West Vancouver

Please do not redact my name.

**From:** Gary Powroznik  
**Sent:** Monday, June 24, 2024 6:58 PM  
**To:** adrawestvan@gmail.com  
**Subject:** Ambleside LAP Public Hearing June 24, 2024

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Gary Powroznik, s. 22(1)

s. 22(1)

s. 22(1)

s. 22(1)

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**From:** Ambleside and Dundarave Residents Association <[adrawestvan@87838813.mailchimpapp.com](mailto:adrawestvan@87838813.mailchimpapp.com)>

**Sent:** Monday, June 24, 2024 10:25 AM

**To:** Gary Powroznik s. 22(1)

**Subject:** NEWSFLASH



# Ambleside and Dundarave Residents Association

[adrawestvan@gmail.com](mailto:adrawestvan@gmail.com)

<https://adrawestvan.ca/>

June 23, 2024

## **FOLLOW –UP TO JUNE 18 NEWSLETTER**

### **PUBLIC HEARING – JUNE 24, 2024 – 7 PM DWV MUNICIPAL HALL**

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WE hope you will take the time to express your views on the proposed plans for redevelopment in the Ambleside Apartment Area and be part of a process that will have the positive outcome for the future of Ambleside that we all want to see.

#### ADRA DIRECTORS

Heather Mersey      Graham Mclsaac      Sandi Leidl      Barb Shard      Trudy Adair

Judy Chalmers      Nigel Malkin      Elaine Fonseca

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[adrawestvan@gmail.com](mailto:adrawestvan@gmail.com) <http://adrawestvan.ca>

#### **Our mailing address is:**

Ambleside & Dunderave Residents Association

772 - 20th Street

West Vancouver, BC V7V 3Y7

Canada

June 24, 2024

Dear Mayor and Council Members,

I live in [REDACTED] s. 22(1). The building is too old and the costs for maintenance and the repairs is too high. we cannot afford it, we need to amend the higher FAR(3.0) for redevelopment opportunities so we can afford to stay here. Thank you for your time and consideration.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

Resident & Owner  
[REDACTED] s. 22(1)  
West Vancouver  
[REDACTED] s. 22(1)

06/24/2024

B.C.



June 24, 2024

Dear Mayor and Council Members,

I am writing to express my strong support for the proposed increase in floor area ratios (3.0 FAR) within the Ambleside Local Area Plan (LAP), specifically concerning the redevelopment of older apartment buildings.

As an owner of [REDACTED] s.22(1) I have witnessed firsthand the increasing challenges posed by inflation, rising labor costs, and a shortage of skilled tradespeople. Our building, despite its prime location in West Vancouver, suffers from a deteriorating foundation and structural issues that cannot be sustainably addressed through exterior remediation and maintenance alone.

Without substantial redevelopment, these problems will only worsen, leading to potentially unsafe living conditions and a negative impact on the surrounding community.

Increasing to 3.0+ FAR would provide a critical incentive for developers to consider the potential of redeveloping properties like ours. This would not only ensure the safety and well-being of current and future residents but also enhance the overall appeal and functionality of Ambleside.

I urge you to support the proposed changes that would facilitate necessary redevelopment efforts. By doing so, you will help address the urgent needs of property owners and contribute to the long-term vitality and success of Ambleside.

Thank you for your time and consideration. I look forward to the positive impact these changes will bring to our community.

Sincerely,

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

Resident

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

B.C.

s. 22(1)

West Vancouver, BC

s. 22(1)

Subject: Ambleside L.A.P. @ Public  
Hearing - June 24, 2024

Dear Mayor and Council

My name is [REDACTED] and I am a member at St Stephen's Anglican Church in West Vancouver.

As an active member of the community and church, I have learned that there will be a public hearing to vote on Zoning Bylaw No 4662, 2010, Amendment Bylaw No 5338, 2024 and Official Community Plan Bylaw No 4985 2018 with the Ambleside Area Plan.

St. Stephen's Church falls within the Ambleside L.A.P., so it is important that the Mayor and Council hear that there is local support for this bylaw to move forward and be approved.

Supporting the L.A.P. bylaw will allow West Vancouver to gently grow into a community that both protects its beautiful character while also opening doors for additional diverse housing opportunities for all residents here currently. Those looking to downsize and remain in the community. The proposed changes are well thought out, and the gentle density will

contribute to next stages of focus for the Ambleside LAP being the Village area. The changes to these bylaws will be important for businesses in the village to be sustainable in the long run.

Thank you for considering my letter of support. I look forward to witnessing the positive impacts that the approval of this bylaw will bring to ~~town~~ community.

Please support the Ambleside Area Plan

Sincerely,

s. 22(1)

s. 22(1)

lot size is one of the largest in the neighborhood. Our location has easy walking access to school, shopping, dining and the beach.

It is a great option for redeveloping with higher density to allow more families to live here.

s. 22(1)

Resident of

s. 22(1)

s. 22(1)

IS TOO OLD AND COSTY FOR PEOPLE

TO LIVE IN A SAFE CONDITION, IT IS A GREAT  
OPERTUNITY FOR CITY COUNCIL TO APPROVE

THE LAP AMENDMENT AND ALLOW HIGHER DENSITY  
FOR REDEVELOPING THE LOT.

RESIDENT OF

s. 22(1)

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 19, 2024 2:41 PM  
**To:** correspondence  
**Subject:** ADP for Cypress Village & Eagleridge

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

Hello Mayor & Council,

I support the Area Development Plan for Cypress Village and Eagleridge.

We need more housing. Young families, local workers, elderly downsizers, the physically/intellectually disabled all need affordable accommodation in West Vancouver, and this is a relatively sustainable way to address that while maintaining a West Van vibe by creating parks and trails which can be enjoyed by everyone.

And I think it's a decent location for it. It spares the waterfront, sits at a reasonable elevation and spans two exits to the Upper Levels.

Best regards,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

Sent from my iPhone

**From:** Claus Jensen [REDACTED] s.22(1)  
**Sent:** Wednesday, June 19, 2024 3:59 PM  
**To:** correspondence  
**Subject:** Cypress Village Rezoning  
**Attachments:** civix pptx letter council 25x25 32 font cypress village referendum raw data from dmm67.1.pptx

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

Hi,

Attached is a PDF letter to Council and Correspondence.

Please acknowledge receipt of the attachment.

Thanks

Claus Jensen  
1020 King Georges Way  
West Vancouver, BC  
V7S 1S5

Claus Jensen  
1020 King Georges Way  
West Vancouver, BC  
V7S-1S5

18 June 2024

Dear Mayor Sager and Councillors & Correspondence  
District of West Vancouver

Rezoning of Cypress Village from 316 Housing Units to 3,711 Housing Units in Exchange for 262 Acres of Parkland Located in Eagleridge purported to be Worth \$500 million but Currently Only Assessed at \$10.5 million

---

There are positive reasons for you to approve the proposed rezoning of Cypress Village. But at what costs to our community now and in the future?

1. At this point in time should DWV spend \$500 million of DWV resources to acquire parkland located in Eagleridge? Parks are great but is this park worth \$1/2 billion dollars to current West Vancouver residents?
2. DWV passed a climate emergency resolution several years ago and now is promoting a new development of 3,711 housing units (total area 5 million square feet) to be occupied by 6,900 people who will add 4,140 more vehicles (excluding construction and service vehicles) to DWV roads. The embodied carbon of construction and operation of these 3,711 housing units is about 660 million Kg of carbon dioxide. This is the equivalent to:
  - 143,500 cars CO2 emissions in a year
  - 30 million mature trees needed to offset 660 million Kg of carbon
  - CO2 emitted by 8,228 flights from Vancouver to Honolulu, Hawaii

What is the deal? Is housing carbon OK but heating and getting to work carbon is bad?



3. How much carbon will be emitted by 4,140 additional cars in West Vancouver? That is a traffic line of cars bumper to bumper Park Royal to Deep Cove. Rough guesstimate (ask ChatGTP) is the Carbon Dioxide emissions of driving these cars would be 1.7 million Kg of Carbon Dioxide per year. This would not include the embodied carbon of mining and manufacturing the vehicles. How does this square with DWV Climate Emergency Resolution? How can this be justified? How will this impact DWV annual carbon targets? Will current residents be forced to only drive every 4 days to meet DWV annual carbon target?
4. Currently there is sufficient land zoned to build about 7,000 housing units in West Vancouver This is about 29 years of new housing capacity based on the average new housing construction in West Vancouver over the last 3 years.
  - Why would Council add another 3,711 housing units now?
5. Current DWV property taxpayers will be financially subsidizing Cypress Village residents because the average assessed of the (affordable?) housing / condos will be \$1.5 million dollars. Today that would generate \$2,269 dollars in property tax per housing unit. Here are three calculations for how much it will cost to provide service (police, fire, parks, library. Etc)?
  - ✓ \$4,208 per housing unit based on housing units
  - ✓ \$3,015 per housing unit allocated based on per capita
  - ✓ \$3,759 per housing unit based on per unit + occupants per unit

Hence the subsidy by current #WestVan taxpayers to Cypress will be a minimum of \$700 per unit to \$2,000 per unit or \$2.6 million to \$7.4 million per year. Why would you force current DWV taxpayers to subsidize a \$6 billion dollar property development?

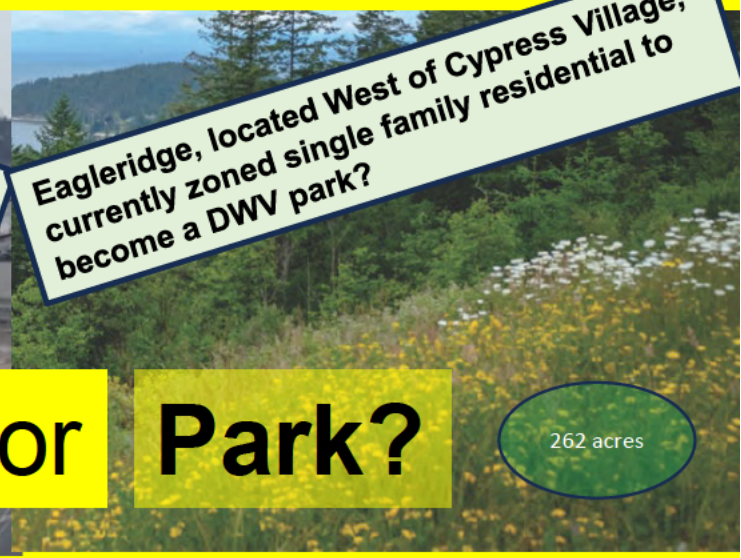
Claus Jensen (please do not redact my name or address)

**\$500 million for**

**Poop**

**or \$500 million for**

**Park?**



North Shore new \$4 billion sewage treatment plant #WestVan's share of cost will be (about 24%?) \$900 million!

Eagleridge, located West of Cypress Village, currently zoned single family residential to become a DWV park?

**Poop**

**or**

**Park?**

?

262 acres

**\$6 billion dollar development in Cypress Village?**

**FROM zoning**  
❑ 316 housing units  
❑ 802 people



**TO zoning**  
➤ 3,711 housing units  
➤ 6,900 people

**Core Deal:** DWV gets \$500 million parkland (as part of the Community Amenity Contribution, CAC due) and the owner (British Pacific Properties) can build enough to house City of Merritt population. **Should DWV demand \$500 million cash for poop or use \$500 million CAC for parkland?**

# #WestVan your voice matters

## Demand a Referendum for the proposed Cypress Village Densification REZONING

6,900 more people in 3,711 more housing units and 4,140 more cars

4,140 cars bumper to bumper would stretch 19 Kilometers.

Imaging Park Royal to Deep Cove bumper to bumper cars

TRAFFIC

TRAFFIC

TRAFFIC

TRAFFIC

TRAFFIC

TRAFFIC

TRAFFIC

TRAFFIC

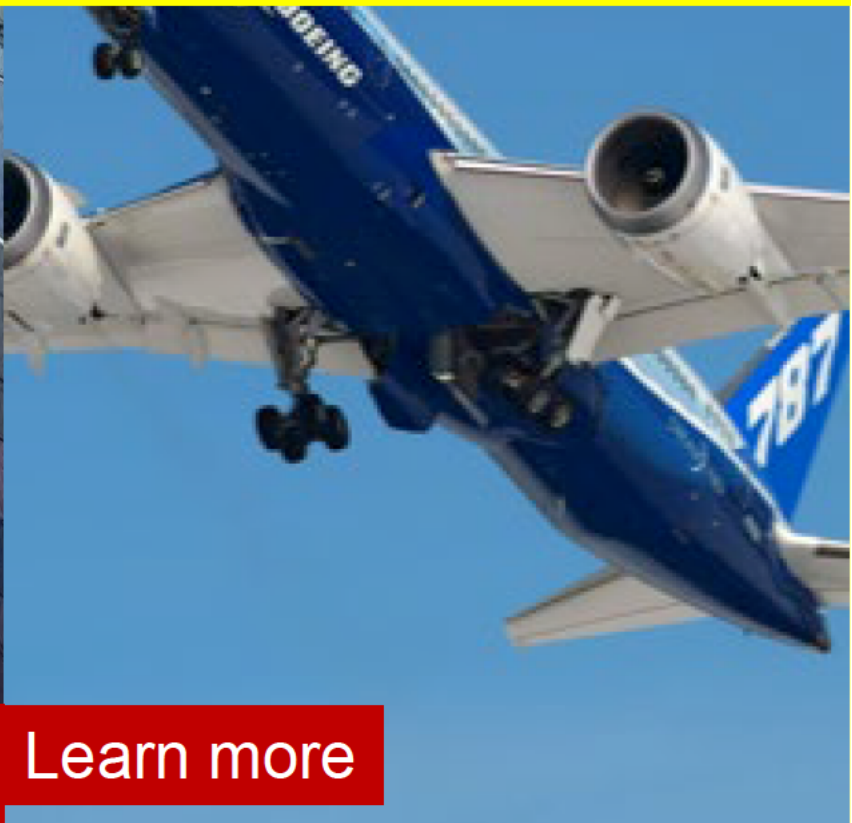
TRAFFIC

Learn more



By approving Cypress Village proposed rezoning, **West Vancouver Council would condone and endorse the emission of 660 million Kg carbon dioxide ... or**

- ❖ 143,500 cars co2 emissions in a year
- ❖ 30 million mature trees needed to offset
- ❖ 8,228 flights Vancouver > Honolulu



Cypress  
Village

Learn more

**#WestVan your voice matters**  
**Demand a Referendum for the proposed**  
**Cypress Village rezoning and development**

If #WestVan Council approves British Pacific Properties' \$6 billion Cypress Village residential development on 25 June then:

- If the assessed value of **YOUR** current housing unit is greater than \$1.5 million then **YOUR** property taxes will be used to subsidizing future Cypress Village residents' property taxes by about \$5.5 million per year

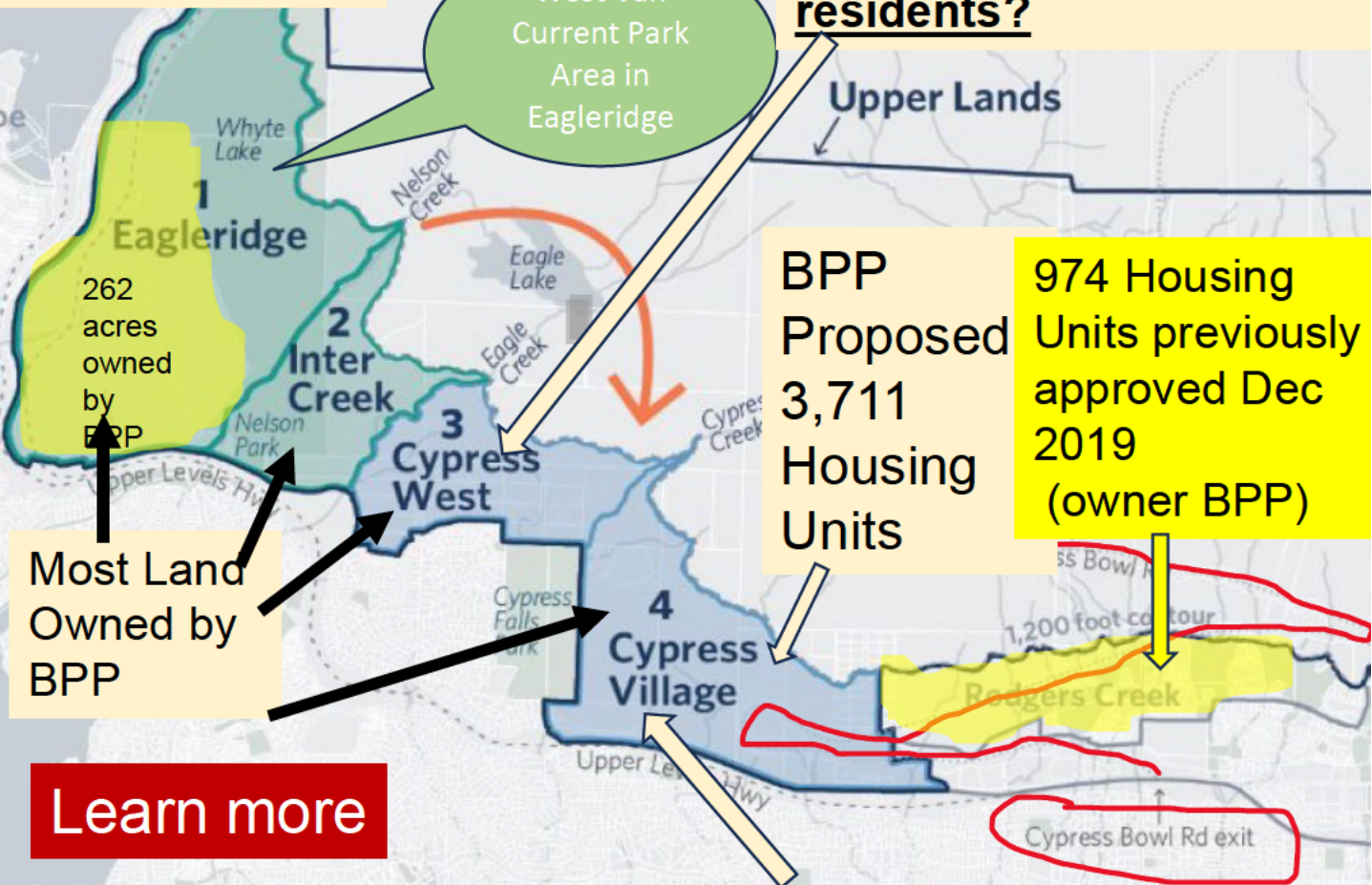
Click or tap [Learn more](#) to take survey

- #WestVan are YOU ok subsidizing a multi billion dollar company's development's property taxes & water?

a more compact, sustainable way.

## Vision for the Upper Lands

BPP = British Pacific Properties



2024 application: 3,711 Housing Units = **6,900 more residents**

16% - 22% Increase in West Van Population

**#WestVan are you OK with population of Merritt BC moving into Cypress Village?**

**#WestVan unless YOU take action today YOU will wake up on Wednesday 26 of June 2024 to witness the start of The death of The Seaside Village of West Vancouver! Why?**

- Because the night before, at a public hearing, your Council will receive your last input before they vote to rezone (or not) Cypress Village in exchange for land that some value at \$500,000 and must be used as park. That is DWV is effectively deciding to spend \$500,000 of its resources on a new park!

**FROM** zoning

- 316 housing units
- 802 people



**TO** zoning

- 3,711 housing units
- 6,900 people

- ◆ Be heard, demand a referendum for such a significant community decision.

- (see below map that illustrates application)

**#WestVan your voice matters**  
**Demand a Cypress Village Referendum for**  
**This Significant Community Decision**

In a recent (4 Jun 24) North Shore News article Mayor Sager, after voting for the Cypress (\$6 billion) development to go to public hearing is quoted as saying:

“In my view this is a pivotal moment in the history of our community” ... calling the plan “a visionary proposal that would shape the future of the community”

If this is **PIVOTAL MOMENT IN THE HISTORY OF OUR COMMUNITY**, then would it not be appropriate to hold a Cypress Village Referendum?



# #WestVan your voice matters

## Demand a Cypress Village Referendum for This Significant Community Decision

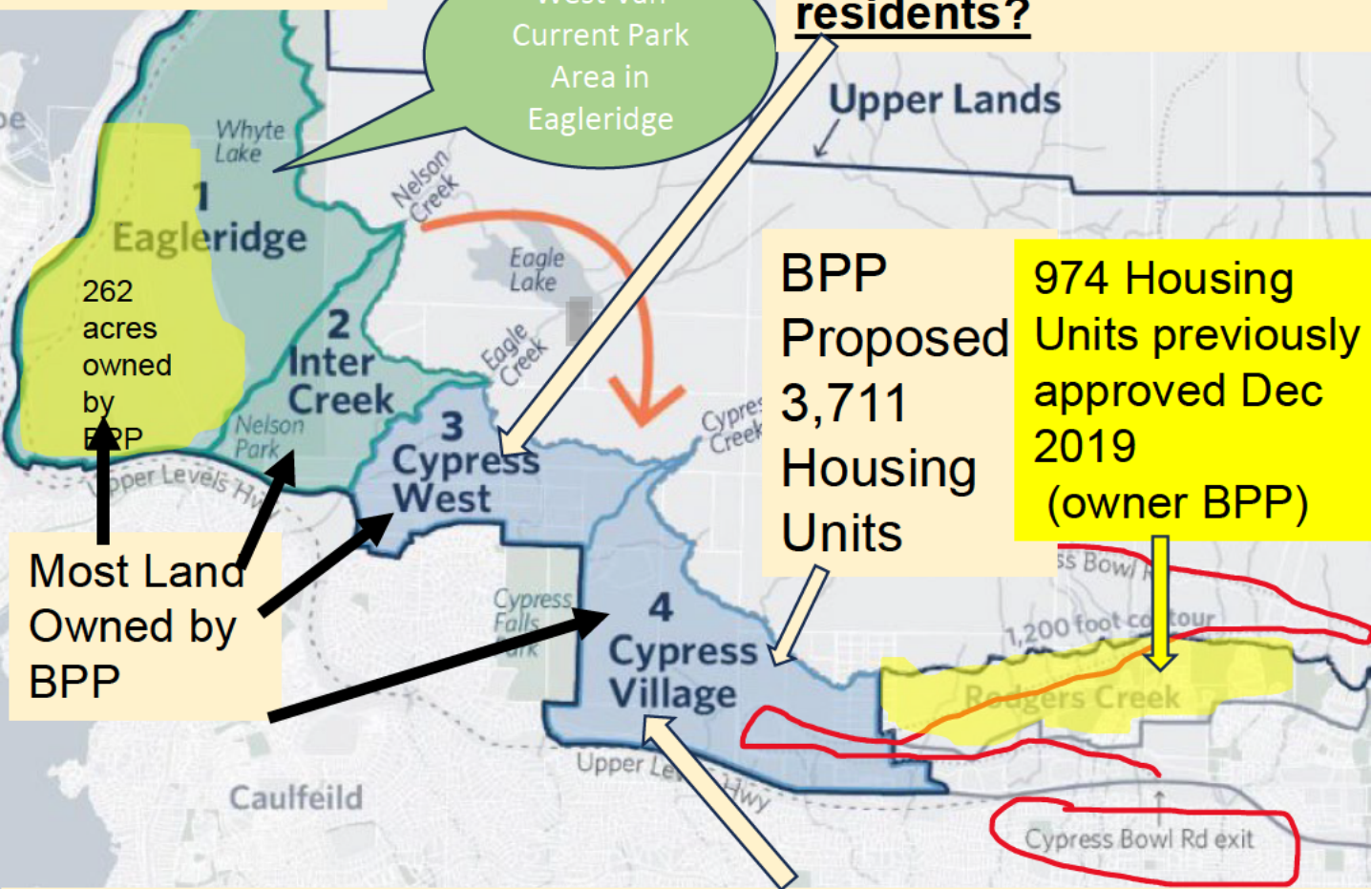
- ❖ British Pacific Properties (BPP) is applying for rezoning to build 3,711 housing units in Cypress Village in #WestVan
  - Gross sales revenue will be about \$6 billion dollars; yes \$6 billion dollars
- ❖ Today, in #WestVan, 7,000 new housing units could be built without rezoning ... just obtain a normal building permit.
- ❖ Last 5 years an average of 239 housing units completed in #WestVan. Hence #WestVan has 29 years of residential zoned land inventory available for residential buildings?? Why is #WestVan Council wasting resources on Cypress Village when currently there are 29 years of residential zoned land supply??

a more compact, sustainable way.

