

## **COUNCIL CORRESPONDENCE UPDATE TO JANUARY 1, 2025 (8:30 a.m.)**

### **Correspondence**

- (1) December 17, 2024, regarding “climate change” (Climate Action Strategy)**
- (2) December 18, 2024, regarding Grinder Pump Inquiry and Sewerage and Drainage Regulation Bylaw No. 5263, 2023**
- (3) 2 submissions, December 18 and 21, 2024, regarding Glenmore Neighbourhood Improvements**
- (4) Dundarave Festival of Lights Society (2 submissions), December 20 and 25, 2024, regarding Dundarave Festival of Lights**
- (5) December 23, 2024, regarding “Pay parking expansion 2023”**
- (6) 3 submissions, December 26 and 27, 2024, regarding 26th Street Train Bridge**

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

- (7) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), December 20, 2024, regarding “Happy Holidays | December 2024 MP Newsletter”**

### **Responses to Correspondence**

- (8) Senior Manager of Parks, December 18, 2024, response regarding “Parking and Noise Level re: Place for Sport”**
- (9) Acting Municipal Manager, December 20, 2024, response to D. Marley regarding Proposed 2025 Budget**

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, December 17, 2024 9:26 PM  
**To:** correspondence  
**Subject:** climate change

**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 attended last evenings council meeting on Climate Initiative. This was my first council meeting to attend. I did meet with Heather Keith in the fall to get a sense of what the district is doing and proposes to do in the future on the climate challenge.

I am [REDACTED] s. 22(1) in West Vancouver and I am seeing first hand the health consequences of climate change [REDACTED] s. 22(1). I am an active member of [REDACTED] s. 22(1).

I thought the presentation by the Ms. Keith was a good start.

As a resident of West Vancouver I care that the District is an example of TRUE green initiatives and does not fall into the trap of green washing. I applaud the District for making their foot print as carbon neutral as possible but with all due respect I feel that you owe your constituents much more than that.

The notion that the purchase of a new EV rather than keeping an older fuel efficient car on the road is an example of green washing. The most truly green comment came from the council woman who mentioned the need to get more cars off the road.

The comment made by Council woman Linda Watt regarding the district of West Vancouver having the highest transition to EV and heat pumps is related to the fact that we are one of the most affluent communities in Canada. I have moved to a heat pump and an EV, even with the rebates these were expensive up grades.

We need LEADERShip. We need more information, motivation, and active campaigns from our local government. I agree with the comment by Council woman Gambioli about engaging members of the community to buy into green changes and that council can't do it all, but I do think the tone of council will matter in enlisting the residents.

I would like to see council consider incentivizing a more circular economy in our community. The right to repair act which was passed in 2023 might encourage small repair shops to re-open their business in our community if incentivized to do so. I would like to see local government put more emphasis on REDUCE and REUSE part of the three Rs. Might council consider rent control or tax exemptions for truly green businesses. We should not be filling our land fills with repairable items. There is much that we can do beyond heat pumps and EVs.

I look forward to future engagements.

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

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, December 18, 2024 3:09 PM  
**To:** correspondence  
**Subject:** Fw: District of West Vancouver Engineering Public Enquiry - [REDACTED] s. 22(1) - Grinder Pump Inquiry

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

I am wondering when we will see a response from council in regards to the bylaw that was passed (below) 10 months prior to notifying residents involved.

As mentioned below:

- this bylaw was adopted unbeknownst to the affected homeowners. When we were notified, 10 months later, by the Engineering Department, that this decision had already been made by council.
- No consultation was given at any point to any of the homeowners prior to this decision being made.
- The inequity of this decision bears an unexpected financial burden as servicing a pump grinder that is more than 60 years old is very costly.

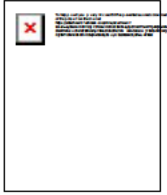
I understand we have the holidays approaching, but am hoping to receive a response from council within a timely manner, as we have been patiently waiting for council's review of the matter for close to four months now.

Thank you,

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

**From:** Mark Sager, Mayor <mark@westvancouver.ca>  
**Sent:** November 23, 2024 8:10 PM  
**To:** [REDACTED] s. 22(1)  
**Cc:** Scott Findlay <sfindlay@westvancouver.ca>  
**Subject:** RE: District of West Vancouver Engineering Public Enquiry - [REDACTED] s. 22(1) - Grinder Pump Inquiry

Hello [REDACTED] s. 22(1),  
Thank you for your email and council is having a second look at this matter.  
All the best  
Mark



**Mark Sager**  
Mayor | District of West Vancouver  
t: 604-925-7000 | [westvancouver.ca](http://westvancouver.ca)

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

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, November 21, 2024 2:32 PM  
**To:** Mark Sager, Mayor <mark@westvancouver.ca>  
**Subject:** District of West Vancouver Engineering Public Enquiry - [REDACTED] s. 22(1) - Grinder Pump Inquiry

**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.

Engineering & Transportation Services | District of West Vancouver  
[engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca)

To whom it may concern,

Thank you for your reply to the letter on the new policy adopted by council in October of 2023 in regards to sewage and drainage regulation bylaw no. 5263 which was submitted to council September 16, 2024, after physically visiting the offices at the District on [REDACTED] s. 22(1) and then re-submitting my letter on November 15, 2024.

However, your letter does not address the following concerns:

- this bylaw was adopted unbeknownst to the affected homeowners. When we were notified, 10 months later, by the Engineering Department, this decision had already been made by council.
- No consultation was given at any point to any of the homeowners prior to this decision being made.
- The inequity of this decision bears an unexpected financial burden as servicing a pump grinder that is more than 60 years old is very costly.

As a homeowner who inherited an archaic system that was supposed to be taken care of by the district but is suddenly now owned by the property owner, is not an equitable solution. Our situation, along with the other affected homeowner (I believe there are 150 other homes according to the engineering department), is unfair both financially and in the way this decision was made.

Further to this, as stated above, the disappointment and shock at the way this bylaw was passed as well as lack of response up until this point is appalling. I would expect, as a taxpayer, that the district who we count on to be our advocates, would at the very least consult homeowners before passing bylaws that put an added financial burden...and in the very least address issues as they arise in a timely manner. Having to physically go down to the District and individually email councilors is both time consuming and an ineffective way to solve

any problems. The communication and decision making process at the District is broken and needs to be addressed.

While I appreciate the Engineering department getting back to me, I would appreciate someone from council, who approved this bylaw, to respond.

Sincerely,

s. 22(1)

---

**From:** Engineering Department <[engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca)>

**Sent:** November 19, 2024 7:04 PM

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

**Cc:** correspondence <[correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)>

**Subject:** District of West Vancouver Engineering Public Enquiry - s. 22(1) - Grinder Pump Inquiry

Hello,

Thank you for your email. Mayor and Council has received this feedback for consideration and have forwarded your enquiry to the Engineering Department for additional response as provided below.

In accordance with the new policy adopted in October 2023, the District staff retired its maintenance program and renewal for grinder pumps located on private property in 2024.

Although bylaws were adopted by Council last fall, the new policy formally took effect in July 2024 when affected property owners were notified by registered mail that the District was discontinuing maintenance for grinder pumps located on privately-owned land.

In adopting Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Council formalized a consistent ownership model where private property owners are fully responsible for private sewer systems on their property whether it is gravity fed or requires a grinder pump. A number of factors informed the decision. The primary reasons, as stated in the resident notification letter dated July 15, 2024, are as follows:

- The change was primarily made to improve equity. Providing on-going maintenance without legal obligation to do so created an equity imbalance, in which most property owners owned and maintained the sewer system on their property (including grinder pumps) while others received special assistance from the District to do so. A consistent ownership model where all property owners are fully responsible for sewer systems on their private property is more equitable for rate payers.
- The policy change allows the District to direct utility funding and staff resources toward maintaining sanitary system infrastructure that benefits the whole community, rather than a small number of individual property owners.

To implement the new policy with minimal disruption to properties historically benefitting from special grinder pump service, the District opted to transfer ownership of municipally-installed grinder pumps on private property to the current and future owner(s) of that property at no cost. This will allow you, and other private property owners in this situation, to continue to benefit from that infrastructure for the duration of its useful life, which could continue many years into the future.

In your September 16, 2024 letter, you include some comments regarding potential impacts to the eventual sale of your property. Please note that, even prior to adoption of the new bylaws in October 2023, it has been the case with redevelopment that property owners are fully responsible for the sanitary system on private property. Where properties had historically benefitted from a District-installed grinder pump, it is typically part of the redevelopment process to remove

the District-installed pump and fully upgrade the private sanitary system including a new pump where required to connect to municipal sewer.

More information about the District's sanitary sewer system and grinder pumps is available on the District website at [www.westvancouver.ca/sewer](http://www.westvancouver.ca/sewer) or email [engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca).

To provide additional feedback to Council, please email [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca).

Regards,

Engineering & Transportation Services | District of West Vancouver  
[engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca) | 604-925-7020

---

**From:** Emil Fung [REDACTED] s. 22(1)  
**Sent:** Wednesday, December 18, 2024 3:21 PM  
**To:** correspondence  
**Subject:** Glenmore Improvements - Call for Action  
**Attachments:** Glenmore Improvements - Oct 27 2024.pdf; Collingwood Response - Nov 28 2024.pdf

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

Dear Mayor and Councilors:

I am writing to urge the District of West Vancouver to take action in resolving issues relating to: 1) Pedestrian Safety and Traffic Calming; 2) Noise and Nuisance Abatement; 3) School Parking and Traffic Management; and 4) Provisional Rezoning of the lower Glenmore neighborhood surrounding Collingwood School.

These issues stem primarily from deficiencies in the 2011 review by DWV's Design Review Committee of the enlargement of Collingwood School and its playing field and the commensurate increase of student enrollment from 475 to 600 pupils. The impact of these review oversights has resulted in numerous complaints by surrounding residents over the past 13 years to DWV departments, as well as multiple appeals made to Collingwood School, which included a 2019 petition signed by 24 resident households. This long list of complaints focused on 1) the need to improve pedestrian safety arising from voluminous and speeding school traffic and 2) the acute need to abate noise and nuisance disturbances from the use of the school's playing field, especially as it affects those residents whose properties are separated by a mere 15.5 meters (50 feet) from the playing field.

In May, 2024, a further petition was presented to DWV Council signed by 20 households representing over 50% of the lower Glenmore residents (excepting those residences owned by Collingwood School). The petition called on DWV for new measures to: i) put in place new pedestrian safety and noise abatement measures; ii) encourage the sustainable increase of housing density for all RD1 and RM4-zoned properties in the neighborhood under a new provisional CD87 rezoning category; and iii) convene a Task Force comprising members of DWV Council, Collingwood School and residents. The objective of this Task Force was to formulate a forum whereby Collingwood School would be engaged as a bona-fide party towards problem solving in replacement of a similar school/resident consultative body that had terminated in December, 2020 under deadlock.