## Vision for the Upper Lands

BPP = British Pacific Properties

In future: 1,600 Housing Units = **3,000 more residents?**



2024 application: 3,711 Housing Units = **6,900 more residents**

16% - 22% Increase in West Van Population

**#WestVan are you OK with population of Merritt BC moving into Cypress Village?**

# #WestVan your voice matters

## Demand a Cypress Village Referendum for This Significant Community Decision

- ❖ 5 million square feet of new housing construction
- ❖ .4 million square feet of retail, services, hotel and business park
- ❖ x square feet of toxic asphalt roads (Chemists show that asphalt binder, when exposed to sun and water, leaches thousands of potentially toxic compounds into the environment  
..<https://www.sciencedaily.com/releases/2020/07/200715123140.htm>)
- ❖ 6,900 more people in #WestVan will increase our carbon footprint significantly

The Embodied Carbon emissions of new construction violates #WestVan's climate emergency resolution

**#WestVan your voice matters**  
**Demand a Cypress Village Referendum for**  
**This Significant Community Decision**

- ❖ **More people, cars, service trucks, busses, park users, service vehicles**
- 4,140 more residential vehicles
- No new bridges
- No increase in Upper Levels capacity
- No additional capacity to 15<sup>th</sup>, 22<sup>nd</sup>, 31<sup>st</sup> streets
- No additional capacity Taylor Way
- Embodied Carbon of 3,711 new units
- No hospital capacity increase
- Non residents TRAFFIC when they come to use of hiking trails
- More service vehicles, buses
- More construction traffic upper levels  
(have you seen AM traffic Lonsdale to Capilano road?)

# #WestVan your voice matters

## Demand a Cypress Village Referendum for This Significant Community Decision

British Pacific Properties' \$6 billion, 6,900 residential development in Cypress Village will result in current #WestVan property tax payers subsidizing Cypress Village residents property taxes by about \$5.5 million per year. You OK subsidizing Cypress Village?

### Details:

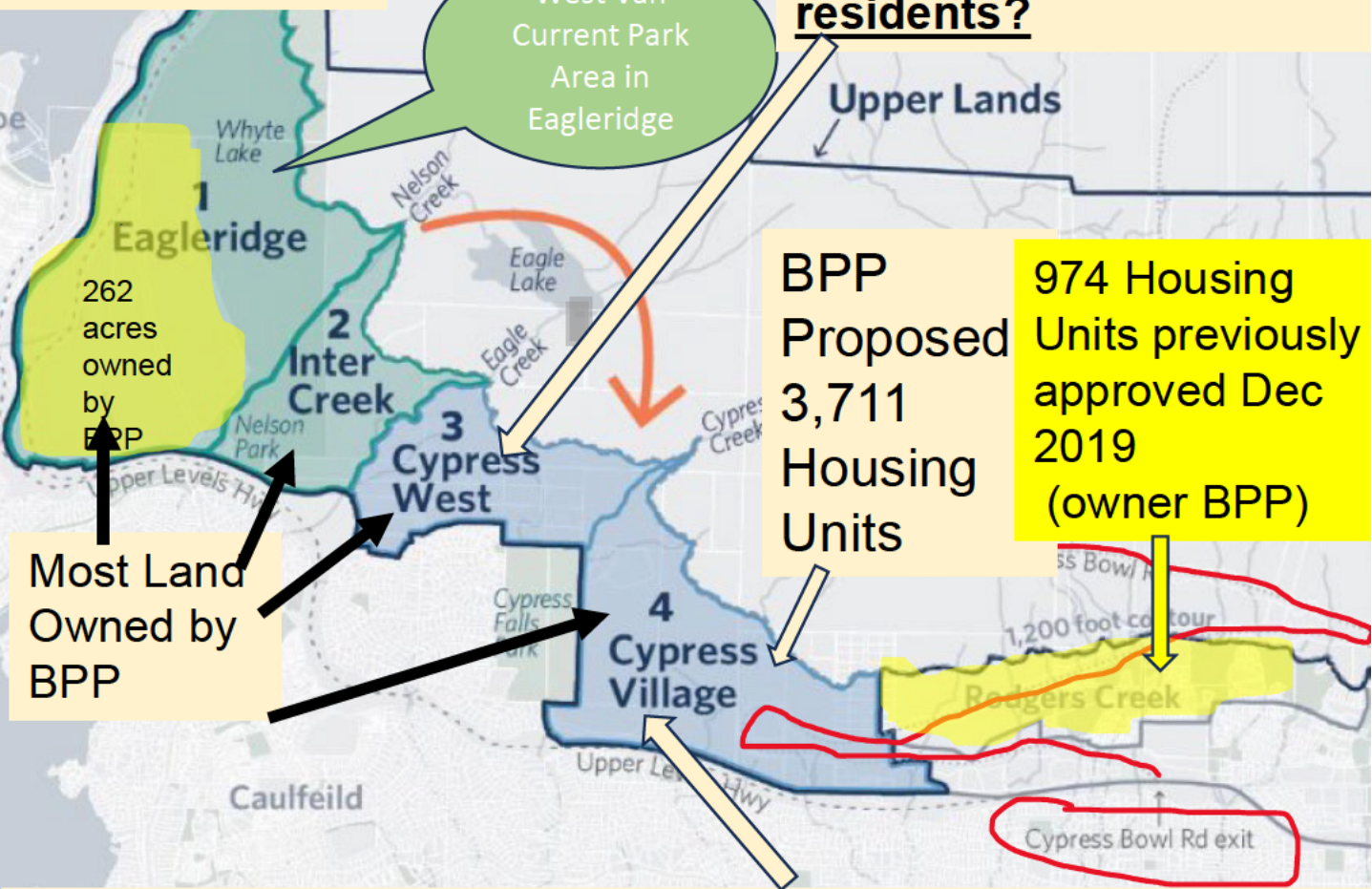
- The average area of the 3,711 housing units in Cypress Village will be 1,375 sq feet. Guesstimate a market price of about \$1,100 per sq foot for an average assessed value of about \$1.5 million for each of the 3,711 housing units
- The 2023 DWV property tax on a \$1.5 million assessed value housing unit would have been \$2,269
- The 2023 average cost of DWV providing services (police, fire, engineering, finance, recreation, library etc) was \$3,760 per housing unit with 1.84 people (average in Cypress Village)
- ❖ Hence, on average, other #WestVan residents would subsidize the annual property tax each Cypress Village housing unit by \$1,490 [\$3,760-\$2,269] or about \$5.5 million in total per year

a more compact, sustainable way.

## Vision for the Upper Lands

BPP = British Pacific Properties

In future: 1,600 Housing Units = **3,000 more residents?**



2024 application: 3,711 Housing Units = **6,900 more residents**

**16% - 22% Increase in West Van Population**

**#WestVan are you OK with population of Merritt BC moving into Cypress Village?**

# #WestVan your voice matters

## Demand a Cypress Village Referendum for This Significant Community Decision

#WestVan you will be subsidizing the residents in British Pacific Properties' proposed \$6 billion residential development in Cypress Village by \$800,000 per year for additional cost of your water if Council approves the rezoning. Or each #WestVan housing unit (residence) will pay an additional \$45 per year in water utility fees.

### Details:

- 6,700 Cypress Village residents will consume, in total, 1,123,702 cubic meters of water (297 million gallons) per year
- District of West Vancouver Water Utility distributes all water to #WestVan residents. The water utility obtains about 40% of its water from Eagle Lake (North of Cypress Village) and 60% from Metro Vancouver
- DWV operates a filter system and distributes the water from Eagle Lake (North of Cypress Village). Currently Eagle Lake is running at capacity. DWV buys enough treated water from Metro Vancouver to meet total demand less Eagle Lake production
- Metro Vancouver charges about \$0.70 more per cubic meter of water than the direct costs at Eagle Lake
- (1,123,702 cubic meters) times (\$0.70 per cubic meter) = \$786,591

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 19, 2024 4:05 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; [REDACTED] s. 22(1)  
**Subject:** Area Development Plan for Cypress Village and Eagleridge

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

Firstly I would like to commend the city planning staff, many councillors and the mayors for their 14 years of hard work in bringing this plan forward and hopefully it will receive its well deserved passage after the upcoming public hearing June 25 th.

Congratulations are also due BPP and their current officer Geoff Croll, born and raised in West Vancouver, who also worked tirelessly to bring this project to fruition.

The benefits to West Vancouver owners and residents are endless with few if any downside. To begin with the mostly new 3,300 area mega park stretching from near the Capilano River to Horseshoe Bay. This park will provide walking, hiking, mountain biking and many other activities in perpetuity. More important it will create a monitored fire break, unlimited fresh air, controlled water runoff to avoid flooding and erosion.

Eagleridge development will provide significant rental housing, some below market prices, daycare spaces, elementary school, community centre, sports field, fire hall.

BPP has also undertaken to fund transit service to and from the Eagleridge village and Park Royal.

We the residents of West Vancouver will also benefit from the extension of facilities, an increased tax base and perhaps even get off the provincial "naughty list".

[REDACTED] s.22(1) my wife and I purchased a lot [REDACTED] s.22(1), before there was an exit off the highway, started building and moved in [REDACTED] s.22(1) children who all went to school in West Vancouver graduating [REDACTED] s.22(1) and continuing at [REDACTED] s.22(1) were all very active with [REDACTED] s.22(1) school and then at the [REDACTED] s.22(1). We all enjoyed hiking and skiing on the local mountains. [REDACTED] s. 22(1) Parks and Recreation and Community Services. I worked in West Vancouver for [REDACTED] s. 22(1) We now live at [REDACTED] s.22(1) and enjoy participating and volunteering at [REDACTED] s.22(1). We look forward to the passage and completion of Cypress Village and Eagleridge.

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

Sent from my iPad



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**From:** Stefan Baune <stefan@kiwanisnorthshorehousing.org>  
**Sent:** Thursday, June 20, 2024 8:44 AM  
**To:** correspondence  
**Subject:** Public Hearing Input for June 25, 2024 Meeting  
**Attachments:** Public Hearing Support Letter - signed - 20240619.pdf

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

Dear Mayor and Council,

Kiwanis North Shore Housing Society is pleased to lend our support to the proposed Official Community Plan Amendment, Rezoning, and Phased Development Agreement Bylaws for Cypress Village and Eagleridge.

Please add our support letter to the public information package for consideration at the public hearing meeting on June 25, 2024. Thank you.

Best regards,



**Per: Stefan Baune, RSW, CIHCM**

Executive Director

100-975 21<sup>st</sup> Street,

West Vancouver, BC V7V 0B5

E [stefan@kiwanisnorthshorehousing.org](mailto:stefan@kiwanisnorthshorehousing.org) | s.22(1) | P 604.926.0102

Visit our website at [www:Kiwanisnorthshorehousing.org](http://www:Kiwanisnorthshorehousing.org)



# Kiwanis North Shore Housing Society

June 19, 2024

**District of West Vancouver  
Municipal Hall  
750 17<sup>th</sup> Street  
West Vancouver, BC  
V7V 3T3**

**RE: Proposed Official Community Plan Amendment, Rezoning, and Phased Development Agreement Bylaws for Cypress Village and Eagleridge**

We are pleased to lend our support to the proposed Official Community Plan Amendment, Rezoning, and Phased Development Agreement Bylaws for Cypress Village and Eagleridge.

The Information Meeting about Cypress Village and Eagleridge on May 22, 2024, hosted by the District of West Vancouver, provided useful information about the development potential in Cypress Village.

The phased development proposal for the construction of approx. 3,711 housing units in the next 20 to 25 years is vital for the future of West Vancouver to attract and retain workers and other individuals to the North Shore that can contribute to our communities. Kiwanis welcomes that consideration is given to allocating five (5) percent or approx. 184 of the units for much needed affordable rental housing.

The proposed land development plan, with its community facilities and amenities for Cypress Village, is thoughtful, attractive, and suitable for this location. The community benefits of this proposed land development are significant and will positively impact future generations.

Kiwanis North Shore Housing Society encourages the Mayor and Council to adopt the proposed Official Community Plan Amendment, Rezoning, and Phased Development Agreement Bylaws for Cypress Village and Eagleridge in its upcoming Public Hearing on June 25, 2024.

Best Regards,

Eleanor Minsh  
President  
Kiwaniis North Shore Housing Society

Stefan Baune  
Executive Director  
Kiwaniis North Shore Housing Society

s.22(1)

s.22(1)

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Head Office  
100 – 975 21<sup>st</sup> Street  
West Vancouver, BC, V7V 0B5

**From:** Kelly Chow <kchow@mulgrave.com>  
**Sent:** Thursday, June 20, 2024 3:27 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Cc:** Craig Davis; s. 22(1)  
**Subject:** Mulgrave - ADP Letter of Support  
**Attachments:** 20240620 ADP Letter of Support.pdf

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

Dear Mayor and Council:

Please find Mulgrave School's letter of support for the Cypress Village development.

Respectfully,  
Kelly Chow

--



**KELLY CHOW** (he/him)

Chief Financial Officer & Business Manager

604.913.6037 [mulgrave.com](http://mulgrave.com)

We'd like to acknowledge that we learn, live, play, and work on the unceded traditional territory of the Squamish Nation. We will respect, cherish, and protect the land that was stolen from the Squamish People, for generations to come. *By Mr. Skea and Ms. Green's Grade 3 Class - watch a video about their land acknowledgement*

Craig Davis  
Head of School  
Mulgrave School  
2330 Cypress Bowl Lane  
West Vancouver, BC, V7S 3H9

June 20, 2024

Mayor and Council  
West Vancouver

Dear Mayor and Council Members:

As part of the West Vancouver community and an educational institute with 1000 students and an employer of over 225 individuals, Mulgrave School is pleased to lend its support to the Area Development Plan for Cypress Village and Eagleridge. We congratulate the Council on taking these very important steps toward shaping a sustainable future for West Vancouver.

Located near the future Village, Mulgrave is especially looking forward to the new housing options that will be available to more Mulgrave families and employees. The strength of our school comes from the quality and dedication of all our staff, and providing options to live close to Mulgrave will help secure our ability to provide exceptional education into the future.

It is promising that the new housing will be delivered with other important amenities and services such as shops and restaurants, a community centre, and childcare facilities that will make Cypress Village a complete community where all daily needs are available locally.

Mulgrave is also supportive of the proposed improvements to the local road network, including the new interchange at Westmount and the upgrades to the Cypress Bowl Road interchange, along with the installation of a new traffic signal at Cypress Lane. These upgrades will be meaningful solutions to address the traffic concern of the Village.

Lastly, the protection of 262 acres of BPP's lands in Eagleridge and the dedication of over 1300 acres of land connected with this Plan is a huge statement on the importance of the natural environment in the lives of residents of West Vancouver and beyond.

We support the Area Development Plan and are excited about the positive impact it will have on our community.

Sincerely,

s. 22(1)

A solid black rectangular box redacting the signature of Craig Davis.

Craig Davis  
Head of School  
Mulgrave School



IB CONTINUUM

[www.mulgrave.com](http://www.mulgrave.com)

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 12:32 PM  
**To:** Christine Cassidy; Linda Watt; Mark Sager, Mayor; correspondence; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson  
**Subject:** WV Pubic Hearing, June 25, 2024 - Cypress Village and Eagleridge Development

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

To Mayor and Council,

As a long-time resident of West Vancouver and as the former [REDACTED] s.22(1) [REDACTED], I support a decision to proceed with the **Cypress Village and Eagleridge Development** -- for the future of our community and for our environment.

After 20 years of planning, studying and negotiating, we are now in the final stage to approve the creation of a unique energy-efficient village and the preservation of a forest. While negotiations have been ongoing for years, today we need to focus on a non-negotiable challenge ....our **Climate Emergency** -- *declared by WV Council in 2019, five years ago*. For the health of our shared future, we must prioritize GHG emission reductions – it is well known that land use planning is the most effective way to achieve this and this proposed project successfully meets this challenge through their proposed plan.

The Cypress Village and Eagleridge Development plans to transform a sprawling single-family-house development plan into an intact forest and a cohesive village – both will reduce per capita GHG emissions. As well, this village offers key housing for our community: missing housing options with sustainable designs; mixed uses including shared offices; housing for downsizing seniors; below-market rental housing for employees and families; and, access to low carbon district energy.

To further reduce GHG emissions, this village is designed to encourage residents to get out of their cars. Key amenities will be close at hand including an elementary school, community centre, shops and services; bus service will link this village to other villages and the waterfront; plus, there will be important options for walking, cycling and bike/ride/car sharing. As a bonus, a proven co-benefit of walkability is more active and healthier residents, and better social interactions and community cohesiveness.

Most importantly, this land use plan protects over 260 acres of natural space, in perpetuity, as a massive carbon sink and as a source of oxygen. This forest helps to absorb air pollution, to lower air temperature, to increase ground water recharge, to decrease soil erosion and the accumulation of sediments in streams. It will also preserve wildlife habitat....as we are not the only animals who live in West Vancouver. No other municipality in the Lower Mainland will have as much forested space as West Vancouver – a benefit for the entire region.

*Save our forest,  
Save our future.*

Today, **Climate Emergency** is our new reality. As WV residents make their voices heard on June 25th, remember that *"We are the first generation to feel the effect of climate change and the last generation who can do something about it."* I hope that all residents, including our Mayor and Council, will **'do something about it'**.

s. 22(1)

V



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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 2:44 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Support of Area Development Plan for Cypress Village and Eagleridge

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

Hi there,

My name is [REDACTED] s. 22(1) and I have lived at [REDACTED] s. 22(1) years. We live in this area because of our love for the outdoors. We enjoy hiking the Whyte Lake and Eagleridge network of trails regularly. We also have [REDACTED] s.22(1) children and want them to be able to enjoy this beautiful area as much as we have.

For this reason and many many more we fully support the area development plan for Cypress Village and Eagleridge.

Geoff and the BPP team have put such an emphasis on community in everything they do. We are grateful to have them working so hard in our backyard.

Sincerely,

[REDACTED] s. 22(1)



**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 3:42 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Area Development Plan for Cypress Village and Eagleridge

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

Dear Mayor and Council-

**Re: Area Development Plan for Cypress Village and Eagleridge**

I am a resident of West Vancouver, and [REDACTED] s. 22(1)  
[REDACTED] We run [REDACTED] s. 22(1) years of built history in West Vancouver.

I am writing to offer my enthusiastic support for the Area Plan for Cypress Village and Eagleridge and ask that the West Vancouver Council vote to approve this plan.

My reasons for supporting the plan are as follows:

- I hike, bike explore this area continually and would like nothing better than to see Eagleridge preserved for this purpose.
- The density swap proposed in this plan makes total sense from an environmental perspective- creating localized density rather than spreading more single family homes over a greater area offers immense opportunities for efficiency of resource uses.
- The increased housing brings much needed increases to our tax base and to the province's need for housing.
- the potential to create a small, independent town centre is a critical need above the highway, and the manner in which the Developer has articulated this is sensitive and attractive.

I believe that with the right type of architectural expression, this could become a major attraction for residents and visitors.

I have reviewed the ADP and find this to be a very thorough document with significant benefits to the community of West Vancouver, most notably the protection of large amounts of natural area. It will have a meaningful and positive impact on our community.

Please also know that I offer this support free of any direct personal or financial interest in the plan other than the ancillary benefits it would provide me as a resident of West Vancouver.

Thank you for your consideration.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

**From:** Richard Mundie [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 7:33 PM  
**To:** richardamundie@hotmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Development at Cypress =+

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**Richard Mundie**  
**306 1355 Bellevue Avenue**  
**West Vancouver**  
**BC**  
**V7T0B4**

21 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Development at Cypress**

My name is Richard Mundie and I am a resident of West Vancouver.

Mayor and Council

It is time you listened to concerned citizens

No one has the money to subsidize new developments with the economy in the shape it is in

Any major expenditures will destroy the fabric of this community

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

Thank you.

Richard Mundie  
richardamundie@hotmail.com

---

**From:** Ian Walton [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 8:12 PM  
**To:** iwalton@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Park Development =+

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**Ian Walton**  
**5116 Mariner Close**  
**West Vancouver**  
**V7W 3G9**

21 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Park Development**

My name is Ian Walton and I am a resident of West Vancouver.

I am opposed to the Cypress Park development until a rapid transit system/third crossing is built. We have gridlock on the Upper Levels highway each morning and afternoon during rush out. I am now hitting gridlock driving from Caulfield to 15th Street. We have to solve the gridlock before we approve more density on the North Shore.

Wake up!!!

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

Thank you.

Ian Walton  
iwalton@shaw.ca

---

**From:** s. 22(1)  
**Sent:** Saturday, June 22, 2024 7:16 AM  
**To:** s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Village =+

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s. 22(1)

**West Vancouver BC**

s. 22(1)

22 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Village**

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

I understand that West Vancouver must increase affordable housing asap or the Provincial government will impose plans upon the district, but I would like more information on how current and future infrastructure will be able to support the proposed development at Cypress Village. Thank you.

Thank you.

s. 22(1)

**From:** James C.W. Parkins [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 7:43 AM  
**To:** jcwparkins@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Park Development = +

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**James C.W. Parkins**  
**3968 Sharon Place**  
**West Vancouver, V7V 4T6**

22 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Park Development**

My name is James C.W. Parkins and I am a resident of West Vancouver.

+It is mandatory that a referendum be held to let the residents of the DWV decide on the development of the Cypress Park project.

The data I have seen does not support it. Financially it is costly per resident and creates, to me anyway, concerns about traffic volume in an already over burdened system.

I voted for all council members except for one and you Mr. Mayor with the expectation that we would have a more democratic process at city hall.

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

Thank you.

James C.W. Parkins  
jcwparkins@gmail.com

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**From:** Norry Lynn Nixon [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 9:23 AM  
**To:** norrynixon@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Subsidies to Cypress Park =+

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**Norry Lynn Nixon**  
**2165 3rd Street**  
**West Vancouver, BC**  
**V7S 1H8**

22 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Subsidies to Cypress Park**

My name is Norry Lynn Nixon and I am a resident of West Vancouver.

I am against subsidizing Cypress Park which will only be used by local residents.

Norry L Nixon

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

Thank you.

Norry Lynn Nixon  
norrynixon@gmail.com

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 11:37 AM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** ADP for Cypress Village

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### Hello West Vancouver Councillors

As a resident of West Vancouver, I would like to express my support for the Area Development Plan for Cypress Village. This Area Development Plan has been reviewed exhaustively. I ask that the West Vancouver Council vote to approve this plan this coming week. Thank you.

Best

[REDACTED] s. 22(1)

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

"A sense of humor is one of the best gifts to mankind and prevents one from committing many insanities."  
Yogi Ramacharaka

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 10:26 PM  
**To:** correspondence  
**Subject:** Cypress Village Feedback: [REDACTED] s.22(1)

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

Dear District of West Vancouver Council,

The following is my feedback on the Cypress Village Plan:

The main core of Cypress Village seems to be appropriately designed, but I do have a lot of reservations regarding the single family area. It is very short-sighted and inappropriate to take up the majority of the land area with single family homes as those areas will be cleared of forested land to provide views and will be further degraded by single family home owners not wanting conifers near their homes. I think it would be more appropriate to condense these single family zones and convert much more to multi-family and townhouses. Giving such significant space allocations to single family housing goes against the principles of a compact village and it is shameful and frankly sad to clear a forest for single family homes. Single family homes as a housing type is well taken care of in West Vancouver, in all districts. Furthermore, the area proposed to be keeping forest intact should have stringent controls to preserve as much intact forest as possible, preventing the commodification of these green spaces through heavy forest thinning to make room for concrete paths. These forested areas should be left untouched as much as possible. Let's not repeat mistakes made by Trestle Bridge- clearing a forest and leaving only a few trees and shaving those remaining trees to almost the top of each crown. Rodgers Creek is promoted as lessons learned from past mistakes. From what I see, it is even more clearcut. Simply saying "lessons learned" should not give developers/planners a free pass to make equally destructive choices under the guise of learning from the past- that is misleading to the public. As is saying "1932 acres of forest land will be protected" in West Vancouver with the newly instated park, when in actuality it will be making this area accessible as parkland and therefore rendering it much less biodiverse. Cypress Village must incorporate itself into the forest as the drawings show- not mislead and clear the entire space and plant a few smaller trees in strategic spaces thereafter. The space must attempt to preserve as much forest as possible by condensing the built form into a compact dense village and not spread out over the entire site leaving behind little if any ecological value. Given that the province is pushing towards turning single family home neighbourhoods into multi-family home neighborhoods, it seems ridiculous to be putting even more single family homes in Cypress Village, particularly as the village is going to be built over a 20 year time frame.

Thank you for your time,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)



**From:** Patricia, Prior [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 9:20 AM  
**To:** Patriciaevansprior@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Development at Cypress =+

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**Patricia, Prior**  
**302-2187 Bellevue ave**  
**West Vancouver**  
**V7v1c2**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Development at Cypress**

My name is Patricia, Prior and I am a resident of West Vancouver.

I am not in favour of this new development. We do not have the infrastructure to support this eg. Traffic,

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

Thank you.

Patricia, Prior  
Patriciaevansprior@gmail.com

---

**From:** Neil Seldon [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 10:58 AM  
**To:** neilseldon@aol.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** OCP =+

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**Neil Seldon**  
**1440 31ST STREET**  
**WEST VANCOUVER**  
**V7V 4P5**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**OCP**

My name is Neil Seldon and I am a resident of West Vancouver.

I feel you are breaking the trust that residents only for such as bypassing the OCP and excessive Cyprus development

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

Thank you.

Neil Seldon  
neilseldon@aol.com

**From:** s. 22(1)  
**Sent:** Sunday, June 23, 2024 1:32 PM  
**To:** correspondence; MUNI LG Governance MUNI:EX; Patrick.Weiler@parl.gc.ca; karin.kirkpatrick.MLA@leg.bc.ca <karin.kirkpatrick.MLA@leg.bc.ca>; jordan.sturdy.MLA@leg.bc.ca <jordan.sturdy.MLA@leg.bc.ca>  
**Cc:** s. 22(1)  
**Subject:** Cypress Village will be a town larger than 85 other BC municipalities including Whistler by 5739 people with lack luster amenities to support it - West Vancouver deserves a referendum

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To our esteemed Mayor and Council as well as our honourable MP and MLA's

My name is s. 22(1), and I serve as a s. 22(1). I am contacting you individually to discuss the matter of accommodating 15,713 new residents in West Vancouver on Cypress Mountain. This communication is independent of s.22(1). I am reaching out to discuss the upcoming Public Hearing for Cypress Village. With 24 years of experience in s.22(1), I have been involved in numerous major projects throughout Metro Vancouver. Through my experience, I have gained insight into the factors that contribute to the success or failure of a project.

Unfortunately, I will s.22(1) the public hearing due to work commitments. I sincerely hope that you will consider this letter when making your decision, as it has involved many hours of extensive research to put together. My appeal to the council is to carefully consider that West Vancouver is at risk of experiencing a significant failure.

The combined number of housing units in Rogers Creek (974 units), Cypress Village (3,711 units), and Cypress West (1,600 units) amounts to a total of 6,285 housing units. By breaking this mega project into smaller components West Vancouver Planning has done the residents and this council a major disservice by misleading the overall size and scope of the largest residential housing development in the history of British Columbia. Based on data from Stats Canada, the average number of people residing in each home in both West Vancouver and Whistler is 2.5/home. Consequently, this implies that on Cypress Mountain, our community is expected to welcome approximately 15,713 individuals, resulting in a significant 30% increase in our overall population. This project does not qualify as a "self-contained village" we are building a township on the side of Cypress Mountain larger than 85 other BC municipalities and without the required amenities and infrastructure to support this new population.

**The Cypress project in its totality is set to surpass the size of 85 existing BC municipalities including Whistler (by 5,739 people) in both housing units and population!**

These projects according to WV staff are worth a combined

**\$9,427,500,000 Yes that \$9.43 Billion Dollars**

( chart ranking of municipalities below from Stats Canada 2021 )

**Our Democracy At Risk And The Need For A Referendum**

The election of all council members notwithstanding, there comes a time when a referendum is deemed essential to ensure community backing for the project. The decisions taken regarding the land exchange for

density zoning will leave a profound imprint on both current and forthcoming generations, stretching beyond mere decades to centuries. Just like the Council of 1931, this council bears the duty to engage the West Vancouver residents in a referendum on this matter.

## **For \$9.43 Billion and 15,713 new residents; what amenities are going to be added to the community?**

Last week, s. 22(1) I had the privilege of attending a briefing at the presentation center on Cypress Bowl Rd, where the revisions for Cypress Village were discussed. The proposed additions of an Elementary School, Rec Center, Business Park, Shopping center, and private bus service seemed to be carefully planned. However, upon diving into the specific details of what the community would receive, I couldn't help but feel a sense of overwhelming dissatisfaction. I believe that both the current and future residents of the area deserve much more from this ambitious \$9.43B mega project. The district should take note of the significant missed opportunities and make necessary improvements to the project's deliverables.

This project will outsize 85 BC communities, and among them, numerous communities offer remarkable amenities such as hospitals, fully equipped recreation centers, multiple schools, playing fields, senior centers and long-term care facilities, art centers, play grounds as well-constructed roads, bridges, and extensive infrastructure systems to support their population. Essentially, we are constructing an entirely new town on the side of Cypress Mountain. Given the colossal magnitude of this undertaking, it is crucial for the area to cater not only to the newcomers but also to the existing residents of West Vancouver, as many of our community facilities are already operating at maximum capacity.

It is imperative to take into account that district staff have distorted the financial results of this project. The reality is that current residents will be required to increase their tax contributions over the next three decades as the district covers the initial costs to support the growth of this new town as can be seen in the costs currently being borne by our planning department. The significant financial support from the taxpayers of West Vancouver must be recognized and appropriately returned. Consequently, these new community facilities should be given priority and constructed first to ensure that existing residents can benefit from them immediately.

With respects, when WV first decided to go into business with the British Pacific Properties a referendum on the matter was held. I believe given the magnitude of this rezoning a referendum is vital to our democracy. An overwhelming percentage of WV residents voted in favor as it was clear to the existing residents the benefits of voting in favor. For their vote, we got in return from the British Pacific Properties

- The Lions Gate Bride
- Park Royal
- \$1m in improvements in 1931 dollars for civic improvements

These were world-class community amenity contributions. I don't feel we are getting anywhere near that level of civic improvement with this project and a land swap for near unbuildable land is not a fair deal for WV taxpayers and residents.

BBP's has built thousands of homes and much of what makes West Vancouver a great place to live was largely because of the generosity of the British Pacific Properties. They typically build a good product and they are the backbone of West Vancouver. I am humbled and grateful to live in the British Properties.

However, when I look at what is being proposed – while it checks off the boxes of the amenities that the community has advocated for; the size and scope of these concepts seem superficial and I would like to advocate for a better plan – even if that means adding more density to pay for it.

## **What is missing for current and future residents**

### **1. A Comprehensive Recreation and Community Center – daycare space**

- i. In my opinion, the existing West Vancouver Community Center is currently operating at its maximum capacity and it is crucial for both current and future residents of West Vancouver to have a new Community Center that is at least 80,000 square feet in size. This is in stark contrast to the new Cypress Rec Center, which is only around 20,000 square feet or a quarter of the desired size.
  - 1. We have private homes in West Vancouver that are bigger than this...
- ii. In comparison - the Hollyburn Country Club, with its 7600 members, offers an impressive range of amenities including 25 tennis courts, 7 squash courts, 2 swimming pools, state-of-the-art fitness facilities, 3 ice sheets, 7 badminton courts, pickleball courts, a wellness center, child minding, and more.
- iii. The size difference of the new facility is insufficient for our current population, let alone the increasing population, and would lead to the lack of crucial amenities such as a pool, ice rink, tennis and pickleball courts, and curling facilities. Regardless of the need for extra funding, this facility should be a comprehensive recreational center that we can all be proud of.
- iv. Daycare spaces are not part of the plan so where will all these people send their children while they go to work?

## **2. Urgent care/Hospital**

- a. An Urgent care or a hospital is a vital and essential community service that is currently missing in West Vancouver, despite our population of nearly 50,000 people. The lack of such a facility results in significant delays in accessing medical care, especially due to the heavy traffic on the North Shore and long wait times at LGH. It is crucial to establish a small hospital similar to the one in Whistler that can effectively handle medical emergencies for our aging population.

## **3. Turf Sports Fields, Basketball, Tennis Courts, Pickleball Courts, Parks and Play Grounds**

- a. The demand for parks, playgrounds, Turf Sports Fields, Basketball, Tennis Courts, and Pickleball Courts is evident, as the existing facilities are consistently booked throughout the year. Expanding these sports fields above the highway would provide residents and visitors with additional recreational spaces to engage in physical activities. Please review the project design and point out to yourself where exactly these are on the design plans.

## **4. Commercial Hub**

- a. Looking over the plans only 200,000sf of space will be allocated to a business park. In comparison, Park Royal Village has 1,400,000sf or is 7 times the size.
- b. The commercial hub should be at least as large as Park Royal Village and perhaps even significantly larger.

## **5. Hotel**

- a. West Vancouver doesn't have a hotel- Cypress Village seems the perfect place for at least one if not several large hotels akin to Whistler.

## **6. Tourist Hub**

- a. Cypress Mountain is projected to surpass Whistler in terms of housing units and population. As Cypress Mountain continues to flourish, it has the potential to attract a significant number of tourists. It begs the question, why haven't we capitalized on this opportunity by creating a vibrant village similar to Whistler?

## **7. Arts Center**

- a. The absence of an Arts Center in Cypress Village is a missed opportunity, considering the stunning vistas of the area. The decision to not house a new arts center in such a prominent location is perplexing, especially given that Cypress Village serves as both a tourist hub and a community hub. It is essential to prioritize the establishment of an Arts Center in this area to enrich the cultural landscape of the community.

## **8. Bike Lanes and sidewalks**

- a. The lack of off-street bike lanes and sidewalks in the area poses a safety concern for residents trying to access schools and the village center. While the plan includes many trails, the absence of dedicated off-street bike lanes and sidewalks for cyclists and pedestrians raises questions about the accessibility and safety of these routes. It is crucial to incorporate bike lanes and sidewalks into the infrastructure to ensure the well-being of residents moving around the community.

#### **9. A Seniors Center with Long Term Care facility**

- a. Although subsidized housing will be available, I urge the council to take into account that two out of three long-term care facilities in WV have been closed for years now, and the Seniors Center is said to be over capacity and in need of mass expansion. The construction of this facility will provide the much-needed service above the highway, alleviating the strain on our current facilities.

#### **10. Road and path connections between the old British Properties and the new development**

- a. While reviewing the plans I noticed that there were not any bike, pedestrian or car paths between the older community and the newer community which means existing British Property residents will largely have to use the highway to gain access to this new community hub.

#### **11. The removal of racist land title covenant**

- a. It was said that it would cost only \$1m dollars to remove all the original racist land title covenants from existing British Pacific Properties lands. Council committed to residents to advocate for the removal and yet failed to ask for CAC to pay for the removal of these dated and racist covenants which the BBP's put into place.

#### **12. Land set aside for future community space**

- a. Allocating land for future community spaces is essential for the long-term development and growth of the area. Setting aside land for potential community facilities will ensure that the evolving needs of the residents can be met in a sustainable and efficient manner. Planning for future community spaces is a proactive approach to enhancing the quality of life for current and future residents.

### **Community Amenity Contribution (CAC),**

Based on the information gathered from the documents provided by the district staff, it is evident that British Pacific Properties has only been paying property tax based on the \$10m valuation of the Eagle Ridge and Inter Creek 2 lands. I disagree with labeling the land swap as a \$500m CAC contribution, as I find it inaccurate. Therefore, I suggest that this designation be removed from the agreement.

Moreover, while the concept of a new Stanley Park in WV may seem appealing to many, I would like to remind the council that all environmentally sensitive areas of Eagle Ridge are currently safeguarded. Additionally, it is important to note that we already have **Cypress Provincial Park, which covers 7443 acres**. Adding 1932 acres of new parkland in spite of adding much-needed amenities will compromise the future livability of West Vancouver. The decisions made by this council will impact future generations and their ability to enjoy reasonable amenities in our community.

### **Concurrent Development**

What makes a good project? West Vancouver is unique in that, despite being physically connected to the mainland, it operates more like an island community. To access our area, one must either take a ferry or cross a bridge.

I strongly believe that by ensuring urban developments are carried out hand in hand with the necessary infrastructure and community amenities, we can establish a thriving and desirable community.

It is quite perplexing to me why we are not taking advantage of the opportunity presented by the arrival of 15,000 new residents and \$9.43 billion in development costs, especially without a clear commitment from the Provincial or Federal government regarding the improvement of essential infrastructure such as roads, tunnels, bridges, and water and wastewater systems.

With a provincial election looming and a federal election on the horizon in 2025, I feel it is imperative that we utilize this moment to enter into discussions with both the province and the federal government to secure commitments for the crucial upgrades needed to accommodate the substantial population growth anticipated from the overall Cypress project development.

## Summary

To summarize, it is evident that this project will progress, and we all acknowledge its importance. We are after all building a new township on the side of Cypress Mountain. I urge the council to reflect on the significance of this project and the missed opportunity cost of not giving more thought to the most significant development in British Columbia's history. No other project even comes close to the magnitude and scope of this endeavour. The time has come to advocate for amenities that will make us all proud. We must also consider the well-being of future generations and the livability of our community. Is a park really worth sacrificing the livability of the area for decades and centuries to come? I implore the district to adopt a more strategic approach toward achieving the desired outcomes necessary to uphold our legacy as a vibrant and livable community. While a park sounds nice is that really what West Vancouver should be focused on moving into the future when we have extensive forested areas and plans already in place to protect environmentally sensitive areas?

I strongly recommend that the council contemplate the benefits of this project for its current residents and assess whether the project adequately caters to the needs of a growing population. Once this project is approved, and the decision made to lock our land into a park, West Vancouver will no longer have the available land resources to construct the aforementioned essential community amenities.

Please use this opportunity to leverage both provincial and Federal governments to pay their fair share towards infrastructure improvements to support this new town.

Lastly, please do the right thing and I implore you on the council to make a motion to move to a referendum to both protect and enhance our democracy.

Sincerely,

s. 22(1)

West Vancouver

s. 22(1)

	Town	Population from Stas Canada
	<b>Cypress Development</b>	<b>15,713</b>
1	Terrace	14,633
2	Powell River	13,116
3	Aldergrove	13,105
4	Trail - Fruitvale	12,863
5	Duck Lake	12,725
6	Quesnel	12,110
7	Williams Lake	11,906
8	Prince Rupert	11,814
9	Dawson Creek	11,706
10	Sooke	11,583

11	Nelson	11,198
12	Ladysmith	11,194
13	Castlegar	10,029
14	<b>Whistler</b>	<b>9,974</b>
15	Summerland	9,860
16	Gibsons	9,603
17	Sechelt	9,434
18	Revelstoke	7,709
19	Shawnigan - Mill Bay	7,285
20	Kitimat	6,727
21	Oliver	5,708
22	Fernie	5,519
23	Creston	5,459
24	Armstrong	5,323
25	Smithers	5,316
26	Merritt	5,248
27	Peachland	5,006
28	Kimberley	4,908
29	Osoyoos	4,859
30	Aldergrove East	4,496
31	Hope	4,434
32	Cumberland	4,190
33	Grand Forks	4,166
34	Chemainus	4,033
35	Sparwood	3,990
36	Kent	3,936
37	Rosland	3,645
38	Golden	3,640
39	Cobble Hill	3,610
40	Port Hardy	3,393
41	Invermere	3,340
42	Lake Cowichan	3,181
43	Enderby	3,028
44	Pemberton	2,970
45	Mackenzie	2,856
46	Princeton	2,826
47	Cowichan Bay	2,799
48	Fort Nelson	2,611
49	Tumbler Ridge	2,389
50	Chase	2,377
51	Blind Bay	2,369
52	Port McNeill	2,234
53	Rosedale	2,232
54	Tofino	2,217
55	Okanagan Falls	2,202



56	Burns Lake	2,117
57	Houston	2,085
58	Sicamous	2,041
59	Vanderhoof	1,967
60	Ucluelet	1,940
61	Rayleigh	1,933
62	Roberts Creek	1,927
63	Elkford	1,908
64	Keremeos	1,791
65	One Hundred Mile House	1,706
66	Lillooet	1,652
67	Harrison Hot Springs	1,552
68	Fort St. James	1,497
69	Lumby	1,484
70	Crofton	1,446
71	Miller's Landing	1,437
72	Lions Bay	1,390
73	Yarrow	1,378
74	Logan Lake	1,356
75	Telkwa	1,288
76	Barriere	1,273
77	Fairwinds	1,207
78	Puntledge	1,185
79	Ashcroft	1,182
80	Cultus Lake	1,164
81	Salmo	1,140
82	Welcome Beach	1,116
83	Nakusp	1,112
84	Mile 108 Recreational Ranch	1,043
85	Naramata	1,012

---

**From:** Doug Hathaway [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 3:14 PM  
**To:** doughathaway@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Village Development = +

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

**Doug Hathaway**  
**2175 Chairlift Road**  
**West Vancouver**  
**V7S2T4**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Village Development**

My name is Doug Hathaway and I am a resident of West Vancouver.

No to Cypress Village Development

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

Thank you.

Doug Hathaway  
doughathaway@shaw.ca

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**From:** s. 22(1)  
**Sent:** Sunday, June 23, 2024 9:42 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Cypress Village Area Development Plan

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Hello,

As an s. 22(1) resident of West Vancouver, I support the Area Development Plan for Cypress Village and Eagleridge, and ask that the West Vancouver Council vote to approve this plan.

I currently live at s. 22(1), and previously lived at s. 22(1). We have always enjoyed hiking the trails in these areas, and would love to see the Eagleridge area protected as a park in perpetuity. As well, I strongly believe that West Vancouver needs a more diverse mix of housing and believe that this plan will bring this to the district.

Thank you,

s. 22(1)

s. 22(1)

**From:** Jane Clark [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 10:08 PM  
**To:** gingerjane@mac.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Development at Cypress =+

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**Jane Clark**  
**3350 westmount road**  
**West Vancouver**  
**BC V7 V3G6**

24 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Development at Cypress**

My name is Jane Clark and I am a resident of West Vancouver.

you are not on the right track, West Vancouver's situation is a perfect place for millions of city dwellers to come here just to see our unspoiled land and breathe our great blessings of good air. Yes we need a large hotel complete with lovely pool. Cypress by itself brings tourists now however you could make it into a mecca for thousands of guests for ever. you do what you suggest and you kill the golden goose.. more money for less work less intrusion and happier people. you lose touch with your population and you are finished. you could run a non stop bus from the airport to the hotel. if you wanted to add a place for a new gallery the hotel can be expanded.

the golden goose is waiting our birds our trees and all the nature has given freely and what will keep on giving,

What more can you ask for. uses taxis will boom. your little village will be a happy place.

kindly stop the hardcore developments and others and think dollars or dollar what you already have, if B P have money to burn let's have a new bridge to go with our mountain development,  
all the best

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

Thank you.

Jane Clark  
gingerjane@mac.com

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 5:02 AM  
**To:** Christine Cassidy; Linda Watt; Mark Sager, Mayor; correspondence; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson  
**Subject:** Cypress Village Public Hearing

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June 24, 2024

Dear Mayor and Council,

I am a resident of West Vancouver and I am writing in support of the Cypress Village rezoning for three reasons:

#### **Housing Diversity**

Under the current zoning, British Pacific Properties can build out the rest of their lands from Cypress Bowl Road to Horseshoe Bay with single-family residential housing. I believe this would be waste of an opportunity to provide a greater diversity of housing choices in West Vancouver. I know several people who recently moved to the Lonsdale area of North Vancouver because they found housing choices and prices that do not exist in West Vancouver. British Pacific Properties have presented a plan that includes some single-family residences but the majority of the proposed development is designated for townhouses and rental/condo apartment units with a variety of sizes and prices. Their plan also includes shopping and schools all of which are needed in order to encourage a vibrant community where people of all ages want to live, shop and play.

#### **Dedicated Park Lands**

British Pacific Properties have presented a plan that converts over 260 acres of potentially single-family lots into park land. Our current parks at Lighthouse Park and Whyte Lake are crowded with visitors and we should not pass up an opportunity to expand our park lands for the enjoyment of future generations. This opportunity will not come again.

#### **Traffic Management**

I'm sure some people will be concerned about increased traffic on the Cypress Bowl Road. However, British Pacific Properties have gone to great lengths to present a traffic management plan that will provide good access to the development and minimize the impact of new traffic. First and foremost, the development is planned as a walkable village to minimize vehicle traffic. Secondly, the development will have new road access to the Upper Levels Highway and Caulfield to reduce traffic on Cypress Bowl Road. And finally, British Pacific Properties have committed to fund bus service to Park Royal to further reduce vehicle traffic and enhance accessibility within West Vancouver.

In closing, I support the British Pacific Properties plan for Cypress Village, and ask the Mayor and Council to do the same.

Kind regards,

s. 22(1)

, WV

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 9:40 AM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; [REDACTED] s. 22(1)  
**Subject:** Cypress Village and Eagle Ridge Public Hearing

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Dear Mayor Sager and Members of Council,

On behalf of our family, I am writing to express our full support for the Cypress Village project.

As a family with [REDACTED] s.22(1) kiddos in Eagle Harbour, attending the public hearing on Tuesday evening (any evening really) is a real challenge for us, but we would appreciate our support being registered via email.

[REDACTED] s. 22(1) is among the lucky to have been raised in West Van and we moved back here to raise our own family largely because of the unparalleled access to nature – both via the beaches and trails. And so, we are incredibly pleased with the steps taken to preserve the Eagleridge Lands through this Area Development Plan, which once again proves West Vancouver to be a leader in environmental protection and stewardship for our future generations.

Furthermore, we are very excited by the plans for the Village itself. We've keenly watched the plans progress over the years and think the plan has a good balance between new retail opportunities (restaurants!) and gathering spaces, and a diversity of housing options. Our family has spent countless evenings with the kids and friends at the Pop Up Village and look forward to what's to come.

Thank you for considering our letter of support.

Sincerely,

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

**From:** Nooshin Shafieian <nooshinshafieian@capilanou.ca> on behalf of Paul Dangerfield <pdangerfield@capilanou.ca>  
**Sent:** Monday, June 24, 2024 10:13 AM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Cypress Village and Eagleridge Area Development Plan proposed by Pacific British Properties

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

Dear Council Members,

I am writing on behalf of Capilano University to express our support for the Cypress Village and Eagleridge Area Development Plan proposed by Pacific British Properties. This transformative initiative holds significant promise for our community and aligns closely with our university's commitment to sustainable growth and community development.

This plan represents a thoughtful approach to urban planning that integrates residential, commercial, and environmental considerations. We commend Pacific British Properties for their comprehensive engagement with stakeholders and their dedication to creating a development that enhances the quality of life for residents and promotes economic vitality on North Shore.

Capilano University anticipates several positive outcomes from the plan, including increased accessibility to housing options for our students, faculty, and staff. The proposed amenities and infrastructure will contribute to a vibrant and supportive community environment, which is essential for the well-being and success of our university communities.