The Task Force was convened by Mayor Sager in October, 2024 and, following a PowerPoint presentation and meaningful discussions, the attached list of “**Glenmore Improvements** (dated Oct. 27 2024)” was tabled. In November, 2024, Collingwood School replied to the Task Force with the attached written response, which concurred with all the outlined proposals for pedestrian safety and traffic calming/management, but remained ambivalent on the proposal to address noise and nuisance abatement by erecting a 10ft. tall sound reflecting barrier separating the playing field from adjoining residences.

Given that all the 4 categories of requests outlined in “**Glenmore Improvements**” have now been thoroughly reviewed by Mayor Sager, Collingwood School, and members of the Task Force, we would ask DWV Council to:

1. **1. Instruct DWV Staff to implement all the requests detailed in the three categories: A) Pedestrian Safety and Traffic Calming; C) School Parking and Traffic Management; and D) Provisional Rezoning**
1. **(NOTE: the recent \$204,000+ CAC Contribution paid to DWV for the re-development of 14 Glenmore Drive was previously pledged by DWV Council to support neighborhood improvements in Glenmore); and**
1. **2. Address the 4th category B) Noise & Nuisance Abatement by:**
  1. **a. Specifying the allowable hours of use of the playing field under an enforceable bylaw; and**
  1. **b. Directing Collingwood School to construct a 10’ tall sound reflecting barrier where the distance between the playing field and a resident’s property is less than 20 meters.**

1.

Best regards,

Emil Fung (Identity Disclosure Authorized)

s. 22(1) W. Vancouver

Attch: Glenmore Improvements – Oct 27 2024  
Collingwood Response – Nov 28, 2024



# Glenmore Neighbourhood Improvements

## A) Pedestrian Safety and Traffic Calming

- New gravel sidewalks on west side of Glenmore Dr. between Morven Dr and Glenmore Dr
- New gravel sidewalks on unpaved portions of south side of Morven Dr
- New 30km/h speed zone on Glenmore Drive between Morven Dr and Deep Dene Rd
- New Speed Hump and new Crosswalk on Glenmore Dr at intersection with Cleveland Dam Trail
- New Speed Hump at existing crosswalk on Glenmore Dr at intersection with Baden Powell Trail
- \$204K Funding from 14 Glenmore Dr Community Access Contribution

## B) Noise & Nuisance Abatement

- Limitation of Collingwood School field use hours: Mon.-Fri.: 8a-7p, Sat: 8a-5p, Sun: None, together with active monitoring and enforcement measures
- Elimination of sports field rentals to 3<sup>rd</sup>-parties
- Installation of 450' sound-reflecting barrier (10 ft. high) on eastern perimeter of Collingwood School property line
- Enclosure of HVAC unit with sound-absorbing materials

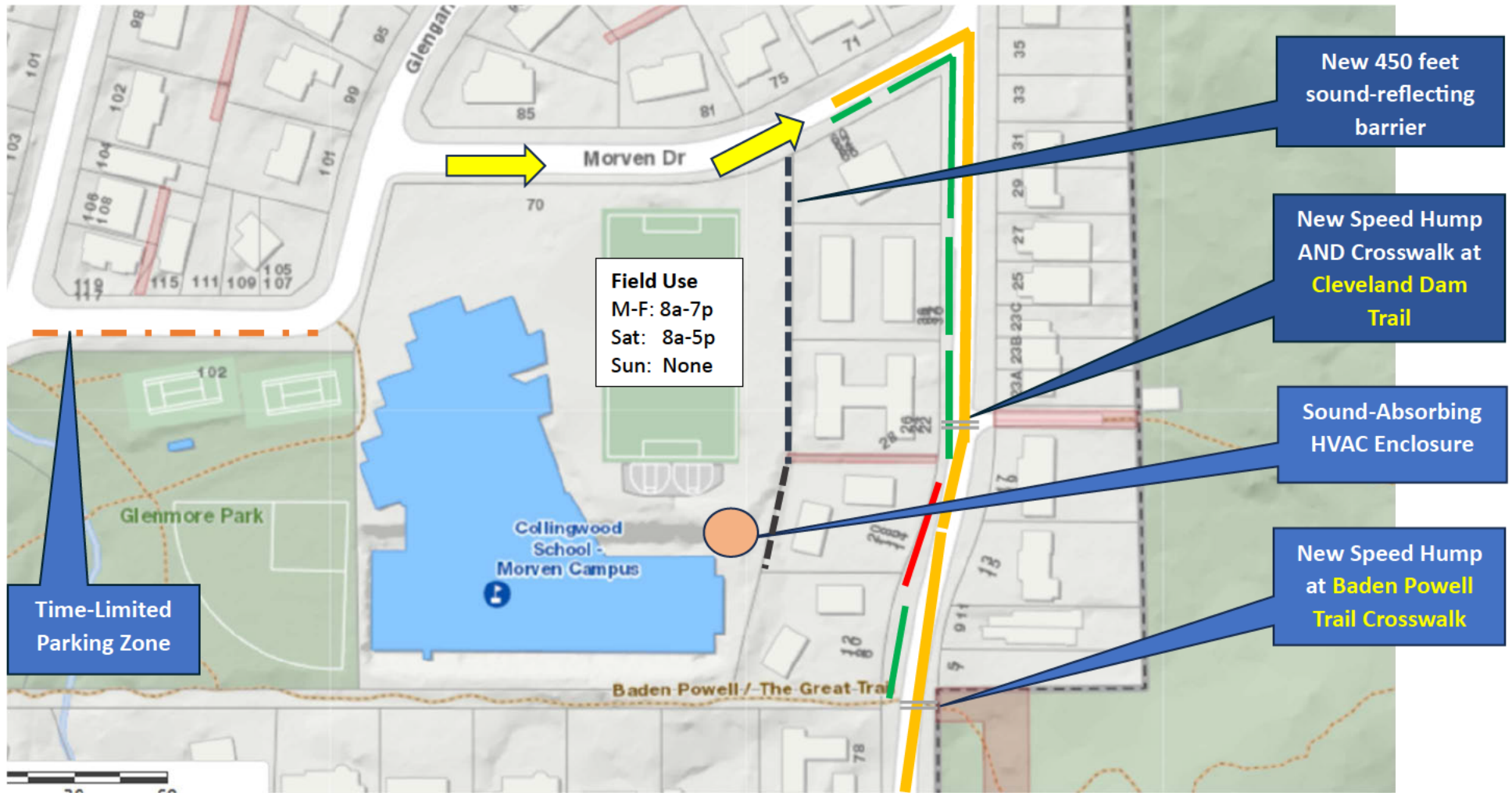
## C) School Parking and Traffic Management

- 2-hour parking limit (residents exempt) on south side of western section of Glengarry Cr (adjacent to Glenmore Park)
- Designation of Morven Dr to One-Way eastbound
- 

## D) Provisional Rezoning

- Provisional rezoning of all RD1 and RM4 zoned properties to **CD87** zoning, as recently approved for re-development at #14 Glenmore Dr.

# Glenmore Neighbourhood Improvements



New Gravel Sidewalk



New 30 km/h zone



14 Glenmore Dr. Sidewalk



Sound Reflecting Barrier



New One Way



New Speed Hump & Crosswalk

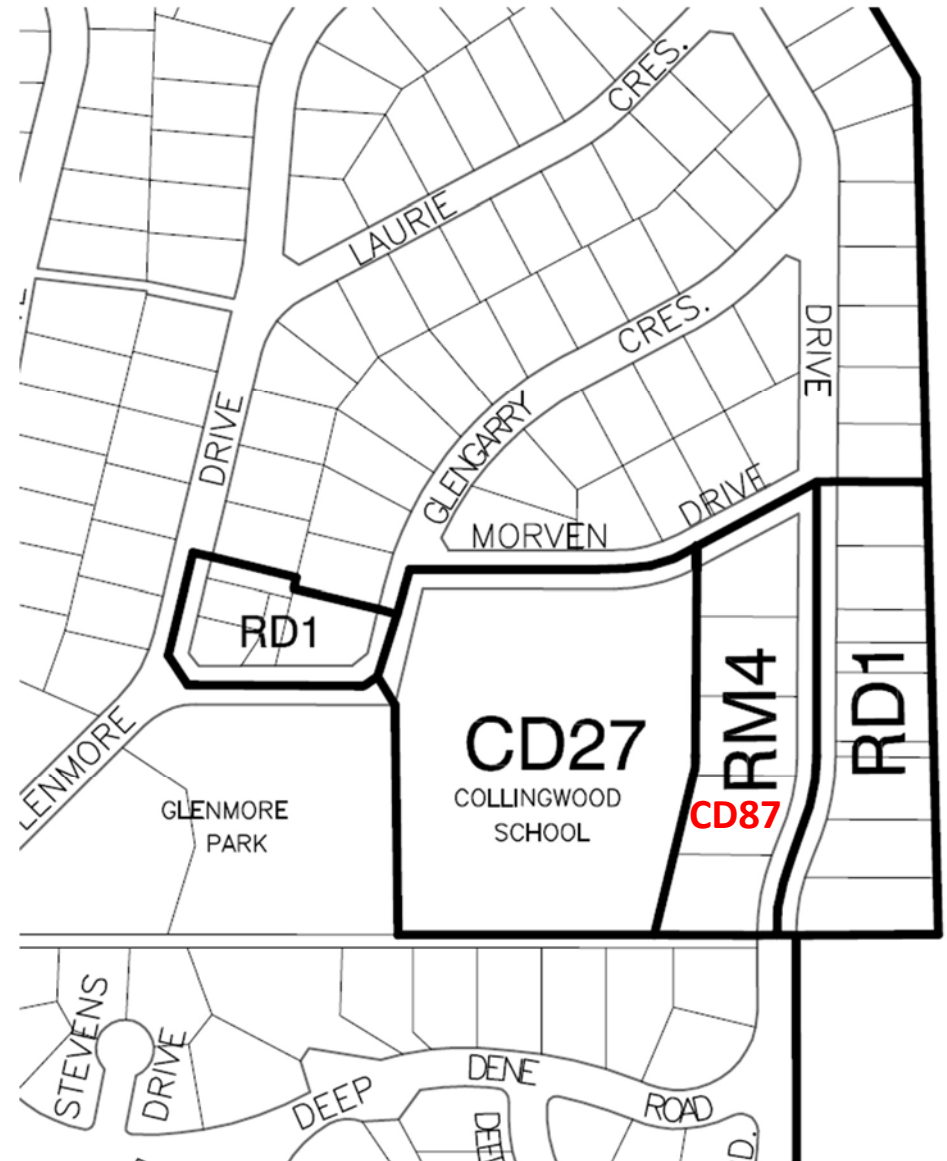


2h parking limit (residents exempt)



## Provisional Rezoning

- ◆ All Glenmore residences are zoned as RS3 (single family), excepting those shown as RD1 (duplex) and RM4 (apartments)
- ◆ To ensure uniform development density along Glenmore Dr, residents are seeking the provisional rezoning of RD1 and RM4 properties to new CD87 zoning, as recently approved for re-development at #14 Glenmore Dr.