We are confident that Pacific British Properties' proven track record in sustainable development, combined with their commitment to fostering long-term community partnerships, will ensure the successful realization of this plan. Capilano University is proud to endorse this initiative and looks forward to continuing our collaboration with Pacific British Properties to advance shared goals for our region.

Sincerely,

Paul Dangerfield



**Paul Dangerfield** (he/him pronouns)

*President & Vice-Chancellor*

604.984.4925 | [pdangerfield@capilanou.ca](mailto:pdangerfield@capilanou.ca)

—  
North Vancouver Campus | 2055 Purcell Way, North Vancouver  
British Columbia, Canada V7J 3H5 | [capilanou.ca](http://capilanou.ca)



Help students today by supporting the **CapU Cares Student Fund**

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Capilano University is named after Chief Joe Capilano, an important leader of the Skwxwú7mesh (Squamish) Nation of the Coast Salish Peoples. We respectfully acknowledge that our campuses are located on the territories of the Lílwat, xʷməθkʷəyəm (Musqueam), shíshálh (Sechelt), Skwxwú7mesh (Squamish) and Səlilwətaʔ/Selilwitulh (Tsleil-Waututh) Nations.

**From:** Graham McIsaac [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 11:28 AM  
**To:** correspondence; Mark Sager, Mayor; Peter Lambur; Scott Snider; Linda Watt; Sharon Thompson; Christine Cassidy; Nora Gambioli  
**Subject:** Re Cypress Village

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Dear Mayor and Council,

I am writing to lodge my concern with regard to the apparent rush to a Public Hearing on the proposed Cypress Village Development. This project has huge financial and other implications for West Vancouver residents for decades to come and is likely the single largest project being considered since the establishment of the District.

Essentially, if I understand this, the District is giving up \$500 million of potential Community Amenity Contributions (CAC's) in exchange for a Park on the Eagle Ridge Bluff or \$28,000 approximately per household. Has the District of West Vancouver approached the Provincial and Federal Governments for funding to contribute towards the purchase of this Land for Park? Surely they should given people from all over the Lower Mainland will be using the Park. What surveys has Council conducted to determine whether Residents want to essentially spend \$500 million to buy an additional Park? This whilst Residents are facing an enormous cost due to the North Shore Waste Water debacle where West Vancouver's share of the \$3.8 billion is approximately \$900 million!!

I understand this project has been under consideration for a number of years. In the last two weeks though a 700+ page report has been dropped on residents and Council with a Public Hearing on June 25th. No Town Hall or Information session has been scheduled with Residents since the full report was published. In addition this Public Hearing is being scheduled the night after the Public Hearing on the Ambleside Apartment Local Area Plan which many Residents are also very interested in.

A long time resident [REDACTED] s. 22(1) and a successful businessman has spent a large amount of time to produce compelling analysis that brings into question the financial implications of the deal with British Pacific Properties (BPP) and whether the deal itself is good value for the District of West Vancouver (DWV) and its property taxpayers. His findings should not be dismissed out of hand and should receive serious thoughtful consideration.

He and others have also pointed out some simple mathematical errors in the Consultant's report that went to Council. This begs the question what other errors there are in the financial analysis of this project?

Furthermore he and others have also pointed out that for many years British Pacific Properties have been paying property taxes on an assessed value of \$10 million where the value for purposes of this deal is now \$500 million. This raises serious questions regarding the shortfall of tax revenues the District has received from BPP for many years. Has DWV looked into the assessed values of other lands owned by BPP zoned for single family or other development? DWV should be reviewing immediately and entering into discussions with the BC Assessment Authorities on this.

In conclusion I recommend that Council reject the current proposed development plan. You then proceed to hire independent valuation and financial consultants to review the finances of the whole project including the valuation of the land at Eagle Ridge Bluff.

Assuming Council are then satisfied hold a number of Town Halls in September to confirm public acceptance and bring this or an amended proposal back to Public Hearing in late October or early November.

Given the scale and impact of this potential development a second careful review is warranted along with additional public consultation .

Respectfully submitted,

Graham McIsaac

s. 22(1)

West Vancouver

s. 22(1)

s. 22(1)

Please do not redact my name.

**From:** s. 22(1)  
**Sent:** Monday, June 24, 2024 12:07 PM  
**To:** correspondence  
**Subject:** Cypress and Eagleridge

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RE: Cypress and Eagleridge developments

Dear Mayor and Council,

As I have always lived in the British Properties it is very dear to my heart therefore, I care very much about what happens with new developments and expansion of this area. Within my own community, I also volunteer as s. 22(1).

I am writing today regarding Cypress Village and the proposal to deliver a compact and sustainable mixed-use community while providing full protection of over 262 acres of green space in Eagleridge. I think it is fabulous and I am very excited to see this project be supported and approved so that BPP can continue forward and get started soon.

I have over the last 11 years attended Cypress Village Workshops with many other homeowners to give some of our ideas and feedback of what we would like to see in this community Village. I found this to be interesting, informative, and provided the developer with lots of great ideas to work with.

British Pacific Properties is a very respected organization and I know this development will be first class. This new phase of Cypress Village will be no exception!

Sincerely,

s. 22(1)

s. 22(1)

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**From:** Graham Nicholls [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 1:25 PM  
**To:** correspondence  
**Subject:** Cypress Village

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I support the package of proposed bylaws and legal agreements pertaining to Cypress Village that will be the subject of the June 25, 2024 public hearing, which I am unable to attend. Transferring the development potential from lands in the Eagleridge area that warrant protection and would otherwise be used to develop high cost low density housing in order to develop higher density housing in a compact new community in Cypress Village makes a great deal of sense; land use decisions in West Vancouver need to evolve and respond to current and anticipated future priorities. The thorough and professional work that has been undertaken by District staff and consultants over the past several years, supported by extensive public engagement and the co-operative involvement of British Pacific Properties, has resulted in a sustainable and responsible development plan. As a former member of the Upper Lands Working Group, I look forward to another of the key recommendations it submitted in 2015 coming to fruition under the current Council.

Please redact my address but not my name.

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

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 2:31 PM  
**To:** [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Development at Cypress = +

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

[REDACTED] s. 22(1)

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

24 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Development at Cypress**

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

You are not on the right track, West Vancouver 's situation is a perfect place for millions of city dwellers to come here just to see our unspoiled land and breathe our great blessings of good air. Yes, we do need a large hotel complete with lovely views which by itself brings tourists. However, you could make it into a mecca for thousands of guests forever. You do what you suggest and you kill the golden goose.. more money for less work, less interest and a happier place. If you lose touch with your population then you are finished. You could run a non stop bus from the airport to the hotel. If you want to add a place for a new gallery, the hotel can be expanded.

The golden goose is waiting, our birds, our trees and all that nature has given freely is what will keep on giving.

What more can you ask for? Use of taxis will boom. Ambleside, your little village, will be a happy place. Kindly stop the hard core developers and others who think dollar for dollar when you already have this. If BP have money to burn, let's have a new bridge to go with our mountain development, all the best

Thank you.

[REDACTED] s. 22(1)

**From:** s. 22(1)  
**Sent:** Monday, June 24, 2024 2:51 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; patrick.weiler@parl.gc.ca  
**Subject:** Cypress Village will be a town larger than 85 other BC municipalities including Whistler by 5739 people with lack luster amenities to support it - West Vancouver deserves a referendum

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To our esteemed Mayor and Council as well as our honorable MP and MLA's

My name is s. 22(1), and I serve as a s. 22(1) s. 22(1). I am contacting you individually to discuss the matter of accommodating 15,713 new residents in West Vancouver on Cypress Mountain.

This communication is independent of s. 22(1). I am reaching out to discuss the upcoming Public Hearing for Cypress Village.

I sincerely hope that you will consider this letter when making your decision.

I talked to s. 22(1) s. 22(1) about this situation and we are very concerned as many residents of West Vancouver s. 22(1) spent many hours of extensive research to put together this information below that he emailed you last night. I fully agree with the results discussed together and he told me to reuse some of his research that are important for me beside my own priorities.

My appeal to the council is to carefully consider that West Vancouver is at risk of experiencing a significant failure.

The combined number of housing units in Rogers Creek (974 units), Cypress Village (3,711 units), and Cypress West (1,600 units) amounts to a total of 6,285 housing units.

By breaking this mega project into smaller components West Vancouver Planning has done the residents and this council a major disservice by misleading the overall size and scope of the largest residential housing development in the history of British Columbia. Based on data from Stats Canada, the average number of

people residing in each home in both West Vancouver and Whistler is 2.5/home.

Consequently, this implies that **on Cypress Mountain, our community is expected to welcome approximately 15,713 individuals**, resulting in a significant 30% increase in our overall population.

This project does not qualify as a "self-contained village" we are building a township on the side of Cypress Mountain larger than 85 other BC municipalities and without the required amenities and infrastructure to support this new population.

**The Cypress project in its totality is set to surpass the size of 85 existing BC municipalities including Whistler (by 5,739 people) in both housing units and population!**

These projects according to WV staff are worth a combined

**\$9,427,500,000 Yes that \$9.43 Billion Dollars**

( chart ranking of municipalities below from Stats Canada 2021 )

### **Our Democracy At Risk And The Need For A Referendum**

The election of all council members notwithstanding, there comes a time when a referendum is deemed essential to ensure community backing for the project. The decisions taken regarding the land exchange for density zoning will leave a profound imprint on both current and forthcoming generations, stretching beyond mere decades to centuries. Just like the Council of 1931, this council bears the duty to engage the West Vancouver residents in a referendum on this matter.

**For \$9.43 Billion and 15,713 new residents; what amenities are going to be added to the community?**

Last week, [REDACTED] s.22(1) [REDACTED] a briefing at the presentation center on Cypress Bowl Rd, where the revisions for Cypress Village were discussed. The proposed additions of an Elementary School, Rec Center, Business Park, Shopping center, and private bus service seemed to be carefully planned. However, upon diving into the



specific details of what the community would receive, I couldn't help but feel a sense of overwhelming dissatisfaction. I believe that both the current and future residents of the area deserve much more from this ambitious \$9.43B mega project. The district should take note of the significant missed opportunities and make necessary improvements to the project's deliverables.

This project will outsize 85 BC communities, and among them, numerous communities offer remarkable amenities such as hospitals, fully equipped recreation centers, multiple schools, playing fields, senior centers and long-term care facilities, art centers, play grounds as well-constructed roads, bridges, and extensive infrastructure systems to support their population. Essentially, we are constructing an entirely new town on the side of Cypress Mountain. Given the colossal magnitude of this undertaking, it is crucial for the area to cater not only to the newcomers but also to the existing residents of West Vancouver, as many of our community facilities are already operating at maximum capacity.

It is imperative to take into account that district staff have distorted the financial results of this project. The reality is that current residents will be required to increase their tax contributions over the next three decades as the district covers the initial costs to support the growth of this new town as can be seen in the costs currently being borne by our planning department. The significant financial support from the taxpayers of West Vancouver must be recognized and appropriately returned. Consequently, these new community facilities should be given priority and constructed first to ensure that existing residents can benefit from them immediately.

With respects, when WV first decided to go into business with the British Pacific Properties a referendum on the matter was held. I believe given the magnitude of this rezoning a referendum is vital to our democracy. An overwhelming percentage of WV residents voted in favor as it was clear to the existing residents the benefits of voting in favor. For their vote, we got in return from the British Pacific Properties

- The Lions Gate Bridge
- Park Royal
- \$1m in improvements in 1931 dollars for civic improvements

These were world-class community amenity contributions. I don't feel we are getting anywhere near that level of civic improvement with this project and a

land swap for near unbuildable land is not a fair deal for WV taxpayers and residents.

BBP's has built thousands of homes and much of what makes West Vancouver a great place to live was largely because of the generosity of the British Pacific Properties. They typically build a good product and they are the backbone of West Vancouver. I am grateful to live in the British Properties.

However, when I look at what is being proposed – while it checks off the boxes of the amenities that the community has advocated for; the size and scope of these concepts seem superficial and I would like to advocate for a better plan – even if that means adding more density to pay for it.

## **What is missing for current and future residents**

### **1. A Comprehensive Recreation and Community Center – daycare space**

i. In my opinion, the existing West Vancouver Community Center is currently operating at its maximum capacity and it is crucial for both current and future residents of West Vancouver to have a new Community Center that is at least 80,000 square feet in size. This is in stark contrast to the new Cypress Rec Center, which is only around 20,000 square feet or a quarter of the desired size.

1. We have private homes in West Vancouver that are bigger than this...

ii. In comparison - the Hollyburn Country Club, with its 7600 members, offers an impressive range of amenities including 25 tennis courts, 7 squash courts, 2 swimming pools, state-of-the-art fitness facilities, 3 ice sheets, 7 badminton courts, pickleball courts, a wellness

center, child minding, and more.

iii. The size difference of the new facility is insufficient for our current population, let alone the increasing population, and would lead to the lack of crucial amenities such as a pool, ice rink, tennis and pickleball courts, and curling facilities. Regardless of the need for extra funding, this facility should be a comprehensive recreational center that we can all be proud of.

iv. Daycare spaces are not part of the plan so where will all these people send their children while they go to work?

## 2. **Urgent care/Hospital**

- a. An Urgent care or a hospital is a vital and essential community service that is currently missing in West Vancouver, despite our population of nearly 50,000 people. The lack of such a facility results in significant delays in accessing medical care, especially due to the heavy traffic on the North Shore and long wait times at LGH. It is crucial to establish a small hospital similar to the one in Whistler that can effectively handle medical emergencies for our aging population.
- b. Are you aware that West Vancouver has ONLY ONE Ambulance for our full community ? Did you try to call for emergency as I did a few times and many times NO one can come because no one is available or you have to wait for such a long that you can died ! It is Absolutely horrible experiences and scary , and we are talking about West Vancouver where our seniors population is important. So imagine if you decide to increase our population when it is already a disaster and the wait time at the Lions Gate hospital ?

3.

4. **Turf Sports Fields, Basketball, Tennis Courts, Pickleball Courts, Parks and Play Grounds**

- a. The demand for parks, playgrounds, Turf Sports Fields, Basketball, Tennis Courts, and Pickleball Courts is evident, as the existing facilities are consistently booked throughout the year. Expanding these sports fields above the highway would provide residents and visitors with additional recreational spaces to engage in physical activities. Please review the project design and point out to yourself where exactly these are on the design plans.

5. **Commercial Hub**

- a. Looking over the plans only 200,000sf of space will be allocated to a business park. In comparison, Park Royal Village has 1,400,000sf or is 7 times the size.
- b. The commercial hub should be at least as large as Park Royal Village and perhaps even significantly larger.

6. **Hotel**

- a. West Vancouver doesn't have a hotel- Cypress Village seems the perfect place for at least one if not several large hotels akin to Whistler.

7. **Tourist Hub**

- a. Cypress Mountain is projected to surpass Whistler in terms of housing units and population. As Cypress Mountain continues to flourish, it has the potential to attract a significant number of tourists. It begs the question, why haven't we capitalized on this opportunity by creating a vibrant village similar to Whistler?

8. **Arts Center**

- a. The absence of an Arts Center in Cypress Village is a missed opportunity, considering the stunning vistas of the area. The decision to not house a new arts center in such a prominent location is perplexing, especially given that Cypress Village serves as both a tourist hub and a community hub. It is essential to prioritize the establishment of an Arts Center in this area to enrich the cultural landscape of the community.

9. **Bike Lanes and sidewalks**

- a. The lack of off-street bike lanes and sidewalks in the area poses a safety concern for residents trying to access schools and the village center. While the plan includes many trails, the absence of dedicated off-street bike lanes and sidewalks for cyclists and pedestrians raises questions about the accessibility and safety of these routes. It is crucial to incorporate bike lanes and sidewalks into the infrastructure to ensure the well-being of residents moving around the community.

10. **A Seniors Center with Long Term Care facility**

- a. Although subsidized housing will be available, I urge the council to take into account that two out of three long-term care facilities in WV have been closed for years now, and the Seniors Center is said to be over capacity and in need of mass expansion. The construction of this facility will provide the much-needed service above the highway, alleviating the strain on our current facilities.

11. **Road and path connections between the old British Properties and the new development**

- a. While reviewing the plans I noticed that there were not any bike, pedestrian or car paths between the older community and the newer community which means existing British Property residents will largely have to use the highway to gain access to this new community hub.

12. **The removal of racist land title covenant**

- a. It was said that it would cost only \$1m dollars to remove all the original racist land title covenants from existing British Pacific Properties lands. Council committed to residents to advocate for the removal and yet failed to ask for CAC to pay for the removal of these dated and racist covenants which the BBP's put into place.

### 13. Land set aside for future community space

- a. Allocating land for future community spaces is essential for the long-term development and growth of the area. Setting aside land for potential community facilities will ensure that the evolving needs of the residents can be met in a sustainable and efficient manner. Planning for future community spaces is a proactive approach to enhancing the quality of life for current and future residents.

### Community Amenity Contribution (CAC),

Based on the information gathered from the documents provided by the district staff, it is evident that British Pacific Properties has only been paying property tax based on the \$10m valuation of the Eagle Ridge and Inter Creek 2 lands. I disagree with labeling the land swap as a \$500m CAC contribution, as I find it inaccurate. Therefore, I suggest that this designation be removed from the agreement.

Moreover, while the concept of a new Stanley Park in WV may seem appealing to many, I would like to remind the council that all environmentally sensitive areas of Eagle Ridge are currently safeguarded. Additionally, it is important to note that we already have **Cypress Provincial Park, which covers 7443 acres**. Adding 1932 acres of new parkland in spite of adding much-needed amenities will compromise the future livability of West Vancouver. The decisions made by this council will impact future generations and their ability to enjoy reasonable amenities in our community.

**Traffic:** More people on the roads, cars, busses, trucks, more construction traffic upper levels, NO increase on capacity on Taylor Way, 15th, 22nd and 31st streets, Lions Gate bridge, Marine Drive and Upper levels, and about the parking spaces ?

We already are facing a constant and bad traffic jams each day. Time to be realistic, find solutions for our residents, I already mentioned this problem to the Mayor and councilors back the Olympic in 2010 until now, No improvement done yet.

The parking is getting worse in our West Vancouver' parks. We should have a resident parking and start to make visitors paying as many others communities are doing bringing money to the community.

## **Concurrent Development**

What makes a good project? West Vancouver is unique in that, despite being physically connected to the mainland, it operates more like an island community. To access our area, one must either take a ferry or cross a bridge.

I strongly believe that by ensuring urban developments are carried out hand in hand with the necessary infrastructure and community amenities, we can establish a thriving and desirable community.

It is quite perplexing to me why we are not taking advantage of the opportunity presented by the arrival of 15,000 new residents and \$9.43 billion in development costs, especially without a clear commitment from the Provincial or Federal government regarding the improvement of essential infrastructure such as roads, tunnels, bridges, and water and wastewater systems.

With a provincial election looming and a federal election on the horizon in 2025, I feel it is imperative that we utilize this moment to enter into discussions with both the province and the federal government to secure commitments for the crucial upgrades needed to accommodate the substantial population growth anticipated from the overall Cypress project development.

## **Summary**

To summarize, it is evident that this project will progress, and we all acknowledge its importance. We are after all building a new township on the side of Cypress Mountain. I urge the council to reflect on the significance of this project and the missed opportunity cost of not giving more thought to the most significant development in British Columbia's history.

No other project even comes close to the magnitude and scope of this endeavor. The time has come to advocate for amenities that will make us all proud. We must also consider the well-being of future generations and the livability of our community. Is a park really worth sacrificing the livability of the area for decades and centuries to come? I implore the district to adopt a more strategic approach toward achieving the desired

outcomes necessary to uphold our legacy as a vibrant and livable community.

While a park sounds nice is that really what West Vancouver should be focused on moving into the future when we have extensive forested areas and plans already in place to protect environmentally sensitive areas?

I strongly recommend that the council contemplate the benefits of this project for its current residents and assess whether the project adequately caters to the needs of a growing population. Once this project is approved, and the decision made to lock our land into a park, West Vancouver will no longer have the available land resources to construct the aforementioned essential community amenities.

Please use this opportunity to leverage both provincial and Federal governments to pay their fair share towards infrastructure improvements to support this new town.

Lastly, please do the right thing and I implore you on the council to make a motion to MOVE to a referendum to both protect and enhance our democracy.

Sincerely,

s. 22(1)

s. 22(1), West Vancouver

s. 22(1)

	Town	Population from Stas Canada
	<b>Cypress Development</b>	<b>15,713</b>
1	Terrace	14,633
2	Powell River	13,116
3	Aldergrove	13,105
4	Trail - Fruitvale	12,863
5	Duck Lake	12,725
6	Quesnel	12,110
7	Williams Lake	11,906
8	Prince Rupert	11,814
9	Dawson Creek	11,706
10	Sooke	11,583
11	Nelson	11,198
12	Ladysmith	11,194
13	Castlegar	10,029
14	<b>Whistler</b>	<b>9,974</b>
15	Summerland	9,860
16	Gibsons	9,603



17	Sechelt	9,434
18	Revelstoke	7,709
19	Shawnigan - Mill Bay	7,285
20	Kitimat	6,727
21	Oliver	5,708
22	Fernie	5,519
23	Creston	5,459
24	Armstrong	5,323
25	Smithers	5,316
26	Merritt	5,248
27	Peachland	5,006
28	Kimberley	4,908
29	Osoyoos	4,859
30	Aldergrove East	4,496
31	Hope	4,434
32	Cumberland	4,190
33	Grand Forks	4,166
34	Chemainus	4,033
35	Sparwood	3,990
36	Kent	3,936
37	Rosland	3,645
38	Golden	3,640
39	Cobble Hill	3,610
40	Port Hardy	3,393
41	Invermere	3,340
42	Lake Cowichan	3,181
43	Enderby	3,028
44	Pemberton	2,970
45	Mackenzie	2,856
46	Princeton	2,826
47	Cowichan Bay	2,799
48	Fort Nelson	2,611
49	Tumbler Ridge	2,389
50	Chase	2,377
51	Blind Bay	2,369
52	Port McNeill	2,234
53	Rosedale	2,232
54	Tofino	2,217
55	Okanagan Falls	2,202
56	Burns Lake	2,117
57	Houston	2,085
58	Sicamous	2,041
59	Vanderhoof	1,967
60	Ucluelet	1,940
61	Rayleigh	1,933
62	Roberts Creek	1,927
63	Elkford	1,908
64	Keremeos	1,791
65	One Hundred Mile House	1,706

66	Lillooet	1,652
67	Harrison Hot Springs	1,552
68	Fort St. James	1,497
69	Lumby	1,484
70	Crofton	1,446
71	Miller's Landing	1,437
72	Lions Bay	1,390
73	Yarrow	1,378
74	Logan Lake	1,356
75	Telkwa	1,288
76	Barriere	1,273
77	Fairwinds	1,207
78	Puntledge	1,185
79	Ashcroft	1,182
80	Cultus Lake	1,164
81	Salmo	1,140
82	Welcome Beach	1,116
83	Nakusp	1,112
84	Mile 108 Recreational Ranch	1,043
85	Naramata	1,012

s. 22(1)

s. 22(1)

s. 22(1)

s. 22(1)

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 3:05 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Cypress Village ADP

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

Hello all,

Please approve the Cypress Village ADP and allow the project to move forward. As a former member of [REDACTED] s.22(1), and a West Vancouver resident, I implore you to use this opportunity to increase housing diversity, protect wild lands, and preserve recreational uses on Cypress Mountain. This project has been in the works for ages. It is time to see it through to completion.

Thank you,

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

[REDACTED] s. 22(1)

**From:** s. 22(1)  
**Sent:** Monday, June 24, 2024 4:57 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Area Development Plan for Cypress Village and Eagleridge

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

Dear Mayor and Council Members,

I am writing to you as a resident of West Vancouver to express my support for the proposed Area Development Plan for Cypress Village and Eagleridge. I urge the Council to vote in favor of this development.

As a parent of s.22(1), I am particularly interested in creating opportunities for them to return and reside in our community in the future. The proposed development plan promises not only to provide these opportunities but also to diversify our tax base, which is crucial for stabilizing or potentially reducing our property taxes.

Additionally, I strongly support the initiative to protect 262 acres of BPP's land in Eagleridge. My family, friends and I regularly hike in this area, and ensuring its preservation as a park would be invaluable for the community.

Unfortunately, I will not be able to attend the public hearing scheduled for tomorrow evening due to s.22(1). However, I am very interested in the outcomes and look forward to updates on the project's progress.

Thank you for considering my views. I believe this development will significantly enhance the quality of life in West Vancouver.

Kind regards,  
s.22(1)

West Vancouver, BC, s. 22(1)

s. 22(1)

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 6:46 PM  
**To:** correspondence; Christine Cassidy; Nora Gambioli; Sharon Thompson  
**Subject:** Area Development Plan for Cypress Village and Eagleridge

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Good evening,

I am a West Vancouver resident and I support the Area Development Plan for Cypress Village and Eagleridge and ask that the West Vancouver Council vote to approve this plan.

I live in the British Properties [REDACTED] s. 22(1) ) and I hike in the Eagleridge area, so would love to see it protected as a park I perpetuity.

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

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 7:06 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Area development plan for Cypress Village / Support

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To Whom It May Concern,

We live at [REDACTED] s. 22(1). We moved here about a year ago [REDACTED] s. 22(1).

I've reviewed the ADP and find this to be a very thorough document with significant benefit to the community of West Vancouver, most notably the protection of huge amounts of natural areas as well as the thoughtful planning of a mountain village that will add much needed housing to WV and which will not have any meaningful impact the life of existing residents. My husband and I also look forward to being able to walk the Mountain Path to go shopping and visit the future village.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 9:26 PM  
**To:** [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Request a referendum on purchase of Eagleridge property for parklan = +

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[REDACTED] s. 22(1)

**West Vancouver, BC**

[REDACTED] s. 22(1)

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Request a referendum on purchase of Eagleridge property for parklan**

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

I am writing to request that residents have an opportunity to vote by way of a referendum on the plan to purchase park Eagleridge. The plans for development of Cypress Village will have a significant impact on traffic on Highway 1 in particular, a road that over the past 30 years has become extremely busy and often gridlock. I would like to know what the plan is for handling the traffic from this development and what the financial impact will be on future revenue.

Thank you.

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 12:51 AM  
**To:** mayorandcouncil; correspondence  
**Subject:** In Support of Cypress Village

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To the Honourable Mayor and Council,

I am [REDACTED] s. 22(1), and I've lived in West Vancouver my whole life. I attended Elementary, High School, Undergraduate and Masters programs at UBC, survived a global pandemic, and am now in the workforce, all based in West Vancouver.

I'm writing to you today in support of the Cypress Village development by British Pacific Properties.

Every day my appreciation for this community grows. When I think about the community I want to live in long term, I want to make sure I live in a community where I can rely on and trust my neighbors, gather together with friends and loved ones, and find time to enjoy our beautiful environment. I am also fully aware that Vancouver is a growing city, one that aims to be world class, and that puts pressures and strains on our community's resources and expectations.

British Pacific Properties is proposing a density transfer with West Vancouver; one that sees our mountains and rivers protected and cherished, in exchange for a neighborhood that is forward looking in its development, recognizing the needs of our wider community while maintaining the close and trusting nature of West Vancouver. I believe this project provides what the current socio-economic environment requires; a development that is in partnership with our community's values of appreciation for nature, welcoming newcomers, and offering the best quality of life for all.

This is my third time writing in support of the Cypress Village development. I want the chance to stay in my community, and Cypress Village and projects like it, give me hope I can achieve this and stay in West Vancouver for a long time.

Thank you for your consideration,

[REDACTED] s. 22(1)  
[REDACTED] s. 22(1) West Vancouver BC [REDACTED] s. 22(1)  
Unceded Musqueam, Squamish, and Tsleil-Waututh territory



**From:** SURVEY RESULTS ... Cypress Village [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 5:54 AM  
**To:** correspondence  
**Subject:** [BULK] ...Cypress Village survey results. Tue 25 Jun last chance for you to give your opinion. =+

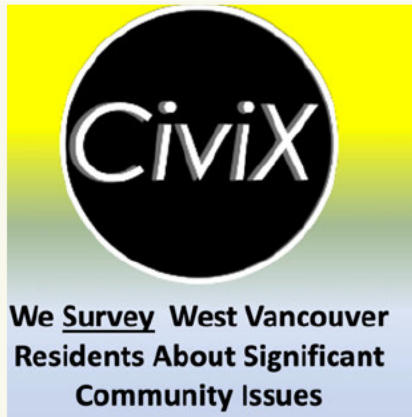
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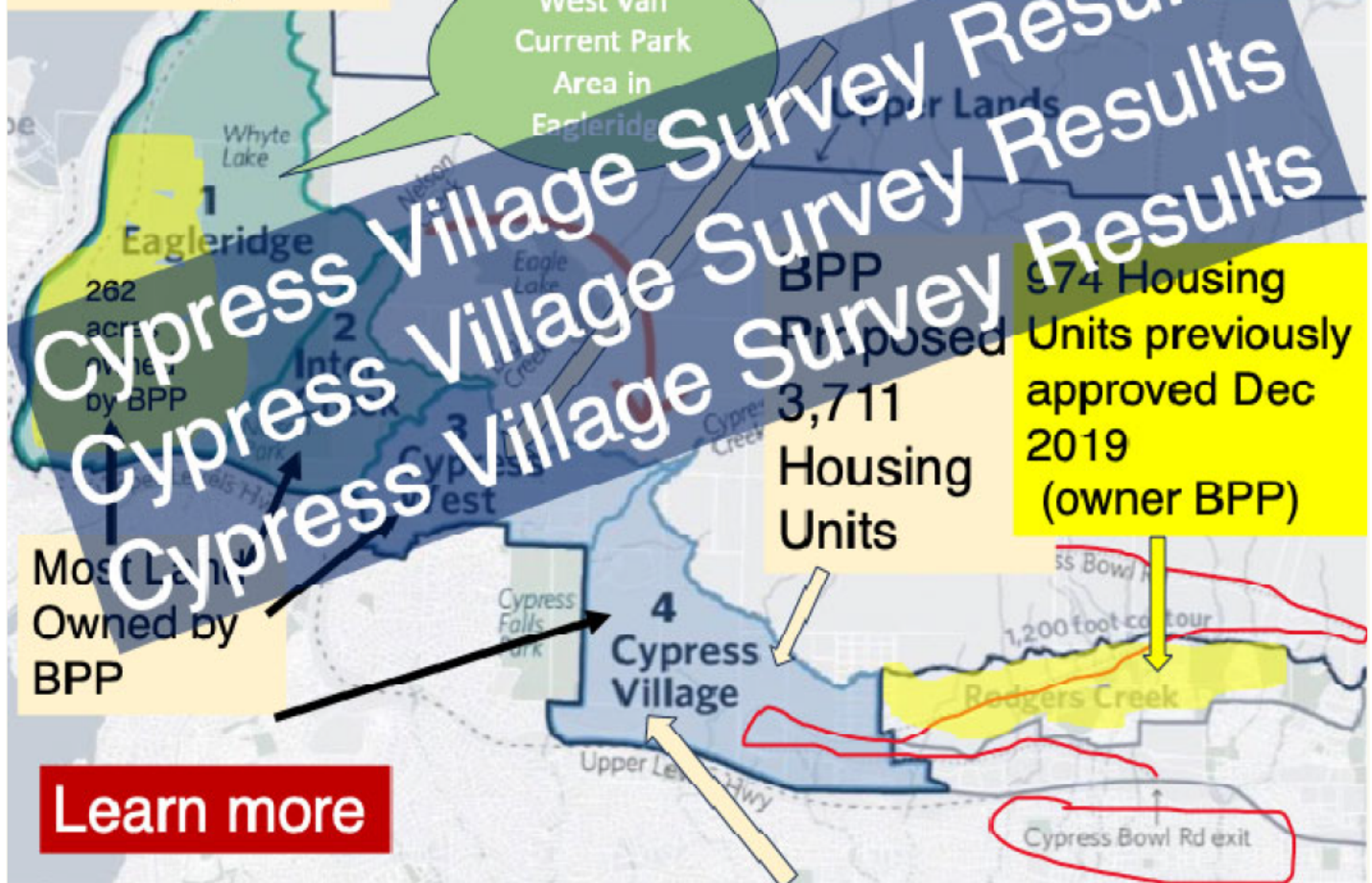
View Online



View Online

BPP = British Pacific Properties

In future: 1,600 Housing Units = **3,000 more residents?**



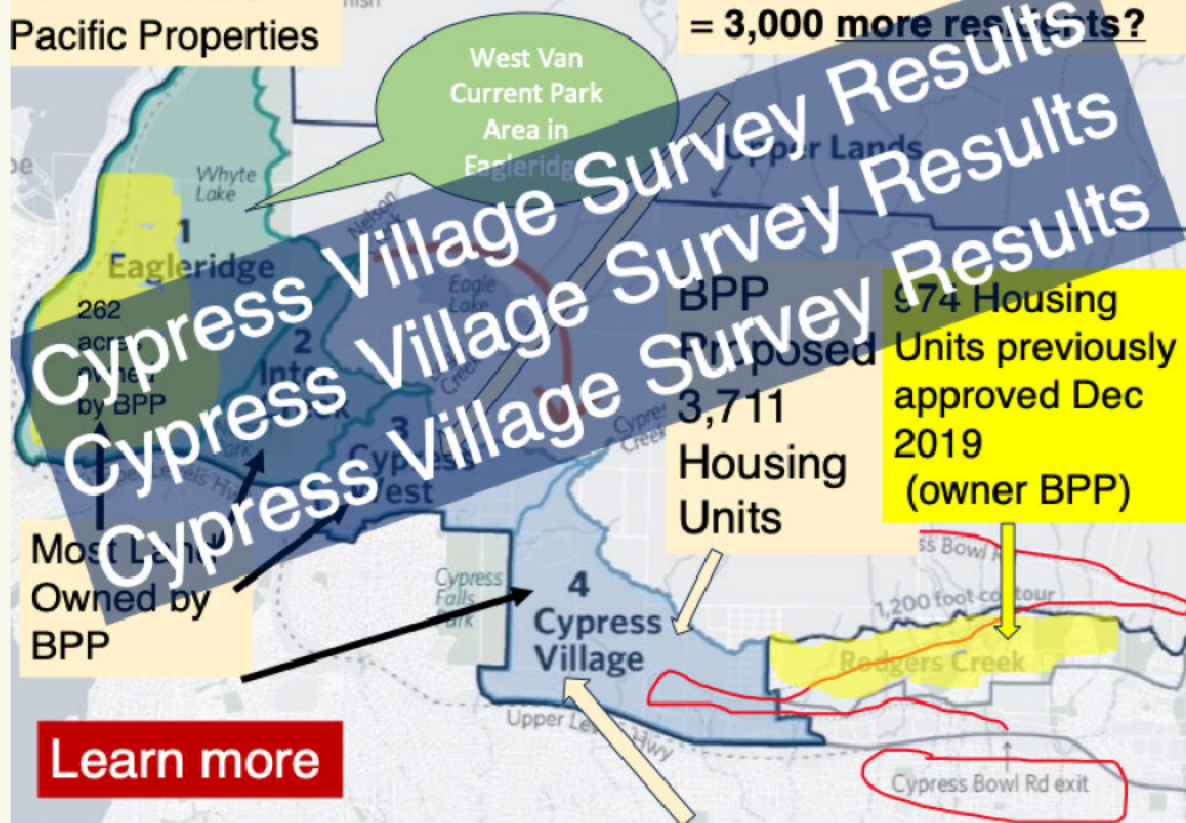
2024 application: 3,711 Housing Units = **6,900 more residents**

**16% - 22% Increase in West Van Population**

**#WestVan are you OK with population of Merritt BC moving into Cypress Village?**

BPP = British Pacific Properties

In future: 1,600 Housing Units = **3,000 more residents?**



2024 application: 3,711 Housing Units = **6,900 more residents**

**16% - 22% Increase in West Van Population**

**#WestVan are you OK with population of Merritt BC moving into Cypress Village?**

72% of #WestVan residents  
taking survey want a Cypress  
Village Referendum

Public hearing tonight  
Tuesday 25 June at 7PM.  
After this legally Council can  
not consider additional input  
from residents.

**SEND EMAIL AND TELL  
COUNCIL YOUR OPINION  
RIGHT NOW**

Tap  or  Click

Learn more

**to create and send an email to all of Council:**

- Enter your email name address
- Enter email subject line
- Elect redact address or not
- Software creates draft for you
- You review draft
- You approve, change or quit
- If you approve, then your email is sent to all DWV Councillors plus to Council correspondence folder

Tap  or  Click

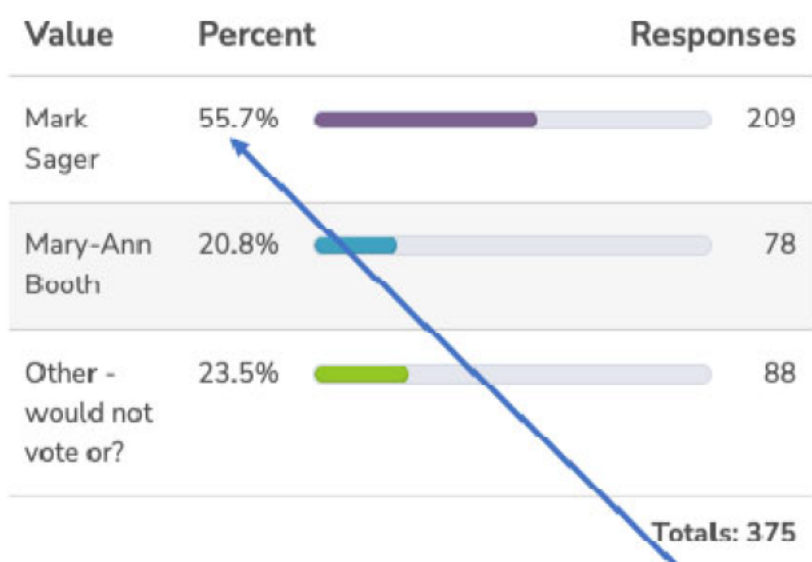
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For 2022 Election: Civix took a survey in April 2022 of who would you vote for? Our survey results are accurate and representative of WV.

## CiviX Survey Results April 2022



Civix Survey predicted Sager would get 55.7% of vote actual vote was 52.8%

## MAYORAL ELECTION RESULTS

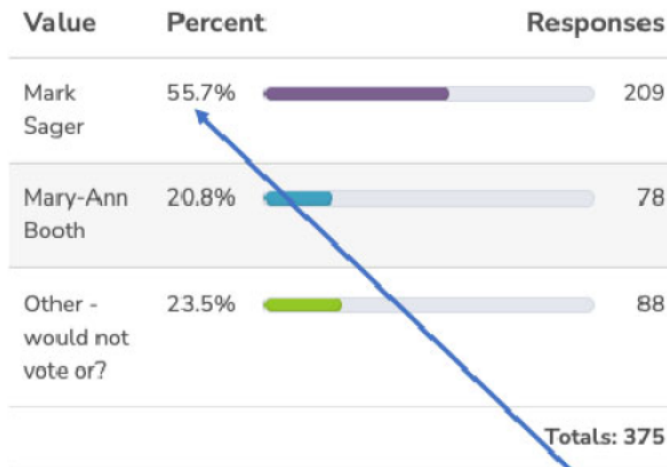
■ ELECTED
 ■ NOT ELECTED
 ■ ACCLAIMED

## Actual Voting Results

CANDIDATE NAME	INCUMBENT	VOTES	PERCENTAGE	TOTAL
Sager, Mark		<div style="width: 52.8%; background-color: green;"></div>	52.8%	6082
Booth, Mary-Ann	Ⓢ	<div style="width: 24.59%; background-color: purple;"></div>	24.59%	2833
Wong, Marcus		<div style="width: 21.15%; background-color: purple;"></div>	21.15%	2436
De Cotiis, Teresa		<div style="width: 0.69%; background-color: purple;"></div>	0.69%	80

For 2022 Election: Civix took a survey in April 2022 of who would you vote for? Our survey results are accurate and representative of WV.

### CiviX Survey Results April 2022



Civix Survey predicted Sager would get 55.7% of vote actual vote was 52.8%

### MAYORAL ELECTION RESULTS

■ ELECTED ■ NOT ELECTED ■ ACCLAIMED

### Actual Voting Results

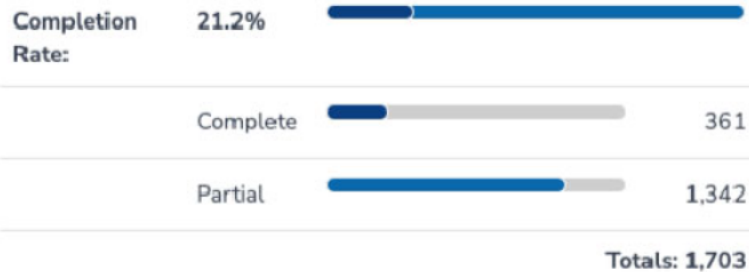
CANDIDATE NAME	INCUMBENT	VOTES	PERCENTAGE	TOTAL
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Wong, Marcus			21.15%	2436
De Cotiis, Teresa			0.69%	80



# Report for Cypress Village Referendum

Jun 24, 2024

## Response Counts



**1,703 People were motivated to start to take Cypress Village Referendum Survey:**

**57% from Facebook Ads**

**11% from Twitter (X) Ads**

**32% from Email subscribers**

Value	Percent	Responses
YES - I own a housing unit in West Van	85.1%	384
YES - I rent a housing unit in West Van	11.1%	50
YES - I own or represent a business in West Van	3.8%	17
Totals: 451		

**1,703 People were motivated to start to take Cypress Village Referendum Survey.**  
**➤ 451 people certified they were #WestVan Residents**

Value	Percent	Responses
YES #WestVan should hold a formal binding on Council referendum because the Cypress Village rezoning is a significant community decision and residents should have a direct and final say	71.6%	323
NO need for Cypress Village Referendum .. I trust and expect #WestVan Council would make a decision I would support	26.8%	121
OTHER	1.6%	7

Totals: 451

**71.6% voted that a formal binding referendum on Cypress Village rezoning should be held**

[Click here to view complete survey results AND to read comments directed to Council](#)

Value	Percent	Responses
In my opinion West Vancouver's Council should NEVER approve any development that has a net carbon footprint	44.0%	197
In my opinion the net carbon footprint of a #WestVan development is irrelevant and West Vancouver Council should make the best decisions for #WestVan residents	45.3%	203
Other	10.7%	48
<b>Totals: 448</b>		

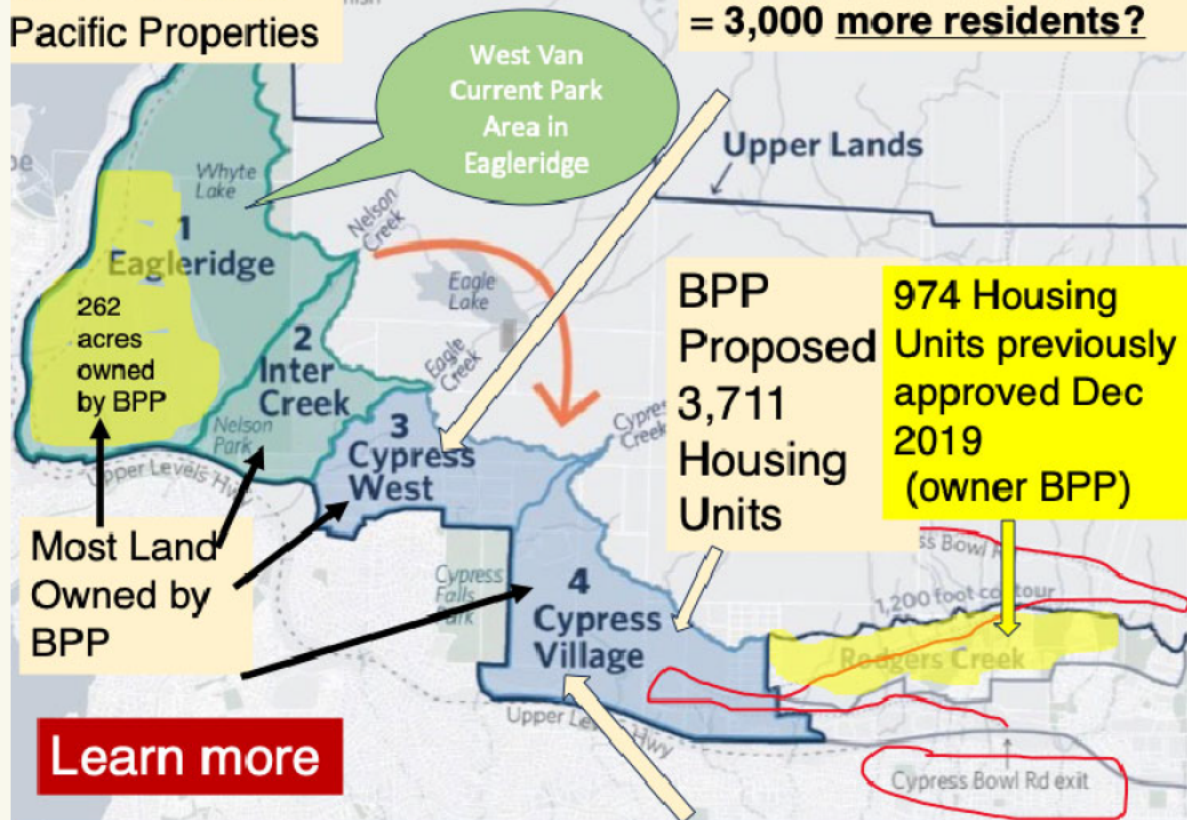
**44%** have the opinion that West Vancouver's Council should **NEVER** approve any development that has a net carbon footprint

## **In summary 451 people declared they were #WestVan residents:**

- 72%: #WestVan should hold formal binding REFERENDUM on Cypress Village
- 68%: I do NOT support Cypress Village rezoning for 3,711 housing units, for 6,900 residents and 4,140 additional vehicles
- 64%: DWV should NOT spend \$500 million of its resources to acquire a park in Eagleridge
- 85%: authorize CiviX to state they have my permission to represent my vote in the collective vote
- 84%: YES, I voted in the last West Van municipal election

**BPP = British Pacific Properties**

In future: 1,600 Housing Units = **3,000 more residents?**



**Learn more**

2024 application: 3,711 Housing Units = **6,900 more residents**

**16% - 22% Increase in West Van Population**

**#WestVan are you OK with population of Merritt BC moving into Cypress Village?**

**#WestVan your voice matters**  
**Demand a Cypress Village Referendum for**  
**This Significant Community Decision**

- ❖ **More people, cars, service trucks, busses, park users, service vehicles**
- 4,140 more residential vehicles
- No new bridges
- No increase in Upper Levels capacity
- No additional capacity to 15<sup>th</sup>, 22<sup>nd</sup>, 31<sup>st</sup> streets
- No additional capacity Taylor Way
- Embodied Carbon of 3,711 new units
- No hospital capacity increase
- Non residents TRAFFIC when they come to use of hiking trails
- **More service vehicles, buses**
- **More construction traffic upper levels**  
(have you seen AM traffic Lonsdale to Capilano road?)

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We Survey and inform West  
Vancouver Residents About  
Significant Community Issues



For participating  
in CiviX Surveys



**Semi-Direct Democracy**



## Semi-Direct Democracy

Forward this email to a West Vancouver Community Friend.

HOUSEKEEPING - We protect and respect your personal information. Do we have your email, name and surname correct?

email address: [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)

Your first name:

Your surname: West Van Council Correspondence

If you want to subscribe or change your email address, name or surname.

**Update your email information**

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**From:** Henning Buch [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 6:35 AM  
**To:** h-buch@eecind.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress development too large =+

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

**Henning Buch**  
**2450 Shadbolt Lane**  
**West Vancouver, BC**  
**V7S 3J1**

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress development too large**

My name is Henning Buch and I am a resident of West Vancouver.