---

**Fwd: Collingwood Task Force Follow Up Response**

---

**From** Lisa Evans <lisa.evans@collingwood.org>

**Date** Thu 28-Nov-24 4:03 PM

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

**Cc** Mark Sager <mark@westvancouver.ca>; [REDACTED] s.22(1)

[REDACTED] s.22(1)  
ccassidy@westvancouver.ca <ccassidy@westvancouver.ca>; lwatt@westvancouver.ca  
<lwatt@westvancouver.ca>; Angela Nielsen <angela.nielsen@collingwood.org>

 1 attachment (463 KB)

2024-06-14 Proposed Rezoning and Official Community Plan Amendment (Collingwood School).pdf;

Dear Emil,

Thank you for your Meeting Summary notes following the inaugural Glenmore Neighborhood Task Force meeting, October 24, 2024.

Your presentation and request for the District of West Vancouver around pedestrian safety and traffic calming measures in and around Collingwood's Senior School Campus at 70 Morven Drive have our support. I'd like to draw your attention to the attached letter (below) that Collingwood submitted to the District back in June, stating our support for:

- extending the sidewalk to be installed by the developer at 14 Glenmore Drive to form a continuous sidewalk running North/South along the Western side of Glenmore Drive between the Baden Powell trailhead and Morven Drive.
- installing traffic-calming speed bumps on Glenmore Drive at suitable locations both North and South of the intersection with Morven Drive
- a crosswalk across Glenmore Drive linking the access laneway from Cleveland Dam with the west-side sidewalk
- the designation of the section of Glenmore Drive between Deep Dene Road and Morven Drive as a prominently-signed 30 km/h School Zone.

In terms of the items you have requested regarding noise and nuisance abatement, I can confirm that (at present) Faly Soccer academy for school-aged children is the sole third party renter of our field spaces. It is important to note that from November 2024 through March 2025 there will be very little use of the field as the shorter daylight hours do not lend themselves to late afternoon or early evening training.

We appreciate the request from two of our s.22(1) neighbours, s.22(1) to reconsider the installation of an acoustic sound barrier (wall) along the treeline between s.22(1) the School. Our understanding at the meeting was that Mayor Sager was interested in having additional consultation with the broader community around the School to determine if this was a solution amenable to everyone. At this time, we are not exploring a sound barrier for the treeline but we are open to further discussion about this following additional consultation.

In the meantime, after speaking with our Director of Facilities, we will review the noise related to the HVAC unit in the Spring once the system is running again on a more consistent basis. We will commit to conducting sound readings to ensure alignment with District requirements and will action mitigation strategies if the readings are found to be higher than allowable.

Under the umbrella of school parking and traffic management, I can confirm that Collingwood is in agreement and support of the proposal for time-limited parking on Glengarry Crescent. Further, we are in agreement and in support of the proposal to designate Morven Drive as a one-way street eastbound.

Finally, we understand that the provisional rezoning request is for District officials to determine– we look forward to learning more and responding more fully at that time.

Sincerely,

Lisa

--



Lisa Evans (she/her/hers)  
Head of School

Morven Campus  
70 Morven Drive West Vancouver, BC V7S 1B2  
T 604.925.3331 ext. 1200 F 604.925.3862  
[collingwood.org](http://collingwood.org)

*Gratefully living, working and learning on the unceded traditional territories of the Skwxwú7mesh (Squamish), Salilwata?/Selilwitulh (Tsleil-Waututh), and xwməθkwəy̓əm (Musqueam) Nations. Collingwood School is committed to respecting, celebrating, acknowledging and recognizing the land, people and spirit that spans our two campuses, as we aim to cultivate meaningful and long-lasting relationships with Indigenous communities. To learn [more](#).*

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, December 21, 2024 3:41 PM  
**To:** correspondence  
**Cc:** Peter Lambur; [REDACTED] s. 22(1); Christine Cassidy; Mark Sager, Mayor; lwatts@westvancouver.ca; [REDACTED] s. 22(1); Scott Snider  
**Subject:** Glenmore Improvement Plan  
**Attachments:** P1090940.JPG; Zoning 001.jpg

**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.

December 21, 2024.

Mayor Sager and Council of West Vancouver,

Regarding Emil Fung's letter Glenmore Improvement - Call for Action dated December 17, 2024, I have the following comments:

Item 1. Pedestrian Safety and Traffic Calming

All perimeters of Collingwood School Morven Campus should be a 30 km/h zone and that speed limit should be in effect seven days a week. Currently on Glengarry Crescent it is limited to school days only. Furthermore, it seems as if Morven Drive was excluded from it, because there is no speed limit sign when entering from Glengarry Crescent.

Item 2. Noise and Nuisance Abatement

Sound absorbing enclosures should not be limited to any single HVAC unit, but apply to all of them.

Item 3. School Parking and Traffic Management

Designation of Morven Dr. to a One-Way street is a very bad idea! It was tried several times before and even with three traffic controllers it failed every single time, simply because if cars cannot enter Morven Dr. from Glenmore Dr., they attempt to enter it from the other side of Glengarry Cres. jamming solid the intersection of Morven Dr. and Glengarry Crescent.

Everybody understands that if the number of residents triples or even quadruples, it would have less impact also on Stevens Dr., Southborough Dr. and Taylor Way than the surge of over 600 cars rushing to the Morven campus twice a day; in and out. Transporting students by school busses would resolve the problem, but Roger Wright, Collingwood Headmaster at that time said: "Our parents would not like it", and for the district it was sufficient to abandon the idea.

At that time Collingwood had 718 students at Morven campus, 118 above both permits; building and occupancy. The neighbourhood asked the district to enforce the law. Collingwood proposed that if we agreed to tolerate that situation for another two years, then upon the completion of the Wentworth expansion they would reduce the number of students at Morven to 495. Pamela Goldsmith Jones, the WV major at the time, endorsed that idea. To demonstrate that this time their commitment was rock solid, Collingwood even entered into the restrictive covenant. The Wentworth campus project was completed over 15 years ago, Morven 11 years ago. Evidently, the problem is still not resolved, but, as many, many times before, the district instead of reaching for the covenant that it has in hand continues negotiations to satisfy Collingwood at the expense of the Glenmore residents.

#### Item 4. Provisional rezoning

Provisional rezoning should not be limited to Glenmore Dr. , but include all single family properties around Collingwood's perimeter. I criticized spot rezoning already in 2014 and was informed that the new OCP would address this matter. It did not address any zoning oddities at Glenmore.

I asked again in 2018 and in January 2021 specifically regarding [REDACTED] s.22(1) . The district was not able to explain why this property originally was excluded from RD1 zone, since lots at [REDACTED] s.22(1) and others of this size along the tennis courts on Glengarry Cr. are zoned RD1. The staff did not deny that this line in the sand does not make any sense, and that Morven Drive and the significant change of elevation between [REDACTED] s.22(1) Glengarry Crescent are a natural boundary between various zones, however, concluded regardless that they would not support [REDACTED] s.22(1) rezoning because apparently the "political climate " was not right for it.

I understand that this "political climate" has changed. Therefore, I am surprised that [REDACTED] s.22(1) is not included in the Glenmore Improvement Plan. After all, [REDACTED] s.22(1) the most impacted in the entire neighbourhood by Collingwood's operation. I hope it was not a deliberate provisional rezoning spot exclusion, but somebody's honest oversight that will be corrected.

Finally, to keep the record straight. The statement in Emil Fung's letter:" These issues stem primarily from deficiencies in the 2011 review by DWV's Design Review Committee of the enlargement of Collingwood

School and its playing field and the commensurate increase of student enrolment from 475 to 600 pupils. The impact of these oversights" ... is entirely wrong.

There were not any oversights. None whatsoever! The playing field was not enlarged, but relocated to allow the construction of the circular driveway way around it (Roger Wright Way). It was supposed to contain all Collingwood's traffic, so parents no longer would wait in cars on Morven Dr. and Glengarry Cr. to pick up their kids: Collingwood claimed, but they still do not utilize its full capacity.

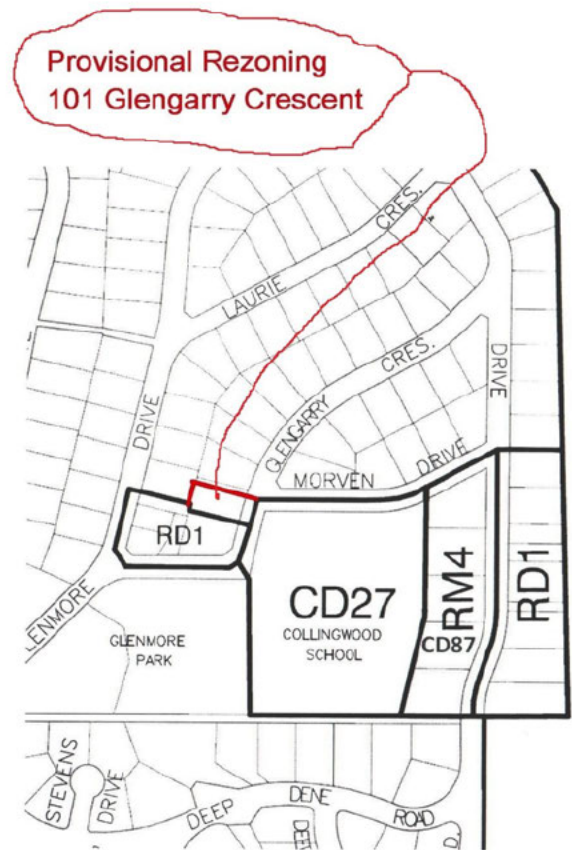
After the 495 student Agreement was reached and Collingwood entered into the covenant, Pamela Goldsmith Jones quit municipal politics to run in a federal election. Michael Smith was acclaimed as her successor and he completely changed the "political climate". The district granted Collingwood a permit to redevelop Morven for 700 students; explaining *post factum* that this is only a construction permit, governed by zoning bylaw; a separate matter from an occupancy permit. I confronted Pamela Goldsmith Jones two times during her federal election campaign. She promised intervention, but the district's Mr. Sokol, predecessor of Jim Bailey, director of planning and permits at the time issued the occupancy permit for 600 students anyways. It resulted in a civil protest (see attachment).

I can not enforce the covenant. You can.