Cypress development is way too large. A scaled down version would be appropriate

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

Thank you.

Henning Buch  
h-buch@eecind.com

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 6:42 AM  
**To:** [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Population increase at what cost =+

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[REDACTED] s. 22(1)

**West Vancouver**

[REDACTED] s. 22(1)

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Population increase at what cost**

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

Thank you for taking the time to read my letter. A referendum must be held on the expansion of Cypress Village. West Vancouver is unique, in that it is limited by the ocean, something which we all love and are fortunate to have on our doorstep. It does create transportation issues which take decades and billions to accommodate or even just fix. We take public transit when we can, but with our creeks and ravines, it makes it complicated and cars are necessary, especially if work requires us to commute. We cannot have any more retail space - Ambleside and Dunderave are full. Those shops should be more diversified, but that's another subject. If the population is increased by, say, the population of Merritt, BC, we cannot handle it. The Lions Gate works at the moment, but the Ironworkers' Memorial bridge is already a huge problem for commuters. Even the construction of such a project will create even more headaches for commuters.

We do not live in Calgary, where they can expand for miles. West Vancouver will have major problems if this goes ahead and its citizens should have a say in its governance. This is democracy.

Thank you.

[REDACTED] s. 22(1)

---

**From:** John Bishop [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 6:57 AM  
**To:** bishophouse@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Further Development on Cypress Park =+

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**John Bishop**  
**1220 Chartwell Drive, West Vancouver VV7S2R2**

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Further Development on Cypress Park**

My name is John Bishop and I am a resident of West Vancouver.

I am definitely not in favour of massive further development on the Cypress Park mountain side. Adding more than 10 percent of West Vancouver's present population would not be acceptable!!!!

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

Thank you.

John Bishop  
bishophouse@shaw.ca



**From:** Desmond Bell [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 7:18 AM  
**To:** Desbell2@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cyprus Village =+

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**Desmond Bell**  
**2215 Chairlift Road**  
**West Vancouver V7S2T4**

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cyprus Village**

My name is Desmond Bell and I am a resident of West Vancouver.

I do not think it is advisable or fair for West Vancouver residents to have to pay for a new park (which seems to be highly overvalued) and will be used by all B.C. residents. Should this not be a provincial matter and has the province been approached?

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

Thank you.

Desmond Bell  
Desbell2@gmail.com

---

**From:** Gisela parkins [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 7:23 AM  
**To:** gmparkins@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress development =+

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**Gisela parkins  
3968 Sharon place  
West Vancouver  
V7V 4T6**

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress development**

My name is Gisela parkins and I am a resident of West Vancouver.

West Vancouver congestion is becoming unbearable. We do not need to add this volume above the highway. Not do we need a huge park to attract more to the area. We already pay for almost all of the parks in the north shore.

You promised to listen to the residents. That's why I voted for you after the terrorism if the last mayor.

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

Thank you.

Gisela parkins  
gmparkins@gmail.com

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 7:25 AM  
**To:** [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress development =+

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[REDACTED] s. 22(1)

**West Vancouver**

**BC**

[REDACTED] s. 22(1)

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress development**

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

I am concerned about the scale of the proposed development and its impact on infrastructure. Residents should have a say in such a significant change to our community.

Thank you.

[REDACTED] s. 22(1)

**From:** [Redacted] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 7:54 AM  
**To:** [Redacted] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Village =+

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[Redacted] s. 22(1)

**West Van** [Redacted] s. 22(1)

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Village**

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

Concerns Regarding Cypress Village Development

Dear Mayor and Council,

I am writing to express my strong opposition to the proposed development of Cypress Village. While I understand the need for urban expansion, I believe this particular project raises several critical concerns that must be addressed before moving forward.

Firstly, the development will undoubtedly exacerbate our existing traffic issues. Our current infrastructure is already strained, and adding a substantial population without adequate road upgrades will only lead to further congestion and delays. This not only impacts daily commuters but also poses risks to emergency response times and overall public safety.

Secondly, the lack of sufficient infrastructure to support the increased population is deeply concerning. From healthcare facilities to schools and recreational spaces, there appears to be a significant gap between the proposed development size and our ability to provide essential services to residents effectively. The current facilities barely meet the needs of the current population. The schools are bursting and the addition of another school will not be sufficient. Recreational programs across the north shore are also at capacity and the addition of another recreational program will not be sufficient to meet the growing demands of the population in the years to come. This gap must be thoroughly evaluated and addressed before any further decisions are made and construction begins.

Furthermore, the absence of new crossings to and from the north shore complicates accessibility and

connectivity for both current and future residents along with retaining a workforce. This will limit economic opportunities, which contradicts the stated goals of sustainable urban development.

In conclusion, while I appreciate the potential benefits of urban expansion, the current plan for Cypress Village raises serious issues that cannot be overlooked. I urge you to reconsider or at least postpone the project until comprehensive studies and solutions are in place to mitigate the anticipated challenges.

Thank you.

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 8:14 AM  
**To:** [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Referendum please = +

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[REDACTED] s. 22(1)

**West Vancouver, BC**

[REDACTED] s. 22(1)

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Referendum please**

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

We need a referendum on Cypress Village.

Until West Vancouver has a solution for the already overwhelming daily bridge traffic, our town cannot support anymore cars, population or development.

Thank you.

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 8:17 AM  
**To:** [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Falls and OCP =+

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[REDACTED] s. 22(1)

**West Vancouver**

**BC**

[REDACTED] s. 22(1)

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Falls and OCP**

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

I am writing to express deep concern at the proposed development at Cypress Villiage and future upper lands developments. The density level proposed will place undue pressure on lower level communities such as Cypress Park significantly affecting quality of life.

The upper lands densification proposals should be halted particularly in light of Bill 44 and the uncertainty this is placing on general infrastructure. In fact in light of this bill any substantive new developments should be put on hold until this bill is either rescinded or properly understood.

The people of West Vancouver soundly rejected status quo in the last election and wanted voices representing residents, not corporations or council administration. We put the power back where it should belong. Please use it.

Sincerely

[REDACTED] s. 22(1)

Thank you.

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 8:41 AM  
**To:** [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Development =+

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[REDACTED] s. 22(1)

**West vancouver**

[REDACTED] s. 22(1)

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Development**

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

I am against the WV densification and principally on the West Vancouver's greenspace on the mountains, (Cypress, Grouse, Seymour) and mainly the Cypress mountain area. Also the reduction of green space, added erosion from water runoff.

I strongly recommend a referendum for the Cypress Village development.

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

Thank you.

[REDACTED] s. 22(1)



**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 9:25 AM  
**To:** [REDACTED] s.22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Mountain "Village" =+

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[REDACTED] s. 22(1)

**West Vancouver, BC**

[REDACTED] s. 22(1)

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Mountain "Village"**

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

There should be no more building on the upper lands. The District of West Vancouver should work with the Provincial Government to preserve all of the upper lands allowing for reasonable recreational activity. However any development of any kind should be made to preserve the land and the wildlife.

The wild animals continue to be displaced and the number of animals finding their way into established neighbourhoods increases every year. That migration results in far too many wild animals being killed by authorities, traffic, etc.

I have lived in [REDACTED] s. 22(1) for over 30 years. I have watched the wild habitat get destroyed. Also every year there are dead deer, bears, raccoons and skunks killed on the upper levels highway. There needs to be an animal crossing built near the Westmount exits. There is a route along there that the animals use. All of the animals try to travel up and down the mountains to reach the sea. They try to follow streams and rivers and mostly are not noticed by all the busy humans in the area. But we are adding more people and more traffic to their lives. The people and traffic will keep coming with the general growth. The Cypress Village Plan is a death plan for the wildlife.

Most of the homes in [REDACTED] s. 22(1) are built on very large lots. Develop the existing lots. My home could be converted to a duplex. The garage could easily be converted to a laneway house and there is still space available for a carriage house on the backyard. Off street parking could be incorporated as well. My example is extreme to make that many changes on one lot but the general idea is solid.

If we are going to add housing. Choose infill housing every time.

Thank you.

s. 22(1)

**From:** Candice Hunter [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 9:28 AM  
**To:** candicehunter@telus.net; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Park Development =+

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**Candice Hunter**  
**6625 Madrona Crescent**  
**West Vancouver BC V7W 2J7**

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Park Development**

My name is Candice Hunter and I am a resident of West Vancouver.

I think that the Cypress Park development is of such significance that a referendum is needed.

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

Thank you.

Candice Hunter  
candicehunter@telus.net

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 9:47 AM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Cypress Village Project

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Dear Mayor Sager and Members of Council,

I am writing to share my comments of support for the Cypress Village project. As a resident of West Vancouver, where I live with my husband and [REDACTED] s.22(1) children in upper Dundarave, I believe that the Cypress Village plan presents a fantastic opportunity for the community.

The plan offers increased access to nature, provides a wider range of housing options and introduces new recreational activities and community amenities. As a mother to [REDACTED] s.22(1) children, I am particularly excited about the idea of a well-planned mixed-use community such as Cypress Village. I can envision the opportunities it will offer my children as they grow older, including potential part-time employment, housing options in walkable communities, and spaces for socializing with friends. In the meantime, our family looks forward to enjoying the retail opportunities and new restaurants that will be available as part of the Village and we are especially eager to explore the new parkland in the Eagleridge Lands, preserved as part of this plan.

Unfortunately, I will be unable to attend the Public Hearing on Tuesday due to [REDACTED] s.22(1) [REDACTED]. Nevertheless, we will be cheering from the sideline and rooting for a positive outcome. I firmly believe that the Cypress Village project has the potential to significantly enhance the West Vancouver community, and it has my family's support.

Thank you for taking the time to consider my comments.

Kind Regards,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

**From:** Gillian Shipman [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 10:30 AM  
**To:** gillianshipman@outlook.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Village =+

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**Gillian Shipman**  
**1013 Sinclair Street**  
**West Vancouver**  
**V7V3W1**

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Village**

My name is Gillian Shipman and I am a resident of West Vancouver.

We bought our first Vancouver home in 1970, on Evelyn Street in North Vancouver. We almost didn't buy it, because both local newspapers operating at that time (North Shore News and The Times) had headlines saying "3rd Crossing is a MUST"!! Everyone assured us that this would of course come in due time. Well, we are now well past DUE TIME!! We all recognize the need for more housing - but surely someone needs to take into consideration the issues of how the residents of such expansion will get to and from work/school/daily travel requirements? I have been asking for years - is the Federal Government not in any way required to provide assistance, seeing that the Upper Levels Highway is part of the Trans-Canada Route #1. Or am I wrong in this?

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

Thank you.

Gillian Shipman  
gillianshipman@outlook.com

**From:** Heather Mersey [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 10:39 AM  
**To:** correspondence; Mark Sager, Mayor; Peter Lambur; Scott Snider; Linda Watt; Sharon Thompson; Christine Cassidy; Nora Gambioli  
**Subject:** Cypress Village Proposal - Public Hearing - June 25/2024

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Dear Mayor and Council

I am writing to express my concern regarding the proposed Cypress Village Development, which is coming before Council tonite. This project has huge financial and other implications for West Vancouver residents in perpetuity. As far as I am aware, this is likely the single largest project being considered since the inception of West Vancouver in 1912.

While the project has been under consideration for a number of years, in the last two weeks, a 700+page document was brought forward by Council, and a Public Hearing set for June 25th. This follows the significant Ambleside Local Area Plan-Apartment Zone that was the subject of a Public Hearing last night (June 24th)!! Why are we pushing these documents through without time for the public to raise questions AND, more important, to allow time to RESPOND to the valid enquiries?

I do not pretend to have a background in finance but agree with the many points raised by long time resident (Claus Jensen, MBC, CPA) and would like to see the points publicly responded to. Some of his points:

- the District is giving up \$500 million of potential Community Amenity Contributions (CAC's) in exchange for a Park on the Eagle Ridge Bluff or \$28,000 approximately per household?
- Has the District of West Vancouver approached the Provincial and Federal Governments for funding to contribute towards the purchase of this Land for Park given people from all over the Lower Mainland will be using the Park.
- What surveys has Council conducted to determine whether Residents want to essentially spend \$500 million to buy an additional Park?
- Has consideration been given to the fact that residents are facing an enormous cost due to the North Shore Waste Water debacle where West Vancouver's share of the \$3.8 billion is approximately \$900 million!
- Confirm that the British Pacific Properties have been paying property Taxes on an assessed value of \$10 million where the value for purpose of this deal is now \$500 million. Are there not shortfalls regarding tax revenues from the BPP? Has the District of West Vancouver consulted with BC Assessment Authorities to help establish value of other lands owned by BPP zoned for single family and other development?

In my humble opinion, I feel it would be in the best interests of the community, for the long term, to reject the proposal before Council tonite. The next step would be to proceed to hire independent valuation and financial consultants to review the finances of the whole project

including the valuation of the land at Eagle Ridge Bluff. Once Council are satisfied the proposal has been thoroughly vetted, that the public be updated through Town Hall meetings, stakeholder group meeting, etc. The process could take us into the fall of 2024. Given the long term financial and environmental implications, this is a worthy investment of Council's time as part of their responsibility to residents.

Thank you for your commitment to public service, for the time and energy devoted to bringing the best outcomes for the residents of West Vancouver.

Respectfully submitted,

Heather Mersey

s. 22(1)

West Vancouver, B.C.

please do not redact my name

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 11:26 AM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Re: Cypress Mountain Development Project

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Dear Mayor and Council,

**Re: Cypress Mountain Development Project**

I am writing to express my support for the proposed new community development project. I've discussed this project with many friends and neighbours. Most are concerned about the traffic situation, and I agree that traffic concerns should be a priority on council agendas. However, I believe much of the traffic is not from within West Vancouver but from those passing through from the Island, Whistler, Squamish, and other areas.

The Plan for Cypress Village intends to integrate retail spaces, a possible critical care facility, community centre, and elementary school, etc. The development seems poised to provide essential services and, potentially, reduce local traffic stress as neighbouring communities can access these new facilities.

In conclusion, I feel this new community development will provide much-needed housing, stimulate economic activity, and promote sustainable living.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)



**From:** J Coates [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 11:57 AM  
**To:** correspondence  
**Subject:** Today's public hearing on Cypress development

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[REDACTED] s. 22(1) by this change, left of the powerlines after you come around the first big loop on the cypress bowl road. [REDACTED] s. 22(1) 50+ years ago, we saw the plan for streets and assumed it was going to be buildable at some point. Our hope is that these changes will [REDACTED] s. 22(1) [REDACTED] for homes in the future. Can I ask how this change will impact [REDACTED] s. 22(1) ?

Sincerely,  
Justine Coates  
[REDACTED] s.22(1)

Vancouver BC

[REDACTED] s.22(1)

You have permission to share my name

Get [Outlook for Android](#)

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 11:58 AM  
**To:** correspondence; Mark Sager, Mayor; Nora Gambioli; Christine Cassidy; Linda Watt; Peter Lambur; Scott Snider; Sharon Thompson  
**Subject:** Proposed Cypress Village Public Hearing

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Dear Mayor and Council,

While I acknowledge and appreciate that the proposed plan for Cypress Village provides some assurance that the Eagleridge lands, those currently in private control, are preserved, I am still concerned about how sustainable this massive development will be and how it will impact the Hollyburn Mountain area.

My preference would have been for a more modest Cypress Village development (with a shopping and services mall area similar to Caulfield Village) and a partnership with senior levels of government to purchase the lands in Eagleridge, forming a contiguous area with those owned by the District. (I'm not sure why the Nelson Canyon and Whyte Lake Parks are still zoned as RS2-UL).

My concerns are as follows:

I am disappointed that this development features mostly "luxury" housing, with only 5% of the units being designated as "below market" (e.g. "affordable"). With this agreement, the onus will be on the District to build these rental units. What is the timeline/priority for these builds?

I am concerned about the footprint of this proposed development, with only 30% being designated as "natural spaces" (e.g. not roadways or hardscaping). Presumably, this is why the 5 Creeks Project was needed – to handle all of the increased run-off.

I am concerned that the Godman Wetlands will be filled in for housing. The proposed plan suggests some sort of "enhanced" substitute for removed wetlands and to compensate for alterations to creeks/tributaries, but no further details have been provided by the District. This information is apparently under the control of the developer and can't be shared.

After concerns were raised about the housing development pods close to Cypress Creek, District staff said that these concerns would be addressed, but there are few details on how this would be accomplished.

As I have pointed out previously to the Council, the development-friendly concept of "No Net Loss" is rarely achieved (according to environmental advocacy groups like Nature Canada). For many reasons, including the time that it takes to replace or restore ecologically sensitive areas, biodiversity is most often irrevocably lost.

I am concerned that the original concept behind this proposal (before adding the Eagleridge lands as a "sweetener") – establishing more business and commercial space (including a business park) "to broaden and diversify the municipal tax base" runs counter to sustainability. This appears to be based on the idea that all of those working at these businesses will also live in the area. What are the data to support this?

I am concerned that the proposed development will not be sustainable. The language used by the developer in their promotional materials speaks about unique shops and businesses and suggests that this will become a destination spot. Will this lead to the type of traffic congestion seen on Cypress Bowl Road during COVID-19 days? How is this sustainable?

I'm not sure that the public transit issue has been completely resolved. We are told that the developer would be "obligated" to provide an Independent Transit Service (ITS) "for up to 20 years". TransLink's approval is for a period of three years from the start of the service and "the intention is that this will be renewed until such time as TransLink takes over the service." There does seem to be a bit of 'hope and wish' regarding this key sustainability aspect of the plan.

(I believe that the developer has also pledged to provide independent transit service for Rogers Creek Areas 5 and 6 as part of a verbal agreement before the Council in 2019.)

When will the public school be built? District staff acknowledge that this might be in the distant future, perhaps near build-out. In the meantime, if families living in the "Village" choose not to send their children to private school, where will they go? Will they add to the jammed streets leading to West Bay Elementary during drop-off and pick-up? Which public High School will service this area?

Including school traffic, how much traffic will the Westmount Connector drive into Westmount and Altamont? We were told by staff early on that these traffic projections would be made for this area, but it is not clear from the traffic analysis that they have.

Will the area around the Westmount Connector become clogged? It should be noted that this is also the area where the gas station is located.

If the Upper Levels Highway is backed up, will the streets of Westmount and Altamont become "rat run routes" down to Marine Drive?

The traffic analysis suggests that the increase in traffic from the development will be limited and will be gradual. Does this take into consideration the many workers and trades that will be entering and exiting this area over the next 20 – 25 years? Anyone who has had even one SFD development on their street will notice the significant traffic impacts.

At an earlier stage of the public engagement process, I asked about how building tall towers in a mountainous area might impact wild birds, particularly since we are located in the Pacific Flyway for migratory birds. I was told that the District was studying the impacts of buildings on Burnaby Mountain. Unfortunately, the response by staff during this year's public engagement suggests that little progress has been made in this area. (Of course, we have been permitting tall buildings to be constructed on the mountainside for many years, presumably without considering their impact on wild birds or requiring some sort of window treatment that would reduce fatal collisions). I note that there have been recent media reports (and a circulated petition) calling on SFU to address the issue of bird-window strikes and dead birds on the Burnaby Mountain campus.

I am also concerned about the influence that mountain bikers have had on this process. Undoubtedly, as a destination area, recreation is an important component of this proposed plan and I understand that the developer is planning to provide funding for the maintenance of the mountain biking trails in the area and above. However, considering that a significant portion of the community engagement surveys appear to focus on mountain biking, I wonder if the response analysis has become somewhat skewed (e.g. supporting this project through a very narrow lens).

Thank you for your time and consideration.

Regards,

West Vancouver

**From:** Paul Hundal [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 12:06 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson  
**Subject:** PUBLIC HEARING SUBMISSIONS on Cypress Village held June 25 2024 (File: 1610-20-5205/5206/5207/5208)

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To Mayor and Council,

RE: PUBLIC HEARING Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024; and Phased Development Agreement Authorization Bylaw No. 5207, 2024 (Cypress Village and Eagleridge Development) (File: 1610-20-5205/5206/5207/5208)

In the Council minutes from January 14, 2002, over 20 years ago, you will find a letter I submitted on behalf of Society Promoting Environmental Conservation (SPEC) advocating for a density transfer of the development rights from the Eagle Creek and Nelson Creek watersheds west to the undeveloped areas east of it and I referred to the fact that I had been discussing this option with then Director of Planning, Steve Nichols, for years before that. My first letter directly to the Director of Planning was in 1995. As you can see I have been a supporter of this option for a long time, going on thirty years. I am thrilled at the work British Pacific Properties and the current Director of Planning have done to bring this concept into fruition and I fully support the proposed motions at the public hearing tonight.

With 262 acres of natural forest lands being protected that would otherwise turn into urban sprawl, this proposal is a perfect example of conserving a large area of highly valued forest through eco-density. Some people may ask for lower towers but since the top floors are of the highest value, the public would lose proportionally more green space if those towers were lowered at all. The highest floors save the most green space so any lowering of the towers would be at high cost to the environment.

One concern people have is traffic but on that front this proposal is far better than the practical alternatives. As long as the population density in the village is high enough, it can support a doctors and dentist office, salons, a restaurant and supermarket. Having sufficient density to support these businesses is key to reducing outside travel. The transportation needs drop considerably because you don't have to drive somewhere else to meet those basic needs that you would if you lived in low density urban sprawl going west to and including Eagleridge. How many stores do you find in the British Properties today? None. The residents have to drive elsewhere for everything. Traffic is going to follow growth, and growth has been mandated by government legislation so it will happen anyway. When it does happen, this proposal will reduce overall traffic needs over the alternatives, especially since the village will have its own private bus transit service to support its residents far better than Translink could.

Is the proposal perfect? I raised some concerns about one section two years ago when the first plan came out and I see they pulled the development away from Cypress Creek as a result. When the detailed projects come forward there will be room for tweaking the proposal on the ground but those kinds of improvements must come later as the village is being built. It is too much to expect perfection at this stage when the general project needs approval. I believe the proposal has now reached the point that it deserves Council support and I ask you to support it.

Paul Hundal [PLEASE DO NOT REDACT NAME]

s. 22(1)

West Vancouver, BC,

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 12:14 PM  
**To:** [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress Village & [REDACTED] =+

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

[REDACTED] s. 22(1)

**West Vancouver, BC**

[REDACTED] s. 22(1)

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress Village** [REDACTED]

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

I am very concerned with the direction that WV District Council have proposed to take with respect to the Cypress Village proposed development [REDACTED].

Cypress:

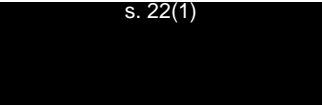
- I do not support the approval of 3,711 housing units and the building of 25 floor apartments in Cypress Village . Our current community infrastructure and services barely accommodate existing demands let alone an additional 6,000 plus new citizens and upto 4,000 new vehicles. Currently our road and bridge infrastructure cannot service the north-shore needs. Businesses are being adversely impacted because skilled workers will not commute to the north-shore because of the traffic delays. The well-being of Northshore residents is negatively impacted, and our ability to get off the north-shore and get to work is impacted because of the traffic volumes on two old bridges. With respect to the existing and further development in the Cypress Village area, it requires additional north-south road upgrades and highway over-passes. The existing north-south routes are already heavily used. WVD requires road upgrades on the Upper Levels, 22nd Street, and Taylor Way, and identification of a north-south route in the 26th to 28th street area.

- I do not support the creation of a new Eagleridge Park with the CAC funds. Those funds need to be paid to WVD and used to build and maintain old and new services, and pay for cost over-runs for the new Water Treatment Plant. WVD property taxes continue to annually increase in the 6.5% range and we are not keeping up with needed infrastructure expenditures. We need infrastructure and reduced taxes, we do not need a new Park. Those CAC funds are required elsewhere.

- If Council cannot come to an agreement to rein-in the Cypress Village development, then I support a referendum on the matter.



Thank you.





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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 12:58 PM  
**To:** correspondence  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Cypress Village and Eagleridge Development - Yes!