Sincerely,

s. 22(1)

s. 22(1)





**From:** Mary Markwick <mary@dundaravefestival.com>  
**Sent:** Friday, December 20, 2024 3:59 PM  
**To:** correspondence  
**Subject:** The Ultimate Canadian Christmas Leaves No One Out in the Cold

**CAUTION:** This email originated from outside the organization from email address bounce-mc.us2\_5900042.9296353-53951cee26@mail211.atl21.rsgsv.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.

### Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, you can unsubscribe.

[Click here to unsubscribe](#)

View this email in your browser



**Let love burn ever more brightly**



**END HOMELESSNESS BEAUTIFULLY**

It is only possible for us to create a season of love, life and light by first giving this to each other. Each tree in the *Forest of Miracles* shows the truth of this. We belong together, and cherish each other especially when the darkness closes in, seas and storms surge.

That's the genius and promise of the Festival's **Christmas Wassail & Bonfire Night**. Presented faithfully and generously by MacLean Homes, this is our time in the rolling year to set cares aside, take in the wonder of a bonfire large enough to be seen from space, and let soul stirring music set your feet dancing. Bring everyone you love.

The Ultimate Canadian Christmas leaves no one out alone in the cold. I want you to know that we have created for you a place of welcome, love and light especially if you feel alone.

This year, we are dedicating the bonfire to our very dear friend Julie Brown. One of the first performers with the Hot Mamas to grace our Festival, tomorrow we honour the life and joy she has brought to all of us.



Your generosity takes our breath away.

We are as of this moment a whisker away from raising **\$25,000** to support the work of the Lookout Society right here on the North Shore. All by themselves, our dear friends at Burstin With Broadway have raised over \$4,000.

Give beautifully to the **FOREST OF MIRACLES FUND**, and end homelessness one person at a time. Every dollar given up to \$50,000 will be matched by the Lookout Foundation.

While you're at it, before we ring down the curtain, be sure to cast your vote for your favourite tree. You'll be in the running to win some pretty great prizes courtesy of our friends at Grosvenor Ambleside.

Love and joy come to you.

[VOTE FOR YOUR FAVOURITE TREE](#)

s.22(1)

[I WANT TO BE A FESTIVAL FOUNDER](#)

Mary Markwick  
Executive Director  
Dundarave Festival of Lights  
[\(778\) 847-1426](tel:(778)847-1426)

GIVE BEAUTIFULLY



**HOMELESSNESS**

hurts *our* families, friends

*e* neighbours. **END**

homelessness

*beautifully.*

**39%**  homeless in WV/NV  
from 2022 to 2023\*

DUNDARAVE CHRISTMAS FAIR  
SATURDAY NOVEMBER 30TH



NATIVITY & PADDLE SONGS  
SATURDAY DECEMBER 7TH



WORLD CHRISTMAS  
SATURDAY DECEMBER 14TH



CHRISTMAS WASSAIL & BONFIRE NIGHT  
SATURDAY DECEMBER 21ST



Copyright (C) 2024 Dundarave Festival of Lights Society. All rights reserved.

You are receiving this email because we want to celebrate the ways you've been part our Festival community in previous seasons, and we want to make sure you have the chance to shine with us.

Our mailing address is:  
Dundarave Festival of Lights Society P.O. Box 91766 West Vancouver, BC V7V 4S1 Canada

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe](#)

---

This email was sent to [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)  
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)  
Dundarave Festival of Lights Society · P.O. Box 91766 · West Vancouver, BC V7V 4S1 · Canada



**From:** Mary Markwick <mary@dundaravefestival.com>  
**Sent:** Wednesday, December 25, 2024 10:09 PM  
**To:** correspondence  
**Subject:** Every Blessing of Christmas

**CAUTION:** This email originated from outside the organization from email address bounce-mc.us2\_5900042.9296540-53951cee26@mail50.atl111.rsgsv.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.

### Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, you can unsubscribe.

[Click here to unsubscribe](#)

View this email in your browser



**Comfort, joy and love**





Merry Christmas.

We could not let this night draw to a close without telling you that we cherish our friendship.

For all of the preparations, the hard and at times joyful work, the fact is that everything about this night comes to us as we are. Deep down, there's nothing we can do to prepare for, anticipate or earn the radical love that's born to us on Christmas night.

With the assurance of this love, we wish you and everyone you love comfort, joy and peace now and forevermore.



Love and joy come to you,

s.22(1)

I WANT TO BE A FESTIVAL FOUNDER

Mary Markwick  
Executive Director  
Dundarave Festival of Lights  
(778) 847-1426

GIVE BEAUTIFULLY



**HOMELESSNESS**

hurts *our* families, friends

*e* neighbours. **END**

homelessness

*beautifully.*

**39%**  homeless in WV/NV  
from 2022 to 2023\*

DUNDARAVE CHRISTMAS FAIR  
SATURDAY NOVEMBER 30TH



NATIVITY & PADDLE SONGS  
SATURDAY DECEMBER 7TH



WORLD CHRISTMAS  
SATURDAY DECEMBER 14TH



CHRISTMAS WASSAIL & BONFIRE NIGHT  
SATURDAY DECEMBER 21ST



Copyright (C) 2024 Dundarave Festival of Lights Society. All rights reserved.

You are receiving this email because we want to celebrate the ways you've been part our Festival community in previous seasons, and we want to make sure you have the chance to shine with us.

Our mailing address is:  
Dundarave Festival of Lights Society P.O. Box 91766 West Vancouver, BC V7V 4S1 Canada

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe](#)

---

This email was sent to [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)  
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)  
Dundarave Festival of Lights Society · P.O. Box 91766 · West Vancouver, BC V7V 4S1 · Canada



---

**From:** s. 22(1)  
**Sent:** Monday, December 23, 2024 5:12 PM  
**To:** correspondence  
**Subject:** Pay parking expansion 2023

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

To Mayor and Council

As a resident of West Vancouver and s.22(1), I have certain concerns and suggestions. The pay proposal recommends a gross fee of approximately \$5 per hour, all year, will a fix annual fee for residents.

1. The proposal for Seaview Walk involves only 9 spaces, a very small number and is well used. To avoid the proposed paying, all users can easily switch to the golf course lot, the Rec Centre lot, the residential spaces on Fulton Road or Cranley Drive - all abutting the Trail path. That, in turn will push the nonpermit visitors onto the free spaces that Council does not want them to use, for little financial benefit. And contrary to the purpose of creating a small single alternative purpose lot.

2. I believe that on a larger scale, having high cost parking on any of the Ambleside and Dundarave recreation spaces will push them on to the adjacent commercial and residential spaces, exactly where you don't want them. I also believe, as an aside, that unless Park Royal and the North Van's business areas have commercial pay parking, putting commercial pay parking in West Van work will shift West Van shoppers and service users to those other areas had are free.

Sincerely, s. 22(1)  
s. 22(1), west Vancouver, s. 22(1)

Sent from my iPad

**From:** s. 22(1)  
**Sent:** Thursday, December 26, 2024 11:09 AM  
**To:** mark@marksager.com; correspondence  
**Subject:** Re: 26th Street train bridge

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

Hello Mark,

I would like to add my support to the call for upgrading the 26th Street bridge for the several reasons identified in the attached photo.

Thank you for your consideration,

s. 22(1)



**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, December 26, 2024 11:14 AM  
**To:** mark@marksager.com; correspondence  
**Subject:** Re: 26th Street bridge

**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 Mark,

Please consider repairing the 26th Street bridge as a viable walking route to municipal parks on the water front and as an access (safety) route along Bellevue Avenue.

Sincerely,

[REDACTED] s. 22(1)  
West Van homeowner - [REDACTED] s. 22(1) West Van [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)



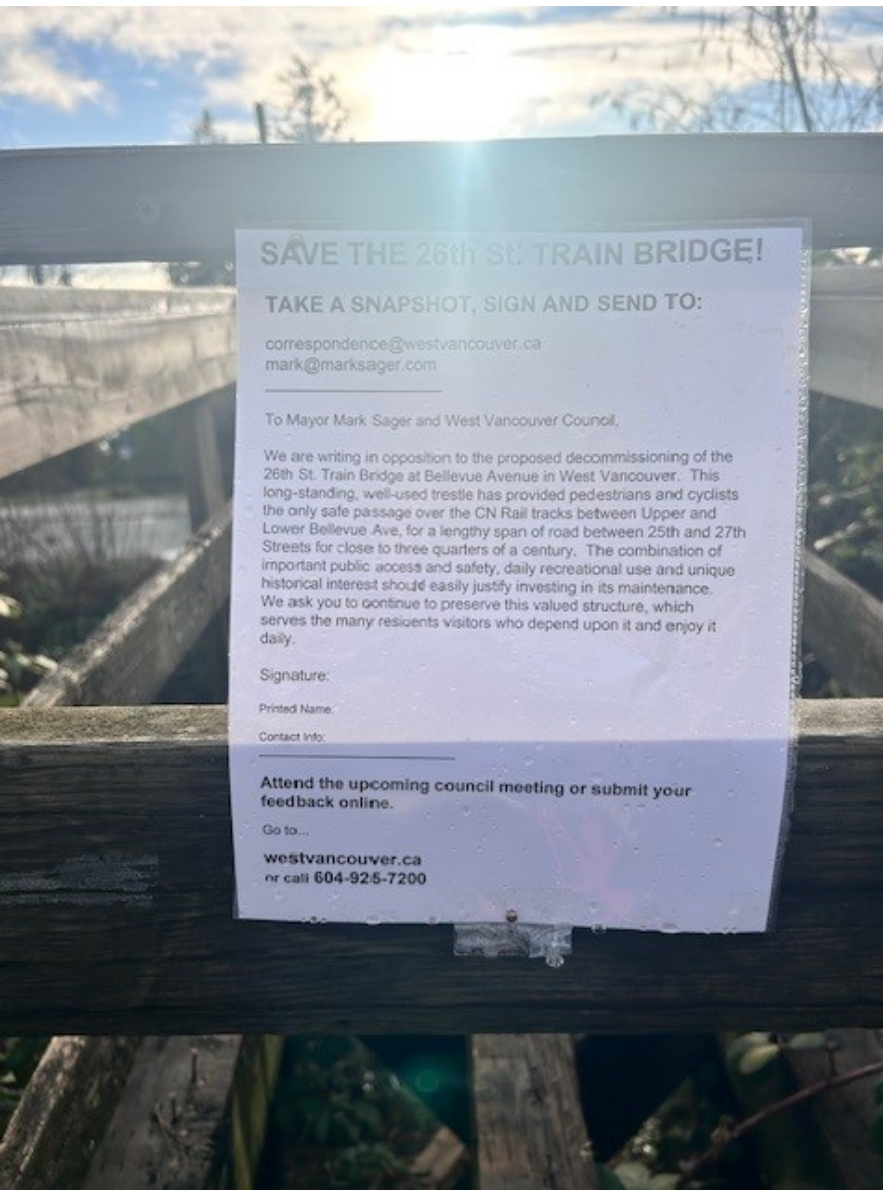


**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, December 27, 2024 10:41 AM  
**To:** correspondence; mark@marksager.com  
**Subject:** 26th St Trestle Bridge

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,

I am in favour of restoring this bridge, per the counter notice posted in the photo below. As a resident of Dundarave it a walking path I used often and was disappointed to see that it was being decommissioned. I hope that you and the council will reconsider as it's such a charming piece of our neighbourhood.



Kindly,

[REDACTED] s. 22(1)

**From:** Patrick Weiler <Patrick.Weiler@parl.gc.ca>  
**Sent:** Friday, December 20, 2024 7:01 PM  
**To:** correspondence  
**Subject:** [BULK] Happy Holidays | December 2024 MP Newsletter

**CAUTION:** This email originated from outside the organization from email address bounce\_8f4ee5a8-47bf-ef11-88ce-0022482a93af\_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.

## Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, you can unsubscribe.

[Click here to unsubscribe](#)



Patrick Weiler

Member of Parliament for West Vancouver-  
Sunshine Coast-Sea to Sky Country

# DECEMBER 2024 NEWSLETTER

@patrickbweiler



patrick.weiler@parl.gc.ca



604 913 2660

## Happy Holidays

Dear Mayor and Council,

Happy Holidays! I hope you and your loved ones are looking forward to the holiday season. I want to wish everyone across West Vancouver-Sunshine Coast-Sea to Sky Country a Merry Christmas, Happy Hannukah, Happy Yalda, and a wonderful start to the New Year!

As we approach the end of 2024, it is a good time to look back on the year that passed and look forward to the year ahead. Here are three reflections that stood out most to me in 2024:

## 2024 Reflections

---

## Housing

Housing remained the dominant issue this year. The federal government launched [Canada's Housing Plan](#) in Budget 2024, a comprehensive strategy to meet the national housing demand. Key initiatives included supporting municipalities to accelerate permitting processes, offering incentives to developers to build more rental units, and advancing factory-built housing. Locally, agreements with municipalities like [Pemberton](#), [Squamish](#), [Bowen Island](#), and [Gibsons](#) aimed to streamline permitting. We also saw the opening of new affordable housing projects funded by the federal government, including the [House of Clans in Sechelt](#), [Shaw Road in Gibsons](#), and the [Hemlocks Building in Whistler](#).

---

## Immigration

In response to housing demand and a less tight labour market, Canada [reduced its immigration targets by 20%](#) for permanent residents in the coming years. Additionally, temporary immigration programs were adjusted to limit the number of international students and temporary workers. These measures have already led to a decline in rental prices and a projected reduction of 670,000 homes that need to be built by 2032.

---

## Challenging the Status Quo

Amid global economic uncertainty, many people have lost faith in traditional political structures, leading to government turnover worldwide. Addressing this requires institutional reform. In Canada, 2024 saw generational reforms aimed at tackling [anti-competitive practices](#), including [my amendment banning greenwashing](#). The Competition Bureau, emboldened by new powers, imposed [major fines on companies like Cineplex](#) and is [investigating the airline](#) and [grocery sectors](#). I have also called for an investigation by the Competition Bureau into the long standing problem of inflated gas prices in our region.

---

## 2025 Look Ahead

---

### Leadership Change

Political turbulence in 2024 will bring new governments in 2025, including Donald Trump 2.0. While this presents challenges, it also offers opportunities for Canada. As the U.S. turns inward and perhaps backwards, Canada is poised to attract investment in clean tech and to pursue a more independent and principled foreign policy. However, this work requires strong leadership at the top. With recent events, it is clear that the Prime Minister has lost the full confidence of our caucus and increasingly many Canadians. That is why months ago I called on Prime Minister Justin Trudeau to step down and initiate a Liberal leadership contest, [a call that I reiterated this week](#). With an upcoming federal election in 2025, a new leader and prime minister I believe is in the best interests of the country to protect the important work and legacy of this government as we confront new challenges.

---

## Transportation

With population growth and aging infrastructure, transportation in our region has become increasingly difficult. In 2025, I expect to see progress on long-term solutions from all orders of government to these challenges, including rapid transit from the North Shore to Vancouver, [regional transit in the Sea-to-Sky corridor](#), and improved ferry services from the Sunshine Coast and Bowen Island to the mainland.

---

## Economic Growth

Over the past two and a half years, Canada has introduced policies to foster economic growth, particularly in the clean and digital economies. In 2025, these investments will start paying off, with major new projects in mining, hydrogen, and renewable energy in B.C. We will also see rapid growth in artificial intelligence, which will be widely adopted by Canadian businesses. As a result, Canada is [projected to lead the G7 in economic growth next year](#).

---

## 2024 Photo Reel

---



[Launching the largest nature conservation plan in Canadian history](#) with \$50 million for British Columbia to help meet our commitment of protecting 30% of Canada's lands by 2030



Hearing testimony from a local constituent as we study the issue of abandoned and derelict vessels on the Fisheries and Oceans Committee



Celebrating the holidays at the West Vancouver Seniors Centre Annual Christmas Luncheon



Announcing a \$13.4 million federal investment for the [new Pender Harbour Ocean Discovery Station \(PODS\)](#)



Visiting a Chinese tea house in West Vancouver





Celebrating the grand opening of 70 new rental homes in Gibsons funded by the federal government



Start of session as Chair of the Indigenous and Northern Affairs Committee



Site visit to see progress on the [Kiwaniis Village West affordable housing project](#) in West Vancouver, funded by the federal government



Celebrating Charshanbe Sori during Nowruz, the Persian New Year, in West Vancouver



Announcing \$2.7 million in federal funding for affordable housing in Pemberton which will fast track 98 housing units over the next three years, and almost 2,000 in the next decade

**OFFICE OF MP PATRICK WEILER**  
**CONSTITUENCY OFFICE: 6367 BRUCE ST., WEST VANCOUVER**

**OFFICE HOURS: WEEKDAYS**  
**9AM - 5PM**

Office of Patrick Weiler MP  
6367 Bruce St  
West Vancouver, BC V7W 2G5  
Canada

If you believe you received this message in error or wish to no longer receive email from us, please [unsubscribe](#).

**From:** Jill Lawlor  
**Sent:** Wednesday, December 18, 2024 4:18 PM  
**To:** [REDACTED] s. 22(1)  
**Cc:** correspondence  
**Subject:** Parking and Noise Level re: Place for Sport  
**Attachments:** Parking and Noise Level re Place for Sport.pdf

Dear [REDACTED] s. 22(1),

Thank you for your email to Mayor and Council regarding Place for Sport. Your correspondence has been forwarded to me for response in my capacity as the Senior Manager of Parks.

As you may be aware, Kings Avenue remains closed at the intersection of 17th Street where it connects to the school. We have requested that the sport user groups direct their members to access Place for Sport from 17th Street and avoid using Kings Avenue. We have also provided clear direction on parking options on site. The user groups are supportive of fostering positive relationships with the neighbourhood and have agreed to share this information with their members.

As a newly reopened and upgraded facility, Place for Sport will require some time for both residents and users to familiarize themselves with access routes and expectations. We are committed to supporting users and ensuring they can enjoy the facility without disrupting the local community. While some level of noise is expected from the sports field, we recognize that this site has been quiet in the evenings since fall 2023. We have reminded the user groups to be mindful of noise-levels and how they can impact the neighbours.

Staff will continue to engage with the neighborhood, address concerns, and work towards creating a harmonious community as Place for Sport becomes a valued amenity for everyone to enjoy.

Thank you for your feedback and understanding.

Jill

**Jill Lawlor** (she, her, hers)  
Senior Manager of Parks | District of West Vancouver  
t: 604-921-3467 | c: 604-418-3657 | [westvancouver.ca](http://westvancouver.ca)



We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliłwətał (Tsleil-Waututh Nation), and xʷməθkʷəy̓əm (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, December 12, 2024 11:08 AM  
**To:** Mark Sager, Mayor; Sharon Thompson; Christine Cassidy; Nora Gambioli; Scott Snider; Peter Lambur; Linda Watt; correspondence  
**Subject:** Parking and Noise Level re: Place for Sport

**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.

Mayor and Council

We moved [REDACTED] s.22(1) years ago and while we knew we were [REDACTED] s.22(1) we have always enjoyed the quiet of weekends, evenings and the summer months.

With the opening of the Place of Sport and what occurred last night on the evening of December 11<sup>th</sup>, 2024 we are deeply concerned about what the future will entail. Last night [REDACTED] s. 22(1) was used as overflow parking and there was continuous yelling and whistle blowing until at least 9 pm. This is not something we look forward to during the summer evenings [REDACTED] s.22(1). If this is an indication of the current parking and noise situation we are extremely worried as to what things will be like when there is also a Kay Meek event and the proposed soccer bubble is built.

We look forward to hearing how these concerns will be addressed.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

---

**From:** Sue Ketler <sketler@westvancouver.ca>

**Sent:** Friday, December 20, 2024 9:33 AM

**To:** domarley52@gmail.com

**Cc:** Mark Sager, Mayor <mark@westvancouver.ca>; Christine Cassidy <ccassidy@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>; correspondence <correspondence@westvancouver.ca>; Scott Findlay <sfindlay@westvancouver.ca>; Isabel V. Gordon <ivgordon@westvancouver.ca>

**Subject:** RE: DWV 2025 Budget

Dear Mr. Marley,

Further to your email, the meeting schedule for the Finance and Revenue Advisory Committee (FRAC) can be found on the District website: <https://westvancouver.ca/government-administration/committees-groups/finance-and-revenue-advisory-committee>.

For public participation in this committee meeting, instructions can be found at this link: <https://westvancouver.ca/government-administration/committees-groups/public-participation-committee-meetings>.

The FRAC is scheduled to hold its first meeting of 2025 on January 14 at 9 a.m. At this meeting, the committee will determine its approach to providing advice and recommendations to Council on the District's annual operating and capital budgets, including the timing of advice and recommendations.

Sincerely,  
Sue

**Sue Ketler** (she/her/hers)  
Acting Municipal Manager | District of West Vancouver  
t: 604-925-7126 | c: 604-908-8509 | [westvancouver.ca](https://westvancouver.ca)



We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliłwətaʔ (Tsleil-Waututh Nation), and xʷməθkʷəy̓əm (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.



**From:** David Marley <domarley52@gmail.com>  
**Sent:** Tuesday, December 17, 2024 3:25 PM  
**To:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Cc:** Scott Findlay; Isabel V. Gordon  
**Subject:** DWV 2025 Budget  
**Attachments:** Proposed 2025 Budget TO FCS 2024 12 16 2008-David Marley.pdf

**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.

I appreciate learning from our District's director of finance that Council has referred the '2025 Budgetary Context' presentation to its Finance and Revenue Advisory Committee ("F&RAC") for their "review and comment". For Council to have done otherwise would have been to make a mockery of its own creation and would have undermined any claim by members of Council to be interested in prudence and responsibility with respect to the financial management of our District's government. Mind you, it would have made you each eligible to join Justine Turdeau's Cabinet.