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

Names - [REDACTED] s. 22(1)  
Civic Address - [REDACTED] s. 22(1)

Thank you Council for working on this proposed development and bringing it forward.

We are in full support.

[REDACTED] s. 22(1)

**From:** Alan Kwinter [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 1:42 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Area Development Plan for Cypress Village

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Dear Mayor and Council,

As a Board Director of Hollyburn Community Services Society, I've reviewed the ADP and find this to be a very thorough document with significant benefit to the community of West Vancouver and the entire North Shore, most notably the protection of huge amounts of natural areas as well as the thoughtful planning of a mountain village that will add much needed housing to West Vancouver and the North Shore and which will not have any meaningful negative impact on the life of existing residents.

I support the Area Development Plan for Cypress Village and Eagleridge and ask that the West Vancouver Council vote to approve this plan.

Regards,  
Alan Kwinter  
Director  
Hollyburn Community Services Society  
#104-267 W. Esplanade  
North Vancouver, BC V7M 1A5  
ph: (604) 987-8211 fax: (604) 987-8122  
BLOCKEDhollyburn[.]caBLOCKED

*Working with gratitude on the unceded traditional territories of the Coast Salish peoples*

CONFIDENTIALITY NOTICE: This email, including any attachments, may contain information that is confidential and privileged. Any unauthorized disclosure, forwarding, copying, distributing or use of this email is prohibited. If you are not the intended recipient, please notify us by reply email or telephone call and permanently delete this email and any copies immediately.

**From:** Wendi Vaisler [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 3:42 PM  
**To:** wwaisler@hotmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Cypress village expansion =+

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

**Wendi Vaisler**  
**4729 Woodburn Rd**  
**West Vancouver**  
**V7S 3A8**

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Cypress village expansion**

My name is Wendi Vaisler and I am a resident of West Vancouver.

As a long time resident of West Vancouver, I believe residents should have the right to be represented by a referendum regarding the expansion of the Cypress Village project. This expansion will have a large impact on our already inadequate infrastructure. Caught between the ocean and the mountains, West Van does not have the same ability as other districts to develop better roadways, and transit systems. Supplying energy, water, sewage, and sanitation is also of great concern when expanding so quickly in our district.

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

Thank you.

Wendi Vaisler  
wwaisler@hotmail.com

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 4:37 PM  
**To:** correspondence  
**Subject:** Public Hearing regarding proposed Cypress Village

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For the occasion – not a limerick, but close.

There once was a mountain so grand,  
Whose trees fell to corporate demand.  
Houses rose high,  
Wetlands were dry,  
And traffic did jam, oh how sly!

[REDACTED] s. 22(1)

West Vancouver

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**From:** Stephanie Rozario <info@westvanchamber.com>  
**Sent:** Tuesday, June 25, 2024 5:40 PM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; watt@westvancouver.ca  
**Cc:** Elaine McHarg  
**Subject:** WVCC Letter of Support for Cypress Village  
**Attachments:** WVCC Letter of Support for Cypress Village- June 2024.pdf

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

Dear Mayor and Council,

Please find our letter of support attached.

Many thanks,

*Stephanie Rozario*

General Manager

The West Vancouver Chamber of Commerce  
2235 Marine Drive, West Vancouver, BC, V7V 1K5  
604-926-6614

June 25, 2024

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

Dear Mayor and Council (by email)

RE: Cypress Village and Eagleridge Area Development Plan

On behalf of the West Vancouver Chamber of Commerce, we would like to express support for the acceptance of the Cypress Village and Eagleridge Area Development Plan as being presented for Council approval in June 2024.

The plan has been created through an extensive series of engagements by both British Pacific Properties and the West Vancouver District over a period of twenty plus years.

This thoughtful and considerate work has involved stakeholders, residents, businesses, and has been led by subject matter experts from both within the organizations and external land use and land value specialists. There have been several citizen groups involved who provided counsel on the benefits of thinking creatively on how to preserve our treasured natural space while still grow.

The West Vancouver Chamber feels this development supports economic, sustainability, and environmental priorities for businesses in West Vancouver. The introduction of a new commercial village which serves the neighborhoods above the highway will provide opportunities for business operators to open or expand in West Vancouver. The introduction of new housing options in a thoughtfully designed neighborhood will help to retain residents looking to downsize, as well as provide options for those working in West Vancouver or moving into the community. It is well recognized that a mix of different ages and interests makes for a stronger local area market overall. The preservation of over 250 acres of land for Eagleridge Park is powerful from a resident standpoint and in A WV visitor strategy.

Our experience is that British Pacific Properties is a trusted partner who have since the 1930s demonstrated that they are responsive to community needs with an eye to the future possibilities for West Vancouver. We, therefore, offer our support in the adoption of the Cypress Village and Eagleridge Area Development Plan

Sincerely,

Elaine McHarg  
Chair  
West Vancouver Chamber of Commerce

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 5:54 PM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Linda Watt; Sharon Thompson; correspondence  
**Subject:** Support letter for Area Development Plan (ADP) for Cypress Village and Eagleridge  
**Attachments:** BPP Support letter to council ADP 2024.docx

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

Please see attached support letter from West Vancouver Streamkeeper Society.



PO Box 91166  
West Vancouver, BC V7V 3N6

June 25, 2024

District of West Vancouver  
Municipal Hall, 750 17th Street  
West Vancouver BC V7V 3T3

Dear Mayor and Council,

Re: Area Development Plan (ADP) for Cypress Village and Eagleridge

West Vancouver Streamkeeper Society would like to formally acknowledge our support for the approval of the Area Development Plan (ADP) for Cypress Village and Eagleridge.

As you probably know, our organization has been a part of the planning process going back to our membership on the then called Rodgers Creek Area Plan working group commencing in 2007.

British Pacific Properties have been extremely informative and inclusive in the planning process. They have been sensitive to Streamkeepers' objectives in the protection of the creeks, riparian habitat and wetland that exist and pass through this property, and related properties (for example, Upper Hadden Creek Barrier removal).

We have attended many meetings and site visits as they regularly apprised us of their plans. They have demonstrated responsiveness to any concerns we have raised.

We support the Cypress Village Plan and look forward to continuing to work closely with BPP, their contractors and district staff on the execution of the development plan.

Yours very truly,

*Mike Perley*

Mike Perley, Director of West Vancouver Streamkeeper Society

On behalf of the majority Board of Directors and John Barker, past President



**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 8:53 PM  
**To:** correspondence  
**Subject:** OCP Ammendment

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Hi All WV Councillors.

Please vote against the OCP amendment.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

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**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 8:40 AM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Please vote AGAINST OCP changes

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

Dear Mayor and Council Members,

Please VOTE AGAINST the proposed amendments to the OCP.  
Please DO NOT allow further erosion of the character of our neighbourhoods.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 10:28 AM  
**To:** [REDACTED] s.22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** [REDACTED] s.22(1) = +

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

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

22 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

[REDACTED] s. 22(1)

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

I believe that the District of West Vancouver should hold referendums on all major developments and outlay of citizen taxes. I believe the mayor and council were elected on this important facet of democracy.

Thank you.

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 1:26 AM  
**To:** correspondence  
**Subject:** OCP amendments

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

Please vote against the OCP amendments.

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

Sent from my iPhone

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**From:** Nancy Bendtsen [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 1:43 PM  
**To:** nancybendtsen@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** We need to stop for development =+

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

**Nancy Bendtsen**  
**2567 Mathers ave**  
**V7v2j2**

22 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**We need to stop for development**

My name is Nancy Bendtsen and I am a resident of West Vancouver.

West Vancouver is barely able to handle the population that we have now.

Traffic is crazy throughout the district.

Please do not consider any further developments until a full traffic and road update and all the construction required is completed.

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

Thank you.

Nancy Bendtsen  
nancybendtsen@gmail.com

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 6:17 AM  
**To:** correspondence  
**Subject:** OCP Amendments

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

I request that West Van Mayor and Council vote AGAINST the proposed OCP Amendments.

Thank you,

[REDACTED] s. 22(1)

Owner

[REDACTED] s. 22(1)

West Vancouver, B.C.

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 22, 2024 9:17 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** OCP AMENDMENTS  
**Importance:** High

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

TO THE ATTENTION OF MAYOR AND COUNCIL

Please vote AGAINST proposed OCP Amendments.

Thank you for your valuable consideration of these arbitrary proposed amendments which impact future decision making on the planning and development of West Vancouver.  
Make the right decision and vote AGAINST.

Respectfully,

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver, BC

[REDACTED] s. 22(1)

---

**From:** Nigel Clarke [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 8:00 AM  
**To:** Spitfire-@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Densivijcaton =+

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

**Nigel Clarke**  
**4383 Morgan Crescent**  
**West Van**  
**V7V 2P1**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Densivijcaton**

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

Do not densify

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

Thank you.

Nigel Clarke  
Spitfire-@shaw.ca



**From:** Philippe Moulier [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 8:05 AM  
**To:** moulier@aol.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Enjoyed a hike on VW trails = +

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

**Philippe Moulier**  
**6489 Fox Street**  
**West Vancouver**  
**V7W2C3**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Enjoyed a hike on VW trails**

My name is Philippe Moulier and I am a resident of West Vancouver.

The growth of buildings that seem to prop up everywhere, like the newest one at Marine and 24th in Dundarave, is out of control. I understand that the community has to grow, but do it at a moderate pace, once you have solutions to the traffic and are able to control the influx of folks at the crowded community centre, for instance.

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

Thank you.

Philippe Moulier  
moulier@aol.com

---

**From:** John and Cathy Cave [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 8:44 AM  
**To:** john@takeoffnow.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** OCP to wait until Bill 44 is presented or NDP are defeated =+

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

**John and Cathy Cave**  
**5530 Marine Drive, West Vancouver, BC V7W 2R5**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**OCP to wait until Bill 44 is presented or NDP are defeated**

My name is John and Cathy Cave and I am a resident of West Vancouver.

West Vancouver Council should defeat any motion with regards to going forward with OCP until Bill 44 and other pending Provincial legislation is approved.

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

Thank you.

John and Cathy Cave  
john@takeoffnow.com

---

**From:** Gillian Shipman [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 9:11 AM  
**To:** gillianshipman@outlook.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Changes to DWV Official Community Plan = +

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

**Gillian Shipman**  
**1013 Sinclair Street**  
**West Vancouver**  
**V7V3W1**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Changes to DWV Official Community Plan**

My name is Gillian Shipman and I am a resident of West Vancouver.

I have lived in West Vancouver for more that 50 years, and have seen too many things slip through the cracks, or end up not as intended in the original inception. Case in point right now is the dispute between 2 home-owners on a waterfront property subdivided in the past. The so-called "Villages" of Ambleside and Dundarave have been turned into nothing but flat Shopping Malls, with an inordinate number of beauty parlours and currency exchangers. Seniors such as my husband and myself have limited options now we are at the "down-sizing" stage of our lives. When I spoke personally to Mayor Sager last year, I mentioned various options that have been used in other areas and provinces, not only for seniors but also for low-income and social housing. As far as I can tell, this council is no different than previous ones - paying lip-service but with no actual action. PLEASE let's not jump into any permanent decisions until we have a better understanding of how Bill 44 will actually pan out.

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

Thank you.

Gillian Shipman  
gillianshipman@outlook.com

---

**From:** Glenna Evans [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 10:09 AM  
**To:** Gievans10@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** [SUSPECTED SPAM] Ammendments to the OCP (OCP) Bylaw = +

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

**Glenna Evans**  
**1001, 2203 Bellevue Place**  
**West Vancouver, BC**  
**V7V4V7**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Ammendments to the OCP (OCP) Bylaw**

My name is Glenna Evans and I am a resident of West Vancouver.

Our vote is NO to the Amendments to the OCP (OCP)Bylaw

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

Thank you.

Glenna Evans  
Gievans10@gmail.com

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 10:16 AM  
**To:** [REDACTED] s.22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Stop changing OCP unitl new Bill 44 rules understood =+

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

[REDACTED] s. 22(1)

**West Vancouver, BC**

[REDACTED] s. 22(1)

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Stop changing OCP unitl new Bill 44 rules understood**

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

Defer or stop the approval of the proposed changes to DWV Official Community Plan Bylaw until Bill 44 ramifications are better understood and avoid unintended consequences.

Getting to and from the North Shore is becoming increasingly difficult and more density only exacerbates the problem with no plans for new bridges or ease of commute. It is a reality that buses will never trump cars as a means of transportation.

Densification around rapid transit hubs make sense but not when there is no rapid transit available.

Thank you.

[REDACTED] s. 22(1)

---

**From:** Fredrick Bowyer [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 10:19 AM  
**To:** fredbowyer@hotmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** OCP =+

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

**Fredrick Bowyer**  
**4957 Marine Drive, unit 18**  
**West Vancouver, BC**  
**V7W 2P5**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**OCP**

My name is Fredrick Bowyer and I am a resident of West Vancouver.

Please delay changes to the OCP until ALL aspects of Bill 44 and their potential impacts upon our community are understood and explained to residents

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

Thank you.

Fredrick Bowyer  
fredbowyer@hotmail.com

**From:** Bruce Milley [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 10:40 AM  
**To:** bruce.milley@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** OCP changes =+

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

**Bruce Milley**  
**34-2235 Folkestone Way**  
**West Vancouver, B.C.**  
**V7S2Y6**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**OCP changes**

My name is Bruce Milley and I am a resident of West Vancouver.

Do not amend the OCP at this time to allow taller buildings. We do not want these tunnels. Those who vote in favour will be remembered come election time.

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

Thank you.

Bruce Milley  
bruce.milley@gmail.com

**From:** BettyTherriault [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 10:46 AM  
**To:** bbettytherriault@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Defer any bylaw that Modify/change in current OCP =+

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

**BettyTherriault**  
**2108 Argyle Ave.**  
**West Vancouver**  
**V7V1A4**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Defer any bylaw that Modify/change in current OCP**

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

PLEASE defer passing any Bylaws that Modify/Change our current OCP without further consultation with the TRUE residents of West Vancouver.

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

Thank you.

BettyTherriault  
bbettytherriault@gmail.com



---

**From:** Sandi Matkin [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 3:19 PM  
**To:** gmginc@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** OCP Should Be Delayed = +

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

**Sandi Matkin**  
**4970 Marine Drive**  
**West Vancouver**  
**V7W2P4**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**OCP Should Be Delayed**

My name is Sandi Matkin and I am a resident of West Vancouver.

Assuming that Official Community Plans can be changed after Bill 44 is passed, please do not makes any changes to the West Vancouver OCP until the Bill has passed and its contents are fully known and understood.

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

Thank you.

Sandi Matkin  
gmginc@shaw.ca

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 6:53 PM  
**To:** [REDACTED] s.22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** STOP =+

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

[REDACTED] s. 22(1)

**West Vancouver**

[REDACTED] s. 22(1)

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**STOP**

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

Stop Time Out Please!

Beautiful West Vancouver,  
Mountains, Trees, and Sea,  
Turned upside down for density.  
How beautiful will it be?

Under CEPA Bill S-5, we are entitled to a healthy environment.  
How healthy will it be?

Consider real benefits and real costs of Provincial Bill 44 to this place that we call home, before approval of proposed changes to DWV Official Community Plan Bylaw.

Thank you.

[REDACTED] s. 22(1)

---

**From:** Linda Jando [REDACTED] s. 22(1)  
**Sent:** Sunday, June 23, 2024 8:34 PM  
**To:** linda@pacificortho.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** BC Bill 44 needs further consultation = +

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

**Linda Jando**  
**910 Leyland Street**  
**West Vancouver, BC**  
**V7T 2L4**

23 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**BC Bill 44 needs further consultation**

My name is Linda Jando and I am a resident of West Vancouver.

I am very concerned with the impact of quickly increasing density due to the rush to roll out BC Bill 44. In 1992 a PhD student in Dalhousie wrote her thesis on the traffic issue/connecting the north shore with Vancouver, and since then nothing has been done. Our water/sewer lines would need to be replaced with larger capacity, similarly our electrical grid cannot support a sudden surge of new residents. Our community needs to be much more carefully planned and citizens deserve to live in a safe, well thought out community.

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

Thank you.

Linda Jando  
linda@pacificortho.ca

(3)(t)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 8:09 AM  
**To:** correspondence  
**Subject:** OCP Amendment

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We vote against the amendment

Signed

[REDACTED] s. 22(1)

Sent from my iPad

**From:** VJ Grimes [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 11:35 AM  
**To:** vgrimes1@hotmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** affordable housing please, take out profit incentive =+

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

**VJ Grimes**  
**1750 Esquimalt Ave, #206**  
**West Vancouver, BC V7V 1R8**

24 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**affordable housing please, take out profit incentive**

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

Remove profit incentive for development and redevelopments, by ensuring development competitions are non-profit developments, so that profit seekers don't enjoy low-risk investment and windfall profit. They look to invest and then grab a profit out of the eventual sale, causing inflation, because every subsequent owner has to PAY the difference, i.e. the profit the seller REMOVES when they sell and move on to other vulnerable properties. New owners pay an inflated cost, which can be avoided by only allowing for rental developments that are not based on making money using city properties to feather their nests, then gone.

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

Thank you.

VJ Grimes  
vgrimes1@hotmail.com

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 24, 2024 7:13 PM  
**To:** correspondence; mark@westvan.ca; ccassidy@westvan.ca; mgambioli@westvan.ca; plambur@westvan.ca  
**Cc:** Scott Snider  
**Subject:** Proposed OCP amendments

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

Dear West Vancouver councillors ....

Please prevent this possibility from happening. As a long time resident who also worked for [REDACTED] s. 22(1) starting in the 1980s I have come to know and love West Van as it is.

Huge changes will prevent it from being the place that we love and that others may wish to visit or move to.

best wishes

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver, BC

[REDACTED] s. 22(1)

**From:** Kamran Victor [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 10:05 AM  
**To:** joyfulinbc@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence  
**Subject:** Forced Growth is For Fools = +

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

**Kamran Victor**  
**751 Burley plane**  
**W Vancouver, BC V7T2A2**

25 Jun 2024

Dear Mayor Sager and Councillors  
District of West Vancouver

**Forced Growth is For Fools**

My name is Kamran Victor and I am a resident of West Vancouver.

The federal government has made a huge error by greatly increasing the inflow of new immigrants and new refugees. Now the federal government and the provincial government are forced to impose forced growth on all municipalities. We do not need to support their idiotic plan.

Please keep West Vancouver as small as possible and do not impose growth that it cannot sustain. There is no reason for the population of our city to grow by such drastic percentages. This increased growth only brings down the quality of life, increases pollution, increases crime and only fools would support such unnatural growth.

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

Thank you.

Kamran Victor  
joyfulinbc@gmail.com

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 19, 2024 10:52 AM  
**To:** correspondence  
**Subject:** Parking passes

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

To whom it may concern,

I'd like to comment/complain about the parking issue in West Van Parks. I got a pass myself, but for the people who do not live in the area, it's difficult for them to pay for parking. The only option to pay is an app in an area that has very low cell reception. How is someone supposed to pay if they cannot get online?? Either install paying machines or don't issue fines for those who are unable to pay because of an inferior paying method. I cannot believe that the designer of this did not think of the lack of reception in this area. Please fix this issue ASAP so people can enjoy our beautiful parks without the stress of being unable to pay and either having to leave or get a fine.

Thank you,

[REDACTED] s. 22(1)

West Vancouver



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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 19, 2024 5:42 PM  
**To:** correspondence  
**Subject:** Pay Parking in our parks

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

Hi there

I spoke to someone at the District who told me this email address is being monitored for feedback on the recent move to invite Impark into our publicly owned, publicly managed and publicly funded parks in West Vancouver. This decision is so wrong on so many levels. I'll be brief.

First off, I'm not against pay parking. I am firmly against pay parking to access public land. There are many legitimate and appropriate places to employ pay parking practices. West Vancouver parks are not on that list. I cycle the District on a regular basis and transit through many of these parks. The number of vehicles using the parking facilities is way down post-pay parking from my observations. Nothing scientific here, just my opinion.

But enough of my opinion, let's get to the facts. The District didn't choose to have its own Bylaw Enforcement run this pay parking operation in our parks. I wonder why. There are multiple representations made by the District and Impark that state residents of West Vancouver can purchase an annual parking pass for \$20. This just isn't true. In order to obtain that pass and have my \$20 accepted as payment for that pass, there is a hidden cost. That cost is the handing over of the resident's personal information to a for-profit corporation. I am not interested in volunteering my email address, my mobile phone number, my address or anything of that nature to populate the databases of Impark who are only interested in writing "tickets" (actually invoices but few understand the difference). The only thing I'll give up in this case is \$20. That gets me a Hang Tag which I can display in my parked vehicle. If there is no physical tag, I'll also hand over my licence plate number. And that's where it ends. Oh and what about those who don't have a phone with them at the park? The criticism of this stupid policy decision could go on.  
I'll stop here.

[REDACTED] s.22(1) long history of fighting pay parking policies (see link below) and understand the true nature of exploiting the population to pay for accessing public land. The threat of towed vehicles and damaged credit history works like a charm year after year.

The District has signed up to scam not only its residents, but truly screw over outsiders with the annual pass being only available to West Vancouver residents. Two tier.

Shame on you District of West Vancouver.

Where should I send my Impark invoices to?

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[REDACTED] s. 22(1)

s. 22(1)

[Redacted]

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 19, 2024 9:02 PM  
**To:** correspondence  
**Subject:** Parking at Lighthouse Park

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

To Whom It May Concern:

A friend and I went to Lighthouse Park last Friday. We tried to download the parking app and pay for parking; however, reception in the area prohibited us from doing so. We stood for quite awhile watching the search signal on the phone go round and round trying to connect. There was no other way to pay. We could not pay by cash or card. We went for a walk anyway hoping not to get a parking ticket, which I would have fought.

On the North Shore neighbourhood "Next Door" site I read about others who were having a similar experience at Lighthouse Park.

You need to solve this issue. Since you likely outsource the parking enforcement and park visitors will be dealing with a parking company, it will be extremely unfair for people to have to pay parking tickets incurred due to a system that doesn't work.

[REDACTED] s. 22(1)

North Vancouver, B.C.

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, June 20, 2024 10:35 AM  
**To:** correspondence  
**Subject:** Parking at Lighthouse Park

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

To Whom It May Concern:

A friend and I went to Lighthouse Park last Friday. We tried to download the parking app and pay for parking; however, reception in the area prohibited us from doing so. We stood for quite awhile watching the search signal on the phone go round and round trying to connect. There was no other way to pay. We could not pay by cash or card. We went for a walk anyway hoping not to get a parking ticket, which I would have fought.

On the North Shore neighbourhood "Next Door" site I read about others who were having a similar experience at Lighthouse Park.

You need to solve this issue. Since you likely outsource the parking enforcement and park visitors will be dealing with a parking company, it will be extremely unfair for people to have to pay parking tickets incurred due to a system that doesn't work.

In addition, I have concerns that some seniors who may be less tech savvy may find the downloading of the parking app a barrier to enjoying a walk in Lighthouse Park. I have neighbours in their early eighties who don't own a cellphone.

[REDACTED] s. 22(1)

North Vancouver, B.C.

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 21, 2024 4:06 PM  
**To:** correspondence  
**Subject:** Parking ar Ambleside Beach

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I would like to address the problem of parkng at Ambleside Beach. Have noticed this year that to get a parkng spot at Ambleside Beach is nearly impossible even if one comes early in the Day. And we have just started the "season".

Talked to some people and the concensus is that since Jericho , Kitsilano and Stanley park have now all implemented pay Parking people living in Vancouver proper have decided to make their way over to West Vancouver as the parking is free.

I would like the issue addressed and may be implement a permit for West Vancouver residents like at Whytecliff park and people from outside the municipality will have to pay for parking.

As it stands this problem is creating a lot of resentment as residents of West Vancouver cannot enjoy their beach.

Submitted by

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

[REDACTED] s. 22(1)

---

**From:** David Marley <domarley52@gmail.com>  
**Sent:** Monday, June 24, 2024 4:16 PM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Cc:** Scott Findlay  
**Subject:** National Post - top story - discriminatory hiring - special exemptions

**CAUTION:** This email originated from outside the organization from email address domarley52@gmail.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Apparently, the BC Human Rights Commissioner has granted 'special exemptions' to dozens of organizations so that they may engage in discriminatory hiring practices, with UBC being the number one applicant for such exemptions. This must end before our medical and other professions are chock full of 'diversity hires'.

Please tell me that the DWV has not sought, and will not seek, a 'special exemption' of this sort.

I hereby request that neither my name nor contact information be redacted from this e-mail message.

David Marley

s.22(1)

West Vancouver, BC

s.22(1)

604-926-8994

**From:** First Reading <firstreading@postmedia.com>  
**Date:** June 24, 2024 at 3:35:20 PM PDT  
**To:** domarley52@gmail.com  
**Subject:** The stuff in European museums that Canada wants back  
**Reply-To:** firstreading@postmedia.com

[View this email in your browser](#)

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**Get more deep-dive National Post political coverage and analysis in your inbox with the *Political Hack* newsletter**, where Ottawa bureau chief Stuart Thomson and political analyst Tasha Kheiriddin get at what's really going on behind the scenes on Parliament Hill every Wednesday and Friday, exclusively for subscribers. [Sign up here.](#)

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*This is the absolutely monstrous ballot being employed today for a by-election in Toronto-St. Paul's. Snapped by a voter (which you're not supposed to do), it was posted to social media by TV host Steve Paikin. The ballot includes 75 candidates with no party affiliation who haven't even bothered to campaign. They were put there by the Longest Ballot Committee, an activist group protesting Prime Minister Justin Trudeau's inaction on electoral reform. There's apparently nothing in Canadian election law to prevent dozens of independent candidates from being placed onto a ballot, even if they don't live in the riding and all list the exact same official agent. (X.com/Steve Paikin)*

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## TOP STORY

In one of the more unabashed examples of race-based hiring in the Canadian public service, B.C.'s Burnaby Public Library boasted in a recent report that by explicitly rejecting white applicants, they've been able to hire exclusively non-white managers and executives since 2021.

Known as the Special Hiring Program, the policy has been overseen by Chief Librarian Beth Davies, a self-described "settler on Indigenous land" who also happens to occupy the only top-level job in the library system explicitly shielded from preferential hiring under the program.

In a recent report tabled before the library's board of directors, Davies praised the Special Hiring Program, but noted that it applies to top leadership positions "except that of Chief Librarian."

Since 2021, Burnaby Public Library has required that in hiring for select top-level positions (what they called an "exempt staff group"), managers "only look at résumés from white candidates if there isn't a sufficient pool of qualified racialized candidates," wrote Davies in her report.

In the interim three years, the library has advertised for five leadership positions, and for each they have only considered applicants who "self-identify as Indigenous, Black or a person of colour."

"We strongly encourage applicants of all genders, ages, ethnicities, cultures, abilities, sexual orientations, and life experiences to apply," reads the description for one such posting, a manager of community development.

But as per policy, any ethnicity or culture not meeting the guidelines had no chance. As per Davies' report, a total of 84 white candidates applied for the five positions, only to have their applications rejected outright. In each instance, only non-white candidates advanced to the interview phase.

The B.C. Human Rights Code prohibits discriminatory hiring based on race or ancestry, but the Burnaby Public Library is one of several dozen organizations that have been granted a special exemption by the B.C. Human Rights Commissioner to openly deny employment to select demographic groups.

In an official description of the program, the Human Rights Commissioner writes that equal treatment is itself a form of discrimination, as “treating everyone the same can sometimes lead to discrimination against disadvantaged individuals or groups.”

The current holders of Special Program exemptions include Lululemon Athletica, which obtained a five-year exemption to practice “preferential hiring of members of racialized groups until representation targets have been met.”

Many of the exemptions are for schools and public bodies looking to hire an Indigenous liaison who has Indigenous status. Belle Construction, an all-female construction firm, is on the list as it needed an exemption to deny positions to men.

The holder of the most exemptions is the University of British Columbia, which has been granted 12 separate Special Program licences to practice discriminatory hiring. This includes limiting a research fellowship to “equity deserving groups,” and advertising positions for the Department of Biochemistry limited “to those who self-identify as disabled, racialized, and/or Indigenous.”

Davies’ report to the board had praise for their efforts to build an “exempt staff group” free of white staff members.

She quoted one member of the group who said it allows library staff to make an improved connection to ethnic patrons in their own language. “More than just, like, white people working. I think it feels better,” they reported.

Affirmative action has been written into Canadian law since at least the 1982 patriation of the Constitution. Section 15 of the Constitution states that every individual in Canada is “equal before and under the law.” But it carries an explicit caveat stating that this principle doesn’t apply when it comes to “any law, program or activity” designed to prioritize “disadvantaged individuals.

However, the practice of race-based hiring in government has expanded immensely in recent years as a direct result of federal antiracism mandates.

The federally funded Canada Research Chair program, for one, is now subject to strict diversity quotas, to the extent that advertised positions now explicitly forbid applications from white males. One open position at the University of New Brunswick, for instance, is open only to those “who self-identify as members of gender equity deserving groups ... and/or as racialized individuals.”

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## IN OTHER NEWS



It's a rule of thumb in political journalism that by-elections generally don't have any wider lessons. **But a Monday by-election in Toronto-St. Paul's might be different if only for the fact that a Liberal loss in the riding would be jaw-droppingly unexpected.** It's been a safe Liberal seat since 1993, and in the 2021 election went 49.22 per cent for the Liberals, with the Conservatives in second place at 25.3 per cent. But some polls are showing that the riding could go for the Tories, which is why the Liberal Party has thrown absolutely everything they can at a race that should have been a cake walk. Rumours of a Justin Trudeau resignation are nothing new, but the word is that if the Liberals somehow lose Toronto-St. Paul's, a panicked caucus might find the backbone to try and force him out.

After Canada declared the Iranian Revolutionary Guard Corps a terrorist entity, **Iran is apparently planning to retaliate by assigning terrorist status to the Canadian Armed Forces.** Which would make it the world's only terror group with both an anti-racism strategy and a dress code that permits green hair and face tattoos.

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*Despite our best efforts, First Reading is not yet an omniscient record of all things related to Canadian politics. For that, you'll have to check out the National Post's ongoing political coverage.*

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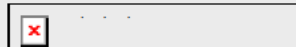
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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 25, 2024 10:45 AM  
**To:** correspondence; Hanna Demyk; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; latt@westvancouver.ca  
**Cc:** [REDACTED] s.22(1)  
**Subject:** Zoning by-law change application 1010-20-23-055 for 2550 Queens Avenue

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

We respectfully request that the Mayor, Councilors and Planning Department **vote against or deny** the proposed development of 2550 Queens Avenue into two mini lots. We are located at [REDACTED] s. 22(1) and the lot at 2550 Queens is much too small to reasonably accommodate the changes proposed.

Thank you.

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

**From:** West Vancouver Chamber of Commerce <info@westvanchamber.com>  
**Sent:** Tuesday, June 25, 2024 6:03 PM  
**To:** correspondence  
**Subject:** AGM Postponed

**CAUTION:** This email originated from outside the organization from email address bounce-mc.us11\_44199129.6409562-51979c12b5@mail99.atl31.mcdlv.net. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

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West Vancouver

**Chamber**

Of Commerce



*Serving the Communities  
Of West Vancouver And Bowen Island*

West Vancouver Chamber of Commerce

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**West Vancouver Chamber of Commerce AGM postponed**

Due to technical difficulties, we will need to postpone the AGM. We are currently working on resolving the issue and will send out the new date along with registration and the link to attend.

Thank you,  
The West Vancouver Chamber of Commerce



**Join now!**

Develop valuable connections that lead to business growth and personal success. Access Chamber benefits only available to members.

[Membership pays for itself...](#)



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**Promote your business and help support the Chamber. Sponsor an event!**

The West Vancouver Chamber of Commerce offers a variety of sponsorship opportunities that provide your business with the chance to be front and center in our community. Sponsors are an important part of our events! For further info: [SPONSORSHIP](#)

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**Our mailing address is:**

West Vancouver Chamber of Commerce  
2235 Marine Drive  
West Vancouver, Bc V7V 1K5  
Canada

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
ARTS & CULTURE ADVISORY COMMITTEE MEETING MINUTES  
RAVEN ROOM, MUNICIPAL HALL  
THURSDAY, APRIL 18, 2024**

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Voting Committee Members: K. Burnett (Acting Chair), K. Hall, S. Price, and M. Wilberg attended the meeting in the Raven Room, Municipal Hall. Absent: S. Swan and C. Monsef.

Non-Voting Committee Members: L. Yu (West Vancouver Memorial Library Board); and Councillors N. Gambioli and L. Watt attended the meeting in the Raven Room, Municipal Hall. Absent: N. Brown (West Vancouver Board of Education), A. Krawczyk (Kay Meek Arts Centre Board of Directors), and C. Schachtel (West Vancouver Community Arts Council Board of Directors).

Staff: D. Niedermayer, Senior Manager, Cultural Services (Staff Representative); C. Rosta, Cultural Services Manager; L. Nakamura, Aquatics & Youth Services Manager; and A. Nomura, Cultural Services Department Secretary (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

**1. CALL TO ORDER**

The meeting was called to order at 4:34 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the April 18, 2024 Arts & Culture Advisory Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the March 21, 2024 Arts & Culture Advisory Committee meeting minutes be adopted as circulated.

CARRIED

**REPORTS / ITEMS**

**4. Council Liaison Update**

Councillor Watt reported that a mural is currently being painted in Horseshoe Bay by artist Leslie Phelan.

It was also reported that the District Long Term Service Awards occurred on April 17 and were well received.

It was Moved and Seconded:

THAT the verbal report regarding Council Liaison Update be received for information.

CARRIED

## **5. Arts & Culture Strategy Update Subcommittee Report and Discussion**

Surveys were distributed to the members for review and comment. One survey contained open-ended questions, and the other was answers in the form of a pre-selected bulleted list.

Members suggested the following adjustments:

- Members suggested to move forward with the bulleted survey, while also adding questions that allow for open-ended responses.
- On page five, it was suggested the wording be revised to “to your organization, how important are the following strategies in the next five years?”
- Questions two and three should allow for the ranking of items instead of selecting all options that apply.
- A demographic question should be added to the survey: “name of organization or group”.
- The rating chart on page five should have the ranking choices changed from “rate importance” to “rate alignment”.
- Two points of “other, please specify” should be added to the bulleted list.
- An open-ended question should be added under question two, “do you have any additional information from your organization to understand your challenges?”
- An open-ended question should be added under question three, “do you have any additional information from your organization to understand your priorities?”
- An open-ended fourth question should be added, “If your organization received additional support or collaboration in developing arts and culture in West Vancouver, what would you most want support with?”
- An open-ended fifth question should be added, “If you organization could support other West Vancouver groups in developing arts and culture in West Vancouver, what support would you be most capable of giving?”
- The chart on page five should have the priorities separated into sections and labelled for clarity, “people, programs, places, and processes”.
- It was suggested that the timeline be clarified, as the first page says “a strategy for the next 3-5 years” which has a two-year ambiguity. It was agreed that it should be five years.

The dates for the workshops were discussed among members. It was generally agreed that the workshops should occur in early June, while meetings with individual artists should be held in May.

It was also suggested that the Committee Work Plan should be reviewed at future meetings to ensure that items on the Work Plan are being addressed.

It was Moved and Seconded:

THAT:

1. Staff be delegated to revise the survey based on the feedback from the April 18, 2024 Arts & Culture Advisory Committee meeting;
2. Staff develop a list of arts organizations and groups to be distributed to the Arts & Culture Advisory Committee for review and comment; and
3. a standing item be added to the agenda to review the Annual Work Plan.

CARRIED

## **6. Updates from Committee Members**

It was Moved and Seconded:

THAT the discussion regarding Updates from Committee Members be deferred to the next meeting.

CARRIED

## **7. Community Grants Program 2024 Funding Recommendations Review**

S. Price presented the recommended funding amounts and explained the Community Grants Advisory Panel's adjudication process to the Committee.

Members asked how this year's adjudication process differed from last years.

S. Price explained that the Panel (then Committee) had held a workshop for applicants in 2023 and for the first time, had an open dialogue with applicants to the program and learned about the applicants needs, while also explaining the Panel's limitations.

There were inquiries about the recommended funding amounts for two organizations. L. Nakamura provided the rationale.

S. Price noted a conflict of interest as he is currently on the board of an organization which had applied for a grant. S. Price will abstain from voting on this item.

The motion was called by K. Hall.

It was Moved and Seconded:

THAT the Arts & Culture Advisory Committee endorse the funding recommendations of the Community Grants Advisory Panel for the 2024 Community Grants Program as follows:



1. That the Arts, Culture and Heritage grant allocations of 33% of the total Community Grants Program 2024 budget as detailed in the Community Grants Matrix dated March 12, 2024 be endorsed and recommended to Council; and
2. That Community & Social Services grant allocations of 67% of the total Community Grants Program 2024 budget as detailed in the Community Grants Matrix dated March 12, 2024 be supported and recommended to Council.

CARRIED

**8. PUBLIC QUESTIONS**

There were no questions.

**9. NEXT MEETING**

Staff confirmed that the next Arts & Culture Advisory Committee meeting is scheduled for May 16, 2024 at 4:30 p.m. and held in-person in the Raven Room, Municipal Hall.

**10. ADJOURNMENT**

It was Moved and Seconded:

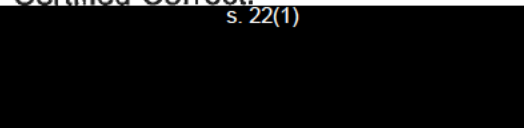
THAT the April 18, 2024 Arts & Culture Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:25 p.m.

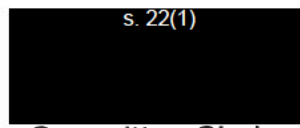
Certified Correct:

s. 22(1)



Chair

s. 22(1)



Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
ARTS & CULTURE ADVISORY COMMITTEE MEETING MINUTES  
RAVEN ROOM, MUNICIPAL HALL  
THURSDAY, MAY 16, 2024**

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Committee Members: S. Swan (Chair), K. Hall, C. Monsef, and S. Price attended the meeting in the Raven Room, Municipal Hall. Absent: K. Burnett and M. Wilberg.

Non-Voting Committee Members: N. Brown (West Vancouver Board of Education); A. Krawczyk (Kay Meek Arts Centre Board of Directors); C. Schachtel (West Vancouver Community Arts Council Board of Directors); and Councillor L. Watt attended the meeting in the Raven Room, Municipal Hall. Absent: Councillor N. Gambioli and L. Yu.

Staff: D. Niedermayer, Senior Manager, Cultural Services (Staff Representative); C. Rosta, Cultural Services Manager; and A. Nomura, Cultural Services Department Secretary (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

**1. CALL TO ORDER**

The meeting was called to order at 4:35 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the May 16, 2024 Arts & Culture Advisory Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the April 18, 2024 Arts & Culture Advisory Committee meeting minutes be adopted as circulated.

CARRIED

**REPORTS / ITEMS**

**4. Arts & Culture Strategy Update Discussion**

Staff updated the Committee that as of May 16, nine individual artists had responded to the strategy update questionnaire, while six arts organizations had responded. Phil Aldrich has agreed to facilitate the workshops and staff is working on confirming a small budget for the workshops which will be held between June 17 to 26, 2024.

N. Brown requested that 1 to 2 youth voices from secondary schools be invited to the workshops. Additionally, invitations should be sent to Capilano University and

the Youth Advisory Committee. Students from Capilano University recently held an exhibition at the Ferry Building Gallery which will provide contact information.

It was Moved and Seconded:

THAT the discussion regarding Arts & Culture Strategy Update Discussion be received for information.

CARRIED

## **5. Arts & Culture Strategy Update Subcommittee Report**

Members of the Subcommittee presented the draft questions which will be presented to schools, business associations, and donors.

### Questions for business associations:

- Have you experienced any business areas/zones that were made lively through arts programming? (Arts of any discipline: music, dance, theatre, street performance, visual or literary arts)
- How do you think the arts can help enliven the ambiance in the business area, and drive business?
- Would you support a change in the busking bylaw to allow a livelier ambiance in the business district?
- How could the business associations support the growth of arts and culture in West Vancouver?

### Questions for donors:

The following questions were added by Committee members.

- What are the “giving” values of your company?
- What would motivate you to support the arts or sponsor an event, and what kind of recognition do you expect?
- How would you see your business reflected in the arts in West Vancouver?
- Does it matter if it’s a not-for-profit or a government agency, in terms of providing funding or sponsorship?
- For West Vancouver Foundation: What is the culture of giving from individuals?

### Questions for schools:

The following questions were added by Committee members.

- What are the gaps you see in arts programming in the schools: For professional development for teachers? For opportunities for students?
- Is there adequate diversity in your schools’ arts programs? (Diversity in the offerings as well as in the ethnographic/cultural origins of the programs)
- What kinds of programs, workshops, artist in residence programs with professional artists would support increased arts and culture programs in your school?

- How best could the arts sector and District assist with these programs?
- Are you looking to increase collaboration with community arts groups? If so, how could this be facilitated?

Staff were directed to create a separate questionnaire for schools. The revised questions will be sent to N. Brown, A. Krawczyk, and S. Price to confirm. N. Brown will disseminate the questionnaire to schools for principals to send to one teacher for completion (not the art teacher).

After discussing the questions for various groups, the Committee agreed that instead of Arts & Culture Advisory Committee members attending Advisory Panel meetings, the Advisory Panels will fill out questionnaires as a group and then send a single representative to one of the workshops.

Committee members then signed up to attend meetings with groups:

- Ambleside Dundarave Business Improvement Association meeting: S. Swan, C. Schachtel, and Councillor L. Watt.
- Chamber of Commerce meeting: S. Swan, A. Krawczyk, and S. Price.
- Horseshoe Bay Business Association meeting: Councillor L. Watt, A. Krawczyk, S. Swan, and K. Hall.
- Collingwood School meeting: N. Brown (questionnaire)
- Mulgrave School meeting: N. Brown (questionnaire)
- West Vancouver Foundation meeting: S. Price, and S. Swan.
- Sponsor 1 (Real Estate) meeting: C. Schachtel, and C. Monsef.
- Sponsor 2 (Grocery/Bank) meeting: K. Hall, and C. Monsef.

It was Moved and Seconded:

THAT the verbal report regarding Arts & Culture Strategy Update Subcommittee Report be received for information.

CARRIED

## **6. Annual Work Plan Review**

The Chair requested that members review the work plan and return to the next meeting with any comments on items that need to be added, revised, or removed.

It was Moved and Seconded:

THAT the discussion regarding Annual Work Plan Review be deferred until the June 20, 2024 Arts & Culture Advisory Committee meeting.

CARRIED

## **7. Updates from Committee Members**

Members were instructed to limit their update to two minutes.

Nicole Brown, West Vancouver Schools (SD45):

Recommended that members go to the Grad Art Show exhibition at the Ferry Building Gallery.

Andy Krawczyk, Kay Meek Arts Centre:

May 29th will mark the launch of the 2024/2025 season with a show at 4 p.m. The Summer Conservatory is fully booked. A gala event will be held on November 29th.

Catherine Schachtel, West Vancouver Community Arts Council (WVCAC):

The WVCAC has just formalized a new development committee and is engaged in putting together proper information for distribution. The WVCAC is also engaged in trying to develop a specific pitch for a specific sponsor, using a more focused and research-driven approach in acquiring sponsorship.

Stephen Price, Community Grants Advisory Panel:

No update.

Kirsten Hall, West Vancouver Art Museum (WVAM):

West Coast Modern Week has launched and completely sold out, with a waiting list. The Arthur Erickson exhibition launched on Tuesday and received incredible coverage from local media. Summer camps are fully booked.

It was Moved and Seconded:

THAT the verbal reports regarding Updates from Committee Members be received for information.

CARRIED

## **8. Council Liaison Update**

Council is focused on the Ambleside Local Area Plan at the moment. There are no updates that pertain to this Committee.

It was Moved and Seconded:

THAT the verbal report regarding Council Liaison Update be received for information.

CARRIED

## **9. PUBLIC QUESTIONS**

There were no questions.

## **10. NEXT MEETING**

Staff confirmed that the next Arts & Culture Advisory Committee meeting is scheduled for June 20, 2024 at 4:30 p.m. and held in-person in the Raven Room, Municipal Hall.

**11. ADJOURNMENT**

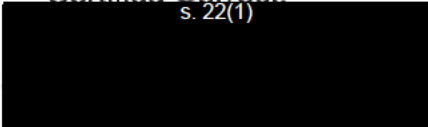
It was Moved and Seconded:

THAT the May 16, 2024 Arts & Culture Advisory Committee meeting be adjourned.

CARRIED

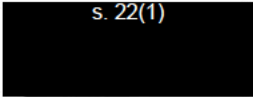
The meeting adjourned at 5:55 p.m.

Certified Correct:  
s. 22(1)



Chair

s. 22(1)



Committee Clerk

**From:** Patrick Weiler MP <patrick.weiler@parl.gc.ca>  
**Sent:** Saturday, June 22, 2024 12:30 PM  
**To:** correspondence  
**Subject:** REMINDER: Constituency Youth Council Housing Townhall on June 27

**CAUTION:** This email originated from outside the organization from email address bounce\_f08b99cf-cd30-ef11-86d2-6045bdd9e096\_prod@bounce.myngp.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

# Constituency Youth Council

## HOUSING TOWN HALL

Addressing **housing affordability** in our community and in Canada, with a focus on finding solutions to help young people afford housing

THURSDAY, JUNE 27 2024

West Vancouver Memorial Library,  
Welsh Hall  
5:30-7:00pm

### PANELISTS



**PATRICK WEILER**

Member of Parliament for  
West Vancouver-Sunshine  
Coast-Sea to Sky Country



**ANDY KRAWCZYK**

Member of North Shore  
Community Resources'  
Community Housing Action  
Committee



**KARIN KIRKPATRICK**

MLA for West Vancouver-  
Capilano



**JIM BAILEY**

Director of Planning for the  
District of West Vancouver

Constituency Youth Council 2024

Dear Mayor and Council,

A reminder that the West Vancouver-Sunshine Coast-Sea to Sky Country Constituency Youth Council (CYC) Housing Townhall is on Thursday, June 27 at the West Vancouver Memorial Library to discuss housing affordability for young people with local representatives in our community. All young people and students are invited to attend and participate, as well as general community members.



The Townhall will include four panelists: Member of Parliament Patrick Weiler (MP for West Vancouver-Sunshine Coast-Sea to Sky Country), MLA Karin Kirkpatrick (Member of the Legislative Assembly for West Vancouver-Capilano), Jim Bailey (Director of Planning for the District of West Vancouver), and Andy Krawczyk, (Member of North Shore Community Resources' Community Housing Action Committee).

This is a great opportunity to meet with your local representatives to engage on an issue that is on the minds of many in our community and is of importance across the country. Light snacks and refreshments will be served.

This townhall is focused for young people but all community members are welcome to attend.

**To attend, please RSVP by completing the following form by June 24:** [BLOCKEDforms\[.jgle/tCEKziNdmSRgUuer7BLOCKED](#)

**Date:** Thursday, June 27 from 5:30-7:00pm PT.

**Location:** West Vancouver Memorial Library, Welsh Hall (lower floor) - 1950 Marine Dr, West Vancouver, BC V7V 1J8

**Please consider relaying this opportunity to any students and/or young people you think may be interested in attending.** You are also welcome to share this information with your professional networks.

For more information or if you have any questions, please contact MP Weiler's Constituency Office by phone at (604) 913-2660 or via email at [Kevin.Hemmat.842@parl.gc.ca](mailto:Kevin.Hemmat.842@parl.gc.ca).



**OFFICE OF MP PATRICK WEILER  
CONSTITUENCY OFFICE: 6367 BRUCE ST., WEST  
VANCOUVER**

**OFFICE HOURS: WEEKDAYS  
10AM-5PM**

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