In keeping with Ms. Gordon's invitation, I have a few questions concerning the role of the F&RAC in the forthcoming weeks:

- 1) Will a schedule of Committee meetings be posted on the DWV web-site or otherwise made public by the District's communications folks?
- 2) Will these meetings, in whole or in part, be open to the public for purposes of observation if not participation?
- 3) Will the Committee's recommendations, if any, be made public and, if so, will this be done prior to the District's 'Budget Open Houses' to be held the week of January 20th?

Thank you for your anticipated timely response to my questions.

I hereby request that neither my name nor contact information be redacted from this communication with Mayor and Council.

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

604-926-8994

**From:** "Isabel V. Gordon" <ivgordon@westvancouver.ca>  
**Date:** December 17, 2024 at 2:23:55 PM PST  
**To:** David Marley <domarley52@gmail.com>

**Cc:** Christine Cassidy <ccassidy@westvancouver.ca>, Linda Watt <lwatt@westvancouver.ca>, "Mark Sager, Mayor" <mark@westvancouver.ca>, Nora Gambioli <ngambioli@westvancouver.ca>, Peter Lambur <plambur@westvancouver.ca>, Scott Snider <ssnider@westvancouver.ca>, Sharon Thompson <sthompson@westvancouver.ca>, Scott Findlay <sfindlay@westvancouver.ca>, Sue Ketler <sketler@westvancouver.ca>

**Subject: DWV 2025 Budget**

Dear Mr. Marley,

The 2025 Budgetary Context presentation was provided to Council and the public at the Council Meeting of December 16, 2024. The presentation was then referred by Council to the Finance and Revenue Advisory Committee for their review and comment.

The District's Budget Public Engagement will take place from January 13-31st, 2025, with the preliminary budget book posted on the District's website for online questions and comments. In addition, several budget Open Houses will be held in the week of January 20th. Details will be posted on the District's website early in the new year.

At the open houses, staff will be available to answer specific questions, and answers will then also be published on the 2025 Budget FAQ page online. Also at the open houses and on the website, a survey will be available to gather further public input.

We appreciate your comments and input to date, and hope that you will continue to be part of this process.

Thanks.

Isabel

Isabel Gordon, MBA, CPA (she, her hers)  
Director | Finance & Corporate Services | District of West Vancouver  
604-921-2902 | westvancouver.ca

We acknowledge that we are on the traditional, ancestral and unceded territory of the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation. We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

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

---

**From:** David Marley <domarley52@gmail.com>  
**Sent:** Monday, December 16, 2024 8:08 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** DWV 2025 Budget as proposed by District staff  
**Attachments:** 24dec16-5-Presentation.pdf

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.

Further to my e-mail, of December 13th last, concerning the involvement of the DWV's 'Finance and Revenue Advisory Committee' with respect to the District's proposed budget for 2025, I have since been informed that to date the Committee has had no involvement whatsoever, notwithstanding the fact that on November 18th last, one month ago, the Committee's terms of reference were approved by Council, which document includes a mandatory directive that the Committee is to "provide advice and make recommendations concerning the District's annual operating and capital budgets and property tax changes...."

According to the accompanying presentation respecting the proposed 2025 budget, under the heading "Next Steps: Timeline and Engagement Strategy" (page 44), there is no mention of the Committee becoming involved at all prior to Council voting on the budget come next February or March. There is provision for two weeks of "public engagement" in the latter half of January, including two 'budget open houses'. Clearly, this is late in the day tokenism, which smacks of Chomsky's 'Manufacturing of Consent'.

If it is not to breach its own directive, and make a mockery of its newly-constituted Finance and Revenue Advisory Committee, Council must immediately instruct District staff to actively engage the Committee in a thorough analysis of the budget being proposed for 2025. If the argument is made that time will not permit, there is precedent for late-in-the-day review and revision. In March, 2020, when the lockdown and related measures occasioned by the Wuhan virus pandemic were implemented, in a matter of a few weeks District staff substantially revised the budget being proposed for that year. This was as late in the year as March and was performed under what I imagine were much more difficult circumstances than exist today. So, let's involve the Committee right away, and honour its mandate as set by Council in mid-November.

According to the accompanying report, the increase in the District's 'operating levy' for 2025 is to be 5.52%. This is a fifty-six percent increase over the same levy for 2024 (ie. 3.54%), and almost three times the average increase in the District's operating levy of 1.9% for the eight years 2016 to 2023, inclusive. This strikes me as excessive to say the least.

Apparently, for 2025 staff have identified \$875K in cost-savings respecting "discretionary spending". What does this mean in terms of overall spending? Well, according to the DWV's Financial Information Act report for 2023 (the most recent one to be filed), the District spent some \$88,302,393 on employee remuneration, exclusive of Mayor and Council, and a further \$109,517,304 on various and sundry 'suppliers', for a total of \$197,819,697. So, the identified cost-savings for 2025 amount to a mere 0.045% of this total spending (as of 2023). Competent managers ought to be able to do much better.

How much will have to be pared from the District's operating expenditures to reduce the proposed operating levy for 2025 to 3%, or even 2%? Why doesn't Council challenge District staff to find such cost-savings? Why not

charge the Finance and Revenue Advisory Committee with making recommendations in this regard?

The federal and provincial governments are continuing to spend profligately, increasingly with borrowed money. Metro Vancouver is jacking up our region-wide property tax rates due to both excessive spending and gross incompetence or worse respecting its NSWWTP project. Our District Council needs to step up and demonstrate some leadership and do it now.

I hereby request that neither my name nor contact information be redacted from this communication to Mayor and Council.

David Marley

s. 22(1)

West Vancouver, BC

s. 22(1)

604-926-8994

>

>

>>

>>

>> <https://westvancouver.ca/media/5292>

>>

>>

>>

>>

>>

# 2025-2029 FIVE-YEAR FINANCIAL PLAN CONTEXT PRESENTATION

District of West Vancouver (District)  
Council Meeting  
December 16, 2024



# Presentation Outline

1. 2025 Operating Budget
2. 2025 Capital Budget
3. Climate Action & Environment
4. Household Impact
5. Next Steps

# 1 2025 Operating Budget

# 2025 Budget Outlook

## Ongoing Challenges

- Undiversified, slow growing tax base: 97% residential, 3% business, no industrial: <https://www.nsnews.com/in-the-community/north-shore-population-growth-continues-to-lag-behind-metro-vancouver-average-8807064>
- Minimal cash reserves
- Limited revenue sources
- Challenging geography (infrastructure costs/maintenance)
- Climate change (wear and tear, weather threats, costs to mitigate/respond/recover)
- Protecting natural resources
- Public demands for service levels versus costs

## 2025 Challenges

- Regional collective agreement patterns, labour relations, and legal decisions influencing salaries and benefits
- Acceleration of inflation
  - Impact of inflation - delayed effects on costs
  - Construction-related inflation pressure
- Current decrease in interest rates negatively impacting investment income
- Imposed costs from other agencies/partners where we are contractually bound
- Deferred asset maintenance gap
- Funding Council's Strategic Plan beyond core services



# Preliminary Tax Rates

	Approved	Preliminary Review	Base Budget Current Levy	Continue Asset Levy
	2024	2025	2025	2025
Operating Levy	3.54%	6.89%	5.52%	5.52%
Asset Levy	4.00%	1.00%	0.00%	1.00%
Environmental Levy	0.00%	0.00%	0.00%	0.00%
<b>Total District Levies</b>	<b>7.54%</b>	<b>7.89%</b>	<b>5.52%</b>	<b>6.52%</b>
			2.02% lower than last year	1.02% lower than last year

## Tax Levy Increases

Year	Operating Levy	Asset Levy	Environmental Levy	Total
<b>2025</b>	<b>5.52%</b>	<b>1.00%</b>	-	<b>6.52%</b>
2024	3.54%	4.00%	-	<b>7.54%</b>
2023	2.14%	2.00%	-	<b>4.14%</b>
2022	1.79%	1.00%	1.50%	<b>4.29%</b>
2021	1.48%	2.50%	-	<b>3.98%</b>
2020	2.00%	-	-	<b>2.00%</b>
2019	2.19%	1.76%	-	<b>3.95%</b>
2018	2.09%	1.56%	-	<b>3.65%</b>
2017	2.00%	2.45%	-	<b>4.45%</b>
2016	1.62%	5.25%	-	<b>6.87%</b>

# 2025 Preliminary Budget

	2025	
	Dollar Change	Tax Impact
<b>Revenue</b>	\$58K	(0.06%)
<b>Expense</b>		
Committed Costs	\$5,787K	6.07%
Services Levels	\$427K	0.45%
Cost Savings	(\$897K)	(0.94%)
	<b>\$5,317K</b>	<b>5.58%</b>
<b>Operating Levy Increase</b>	<b>\$5,259K</b>	<b>5.52%</b>

## Revenue – Details

	2025	
	Dollar Change	Tax Impact
<b>Increase</b>		
Taxation from Non-Market Change	\$538K	(0.56%)
Destination Parks Pay Parking - Phase 1 Net Revenue	\$491K	(0.51%)
Community Services Net Revenue	\$225K	(0.24%)
Permit & Development Application Fees	\$215K	(0.23%)
Facility Lease Revenue - Profit Sharing	\$187K	(0.20%)
Fixed Fee for Signage	\$40K	(0.04%)
Police Information Checks	\$40K	(0.04%)
Other Adjustments	\$46K	(0.05%)
<b>Decrease</b>		
Interest Revenue on Investments	(\$1,638K)	1.72%
Transfer Business Licence Function to Squamish Nation	(\$70K)	0.07%
Traffic Fine Sharing Revenue Grant	(\$16K)	0.02%
<b>Revenue Total</b>	<b>\$58K</b>	<b>(0.06%)</b>

## Revenue - Destination Parks Pay Parking

Council at its May 8, 2023, regular meeting, passed the following resolution:

**THAT net revenues from this program be used for maintenance of the subject parks.**

- Pay parking revenue transferred to dedicated reserve (Lighthouse Park separate) to fund parks maintenance
- Existing parks maintenance operating budget reduced

Council at its November 18, 2024, regular meeting, passed the following resolution:

**THAT net revenues from the pay parking program be used to support District Parks, Culture, and Community Services.**

- In addition to parks maintenance, operating budgets in culture and community services could be reduced

Pay parking expansion to Cypress Falls Park, Seaview Walk, Ambleside Park, John Lawson Park, and Dundarave Park still **under consideration**

- Anticipate gross revenues of **\$1M** (*not included in 2025 preliminary budget*)
- **Additional resources** for administration, planning, implementation and program development would be required (fund from pay parking revenue)

## Expense - Details

	2025	
	Dollar Change	Tax Impact
<b>Committed Costs</b>	<b>\$5,787K</b>	<b>6.07%</b>
Labour Agreements for Existing Staff	\$4,907K	5.15%
Imposed External Agency Costs	\$668K	0.70%
Contractual Obligations & Inflation	\$212K	0.22%
<b>Enhance/Add to Services Levels</b>	<b>\$427K</b>	<b>0.45%</b>
Enhancing Service Levels	\$118K	0.12%
Providing New Services	\$309K	0.33%
<b>Cost Savings</b>	<b>(\$897K)</b>	<b>(0.94%)</b>
Reduction of Discretionary Expenses	(\$412K)	(0.43%)
Reorg Savings	(\$310K)	(0.33%)
Interest Paid on Tax Prepayments	(\$143K)	(0.15%)
Efficiency Savings	(\$32K)	(0.03%)
<b>Expense Total</b>	<b>\$5,317K</b>	<b>5.58%</b>

# Expense – Committed Costs

	2025	
	<u>Dollar Change</u>	<u>Tax Impact</u>
<b>Labour Agreements for Existing Staff</b>	\$ 4,907K	5.15%

- District negotiates a collective agreement with each of the unions that represent employees
- There are five collective agreements and three unions (excluding Transit) with varying terms of renewal
- Estimate for collective agreement increases range from 3.0 to 5.0%
- Slight increase to fringe costs (WorkSafeBC, CPP, EI, extended medical/dental)
- Typically, a pattern of wages and benefits has been established in the Metro Vancouver region and West Vancouver aligns with this pattern to ensure that staff are compensated competitively

# Expenses – Committed Costs

Almost all  
public safety-  
related

		2025	
		Dollar Change	Tax Impact
<b>Imposed External Agency Costs</b>			
	Police: E-Comm 911 Annual Increase	\$347K	0.36%
	Police: Integrated Teams Fee Increase	\$112K	0.12%
	Police: Managed Detection & Response (MDR) to meet RCMP Requirements	\$66K	0.07%
	Police: Private Subnetwork for Mobile Data Terminals to Meet Secure Connection Standard	\$11K	0.01%
	<b>Sub-total Police Services</b>	<b>\$535K</b>	<b>0.56%</b>
	Fire: E-Comm 911 Annual Increase	\$78K	0.08%
	Fire: Surrey Dispatch Contract Annual Increase	\$46K	0.05%
	Fire: Marine Fire Protection Contract Increase	\$5K	0.01%
	<b>Sub-total Fire &amp; Rescue Services</b>	<b>\$129K</b>	<b>0.14%</b>
	North Shore Emergency Management (NSEM)	\$4K	0.00%
		<b>\$668K</b>	<b>0.70%</b>



# Expenses – Committed Costs

	2025	
	Dollar Change	Tax Impact
<b>Contractual Obligations &amp; Inflation</b>		
IT: Software Maintenance and Subscription Contract Increases	\$60K	0.06%
Police: Operational Cost Increases	\$58K	0.06%
Police: Fleet Maintenance Inflation Increases	\$38K	0.04%
Fire: Fleet Maintenance Inflation Increases	\$30K	0.03%
Facilities: BC Hydro Rate Increases	\$27K	0.03%
	<b>\$212K</b>	<b>0.22%</b>

# Requests to Enhance/Add to Service Levels

	2025	
	Dollar Change	Tax Impact
<b>Enhancing Service Levels</b>	<b>\$118K</b>	<b>0.12%</b>
Planning: Contracted General - Hazard Trees Cutting	\$84K	0.09%
Operating Costs of New and Replacement Fleet Vehicles	\$16K	0.01%
Operating Costs of Data Line Fees for Police Phone System Migration to the Cloud	\$18K	0.02%
<b>Providing New Services</b>	<b>\$309K</b>	<b>0.33%</b>
IT: Managed Detection & Response 24/7 Cyber Security Services	\$169K	0.18%
Self-Insurance to Mitigate for Cyber Security Risks	\$100K	0.10%
Operating Cost of Capital Requests - Police body worn cameras, in-car cameras and automated licence plate readers	\$25K	0.03%
Comms: Personal Safety and Emergency Preparedness Translation Services	\$15K	0.02%
	<b>\$427K</b>	<b>0.45%</b>

# Cyber Risk Exposure

- District's technologies and systems are under constant threat of cyber attacks
  - Automated "bots" are perpetually proving and testing the defenses of organizations
  - Requires constant vigilance in monitoring and response
  - In a seven-day period:
    - District firewalls blocked over 1M threat activities against systems
    - Email security systems blocked over 350K malicious and spam messages
- Municipal Insurance Association BC (MIABC) requires a Managed Detection Response (MDR) solution for cyber security insurance

# Cyber Security Risk Management Strategies

- Managed Detection & Response (MDR) Solution
  - Cyber security service provides continuous (24/7/365) monitoring and analysis of logs and security information feeds from its customers
  - Enable the provider to detect, respond to, and remediate potential threats in real time, notifying the customer at the first signs of a security breach
  - Minimizes risk, increases operational efficiency and provides unparalleled visibility into security systems' logs and events
- Self-Insurance to Mitigate for Cyber Security Risks
  - Coverage from MIABC up to \$1M
  - Establish a Cyber Security Reserve beyond the \$1M coverage to help prevent or recover from the impacts of a major cyberattack

## Expenses – Cost Savings

	2025	
	Dollar Change	Tax Impact
<b>Cost Savings</b>		
Reduction of Discretionary Expenses	(\$412K)	(0.43%)
Reorg Savings	(\$310K)	(0.33%)
Interest Paid on Tax Prepayments	(\$143K)	(0.15%)
Efficiency Savings	(\$32K)	(0.03%)
	<b>(\$897K)</b>	<b>(0.94%)</b>

# 2 2025 Capital Budget

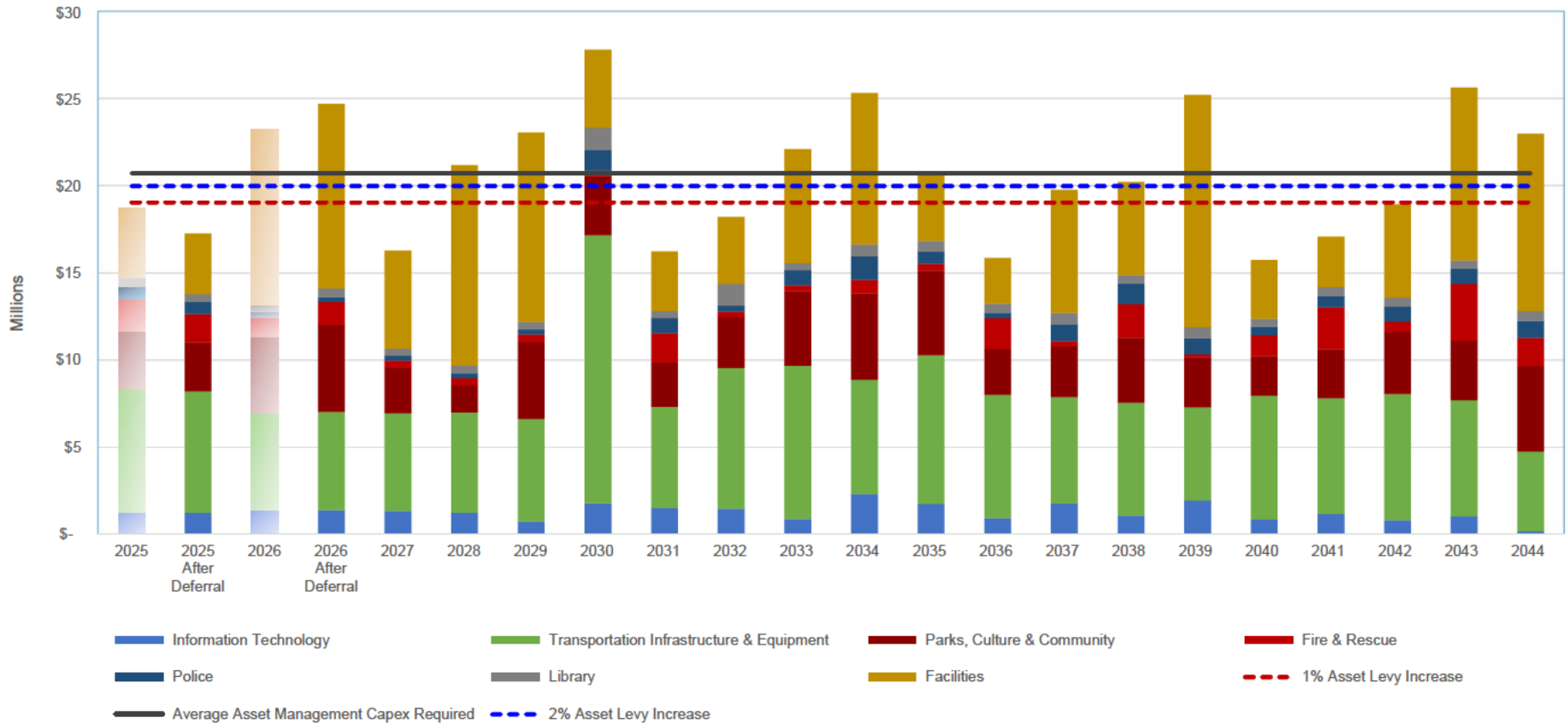
# Asset Levy

	<b>2025</b>
<b>Asset Levy</b>	1.0%

- Best practice is to continue building up reserves for asset maintenance
- Deferred maintenance gap remains
- 20-year asset management plans updated each year

# 20-Year Asset Management Plan

Over the next 20 years, to prevent assets from failure resulting from deferred maintenance, the estimated average annual cost of maintaining the general fund assets is **\$20.7M**.





# Asset Levy

Year	Asset Levy % Increase	Asset Levy	Operating Budget Contribution	Available Capital Funds	Estimate of Optimal Investment	Shortfall/ (Surplus)
2025	<b>2.00%</b>	<b>\$ 17.4M</b>	<b>\$ 2.6M</b>	<b>\$ 20.0M</b>	<b>\$ 20.7M</b>	<b>\$ 0.7M</b>
2025	<b>1.00%</b>	<b>\$ 16.5M</b>	<b>\$ 2.6M</b>	<b>\$ 19.0M</b>	<b>\$ 20.7M</b>	<b>\$ 1.7M</b>
2024	4.00%	\$15.5M	\$2.6M	\$18.1M	\$19.8M	\$1.7M
2023	2.00%	\$12.0M	\$2.6M	\$14.6M	\$17.7M	\$3.1M
2022	1.00%	\$10.3M	\$2.1M	\$12.4M	\$16.3M	\$3.9M
2021	2.50%	\$9.5M	\$1.2M	\$10.7M	\$16.9M	\$6.2M
2020	0.00%	\$7.1M	\$0.7M	\$7.8M	\$14.5M	\$6.7M
2019	1.76%	\$7.1M	\$7.4M	\$14.5M	\$14.5M	\$0.0M
2018	1.56%	\$5.7M	\$7.4M	\$13.0M	\$14.5M	\$1.5M
2017	2.45%	\$4.6M	\$7.4M	\$12.0M	\$14.1M	\$2.1M
2016	5.25%	\$3.1M	\$7.4M	\$10.4M	\$13.9M	\$3.5M
2015	0.00%	\$0.0M	\$7.4M	\$7.4M	\$13.9M	\$6.5M

Over last 10 years gap is closing

\* Minor rounding differences

# Capital Summary

Stage	Sources of Funds	Estimate of Funding Available	2025 Capital	Reserve Balance
<b>Preliminary</b>	Asset Reserves	\$20.1M	\$20.5M	(\$0.4M)
	Other Reserves	\$19.5M	\$2.4M	\$17.1M
			<b>\$22.9M</b>	
<b>Revised</b>	Asset Reserves	\$20.4M	\$17.9M	\$2.6M
	Other Reserves	\$19.3M	\$1.7M	\$17.6M
			<b>\$19.6M</b>	

\* Might not sum up due to rounding differences

# Funding Sources - Reserve Projections

GENERAL FUND RESERVES	2025 Estimated Funding Available	2025 Capital Requests	2025 Reserve Balance
<b>Asset Reserves</b>	<b>\$ 20.4M</b>	<b>\$ (17.9M)</b>	<b>\$ 2.6M</b>
<i>Statutory</i>			
Capital Facilities Reserve	\$ 4.2M	\$ (3.3M)	\$ 0.9M
Capital Infrastructure Reserve	\$ 8.6M	\$ (7.7M)	\$ 0.9M
Capital Equipment Reserve	\$ 4.8M	\$ (4.2M)	\$ 0.6M
<i>Non-Statutory</i>			
Operational Reserve	\$ 2.8M	\$ (2.6M)	\$ 0.2M
<b>Non-Restricted Amenity Contributions Fund</b>	<b>\$ 9.9M</b>	<b>\$ (0.2M)</b>	<b>\$ 9.7M</b>
CAC-Community Serving	\$ 5.8M	\$ (0.2M)	\$ 5.6M
CAC-Neighbourhood Serving	\$ 4.1M	\$ 0.0M	\$ 4.1M
<b>Environmental Reserve Fund</b>	<b>\$ 2.7M</b>	<b>\$ (0.0M)</b>	<b>\$ 2.7M</b>
<b>Union of British Columbia Municipalities (UBCM) Community Works Fund</b>	<b>\$ 0.2M</b>	<b>\$ (0.1M)</b>	<b>\$ 0.1M</b>
<b>Development Cost Charges (DCC) - Parks &amp; Open Space</b>	<b>\$ 5.2M</b>	<b>\$ (0.2M)</b>	<b>\$ 5.0M</b>
Major - Interest	\$ 0.5M	\$ 0.0M	\$ 0.5M
Local - Principal	\$ 4.2M	\$ 0.0M	\$ 4.2M
Local - Interest	\$ 0.5M	\$ (0.2M)	\$ 0.3M
<b>External Sources / Donations</b>	<b>\$ 1.2M</b>	<b>\$ (1.2M)</b>	<b>\$ 0.0M</b>
<b>TOTAL</b>	<b>\$ 39.7M</b>	<b>\$ (19.6M)</b>	<b>\$ 20.1M</b>

\* Might not sum up due to rounding differences

# 2025 Capital Budget

2025 CAPITAL REQUESTS		FUNDING SOURCES						Total	%
		Asset Reserves	External Sources/ Donations	CAC Community Serving	Development Cost Charges	Environmental Reserve	UBCM Community Works Fund		
Maintaining & Replacing Existing Assets	Asset Preservation	\$1.2M	-	-	\$0.2M	-	-	\$1.4M	7%
	Health & Safety	\$0.2M	-	-	-	-	-	\$0.2M	1%
	Innovation	\$1.0M	\$0.1M	-	-	-	\$0.1M	\$1.2M	6%
	Regular Asset Maintenance	\$12.7M	\$0.4M	\$0.2M	-	-	-	\$13.3M	68%
	Strategic Investment	\$1.4M	\$0.0M	-	-	-	-	\$1.4M	7%
	<b>Subtotal</b>	<b>\$16.5M</b>	<b>\$0.5M</b>	<b>\$0.2M</b>	<b>\$0.2M</b>	<b>\$0.0M</b>	<b>\$0.1M</b>	<b>\$17.5M</b>	<b>89%</b>
New Assets	Health & Safety	\$0.2M	\$0.2M	-	-	-	-	\$0.4M	3%
	Innovation	\$0.2M	\$0.0M	-	-	-	-	\$0.2M	1%
	Strategic Investment	\$1.0M	\$0.5M	-	-	-	-	\$1.5M	8%
	<b>Subtotal</b>	<b>\$1.4M</b>	<b>\$0.7M</b>	<b>\$0.0M</b>	<b>\$0.0M</b>	<b>\$0.0M</b>	<b>\$0.0M</b>	<b>\$2.1M</b>	<b>11%</b>
<b>Total</b>	<b>\$17.9M</b>	<b>\$1.2M</b>	<b>\$0.2M</b>	<b>\$0.2M</b>	<b>\$0.0M</b>	<b>\$0.1M</b>	<b>\$19.6M</b>	<b>100%</b>	

\* Might not sum up due to rounding differences

## Low Use Poor Condition Assets

Service Area	Asset	Maintenance Cost (over next 20 years)
Engineering	Nelson Creek Bridge (rehabilitation cost estimate)	\$3.5M
Facilities	Whytecliff Park Concession Building	\$0.1M
Facilities	Lighthouse Park Sk'iwitsuit Hut & Phil Mundy Building, and other buildings	\$1.2M
Facilities	Stonehedge - 775 15th Street	\$0.6M
Facilities	Anderson Residence - 791 15th Street	\$0.6M
Facilities	1538 Fulton Avenue - Structure	\$0.9M
Facilities	Ambleside Park Pump House	\$0.2M
Facilities	Klee Wyck Park Caretaker Cottage	\$0.7M
Parks	Tennis Courts – Burley Drive, Caulfeild Elementary, Cedardale, Westridge	\$0.8M
<b>TOTAL</b>		<b>\$8.6M</b>

# Funded Council Requests – New Assets

(in progress/near completion)

Project	Budget	Maintenance Costs
St. Francis-in-the-Woods Church Roadway and Parking Lot	\$50K	TBD
Municipal Hall Coffee Kiosk	\$100K	TBD
Municipal Hall Patio	\$50K	TBD
Keen Lau Fitness Circuit at Ambleside Park	\$285K	TBD
Pickleball at Ambleside Park	\$350K	TBD
Place for Sports	\$17,750K	TBD
<b>TOTAL</b>	<b>\$18,585K</b>	<b>TBD</b>

# Council Strategic Plan Items for Future Budgets

## Require resources over next couple of years

- Enhanced cycling safety through additional bike lanes
- Expanded 30km/hr street initiative to more neighbourhoods
- Continued implementation of climate action plan, coastal marine management plan & urban forest management plan, Community Wildfire Protection Plan
- Framework for the collection of historical objects and designation of historical sites

# 3 Climate Action & Environment



# Environmental Levy

2025

**Environmental Levy** 0.0%

- Existing Environmental Levy along with various grant funding opportunities should be sufficient to continue implementing the Environment and Climate Change objectives of Council's Strategic Plan within the next couple of years
- Increase Environmental Levy starting 2027 for sea level rise adaptation management and continued implementation of the District's Climate Action Strategy (pending Council approval)

# 4 Household Impact

# Breakdown of Total Tax Levy – Average Single-Family

Levy	2024	Increase with 1% Asset Levy			Increase with 2% Asset Levy			2024
		% Increase	\$ Increase	Total \$	% Increase	\$ Increase	Total \$	
Operating Levy	\$6,080	5.52%	\$336	\$6,416	5.52%	\$336	\$6,416	3.54%
Asset Levy	Included above	1.00%	\$61	\$61	2.00%	\$122	\$122	4.00%
Environmental Levy	Included above	0.00%	\$0	\$0	0.00%	\$0	\$0	0.00%
<b>Total Tax Levy</b>	<b>\$6,080</b>	<b>6.52%</b>	<b>\$397</b>	<b>\$6,477</b>	<b>7.52%</b>	<b>\$458</b>	<b>\$6,538</b>	<b>7.54%</b>

## BC Assessment – 2025 Preview Roll

- 2025 Average Single-Family Detached (SFD): \$3.66M

# Breakdown of Total Tax Levy – Average Strata

Levy	2024	Increase with 1% Asset Levy			Increase with 2% Asset Levy			2024
		% Increase	\$ Increase	Total \$	% Increase	\$ Increase	Total \$	
Operating Levy	\$2,802	5.52%	\$155	\$2,957	5.52%	\$155	\$2,957	3.54%
Asset Levy	Included above	1.00%	\$28	\$28	2.00%	\$56	\$56	4.00%
Environmental Levy	Included above	0.00%	\$0	\$0	0.00%	\$0	\$0	0.00%
<b>Total Tax Levy</b>	<b>\$2,802</b>	<b>6.52%</b>	<b>\$183</b>	<b>\$2,985</b>	<b>7.52%</b>	<b>\$211</b>	<b>\$3,013</b>	<b>7.54%</b>

## BC Assessment – 2025 Preview Roll

- 2025 Average Strata: \$1.69M

# 5 Next Steps

# Timeline & Engagement Strategy

## **December 16, 2024 – Council meeting**

2025-2029 Five-Year Financial Plan Context Presentation

## **January 13 - 31, 2025 – Budget Public Engagement**

Preliminary budget book posted on District website

Online public questions and comments

## **January 21 & 22, 2025 – Budget Open Houses**

## **February 2025 – Finance and Audit Committee meeting and Council meeting**

Proposed 2025 Operating and Capital Budgets Report

## **March 2025 – Finance and Audit Committee meeting and Council meeting**

Proposed 2025-2029 Five-Year Financial Plan Bylaw and Proposed 2025 Phase 1 Capital Funding report

## **April 2025 – Council meeting**

Proposed 2025-2029 Five-Year Financial Plan Bylaw and Proposed 2025 Phase 1 Capital Funding Report (adoption)

## **April 2025 – Council meeting**

Proposed 2025 Annual Tax Rates Bylaw (3 readings & adoption)

**Thank You!**  
**Questions?**

**This page intentionally left blank**

**This page intentionally left blank**