

COUNCIL CORRESPONDENCE UPDATE TO JUNE 10, 2026 (8:30 a.m.)

Correspondence

- (1) C3 Alliance, May 28, 2026, regarding “Invitation to the 13th Annual Resource Breakfast Series – September 15, 16, and 17, 2026”**
- (2) 13 submissions, June 3-9, 2026 and undated, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026; and Development Permit 25-099 (6408 to 6418 Bay Street) (Referred to the June 9, 2026 Public Hearing)**
- (3) June 3, 2026, regarding “Request to Resend Previous Email Regarding Ticket Dispute Decision”**
- (4) 10 submissions, June 3-9, 2026, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026; Phased Development Agreement Authorization Bylaw No. 5462, 2026; and Development Permit 21-051 (Inglewood Care Centre) (Referred to the June 23, 2026 Public Hearing)**
- (5) June 4, 2026, regarding “Revised Plans for 4798 The Highway - June 22 Council Meeting Discussion” (Referred to the June 22, 2026 regular Council meeting)**
- (6) Capilano Community Services, June 4, 2026, regarding “Invitation to Cap Services' Annual General Meeting (AGM)” (June 25, 2026)**
- (7) Gordon Smith Gallery (3 submissions), June 4 and 5, 2026, regarding Upcoming Events**
- (8) 4 submissions, June 7 and 8, 2026, regarding Proposed Heritage Designation Bylaw No. 5459, 2026 (Navy Jack House at 1768 Argyle Avenue) (Referred to the June 9, 2026 Public Hearing)**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

No items.



RESOURCE BREAKFAST SERIES

Mining – Energy – Forestry

Resource Breakfast Series

events@c3alliance.ca
resourcebreakfastseries.com
(604) 343-4847

May 28, 2026

(1)

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

Dear Mayor and Council,

Re: Invitation to the 13th Annual Resource Breakfast Series – September 15, 16, and 17, 2026

It is my pleasure to invite you to the 13th Annual Resource Breakfast Series scheduled for September 15, 16, and 17, 2026 at the Terminal City Club in Vancouver, B.C. The Resource Breakfast Series brings together B.C. Resource Ministers, local area governments, and natural resource sector leaders for discussions on current developments and future priorities in B.C.'s natural resource sectors.

Event Details:

Date:	September 15, 16, and 17	Location:	Terminal City Club, Vancouver
Time:	7:00 – 8:30 am	Dress Code:	Business
Style:	Plated Breakfast	Government Pricing:	\$27.00 + tax per breakfast

Registration: Scan the QR code below.

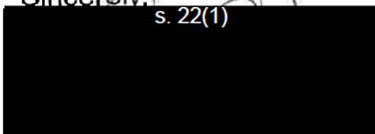
The Annual Resource Breakfast Series offers a focused forum for meaningful discussion, featuring timely presentations on key developments in B.C.'s natural resource sector. Speaker announcements will follow shortly.

This invitation only series brings together local and provincial government officials with select sponsors. Tickets are sold per breakfast, with local government asked to limit attendance to two seats per Municipal Council or Regional District to support participation from across the province.

We look forward to welcoming you. Please reach out to events@c3alliance.ca if you have any questions.

Sincerely,

s. 22(1)



Sarah Weber, P.Geo., MBA
President & CEO,
C3 Alliance

Scan for Registration:



From: David Weiser [REDACTED] s. 22(1)
Sent: Wednesday, June 3, 2026 9:23 AM
To: correspondence
Subject: Fw: Emailing: LTR_to M&C_re_6408-6412-6418_BAY ST
Attachments: Emailing: LTR_to M&C_re_6408-6412-6418_BAY ST

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.

From: David Weiser [REDACTED] s. 22(1)
Sent: Tuesday, June 2, 2026 9:50 PM
To: correspondence
Subject: Emailing: LTR_to M&C_re_6408-6412-6418_BAY ST
Attachments: LTR_to M&C_re_6408-6412-6418_BAY ST.pdf

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Please distribute the attached 2-page .pdf file to Mayor and Council members prior to next Council meeting. Thank you.

[REDACTED] s. 22(1)

David Weiser Architect
Horseshoe Bay

Your message is ready to be sent with the following file or link attachments:
LTR_to M&C_re_6408-6412-6418_BAY ST

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Mayor and Council of the District of West Vancouver

750 17th Street West Vancouver B. C.

V7V 3T3. S

RE: Development Proposal, 6408-6418 Bay St., Horseshoe Bay

Honourable Mayor Sager and Council:

I write to you to voice my concerns regarding the above-referenced proposal both as a proud fifty-three-year HSB resident and property owner and as a registered architect and planning professional practicing in Horseshoe Bay (HSB) for the same period of time.

To establish my *bona fides* in such matters, know that I founded and chaired the Horseshoe Bay Business and Community Association in 1984-5, was honoured by the WV Chamber of Commerce as 1986 WV Citizen of the Year, sat on the HSB LAP Round Table, and retain in my archives a December, 1991 letter of appreciation from Mayor Mark Sager for my twelve years of volunteer service on the WV Advisory Design Panel. Also relevant is my award-winning design experience as far back as participation in planning for the **NASA**/Manned Spacecraft Center (1966); the 1967 comprehensive campus plan development for Southern Colorado State College (pedestrian circulation a primary consideration); University of Nebraska Planning Study (major campus in an urban setting); and served as the Architect of Record for the Horseshoe Bay Downtown Revitalization Project (C.O.T.Y. above) preceding Expo 86, under the auspices of Mayor Derek Humphries.

My principal areas of concern as regards the subject proposal are (1) appropriate neighbourhood scale/context, and (2) the cavalier treatment of OCP and LAP principles adopted as sacrosanct, and now proposed to be abridged by Council.

Broadly, I submit that the context of Horseshoe Bay—a tiny, quiet, much-loved scenic residential village unlike any other in the Lower Mainland, although abused by the ham-handed intrusion of a traumatically mislocated industrial scale ferry terminal repeatedly and insensitively overdeveloped since its acquisition by BCF Corp. in 1960—is at risk of becoming tragically flawed by derivative, grossly overscaled design of the principal building, the misapplication of LAP allowances in height and density, bizarre reinterpretation of CAC expectations, and unnecessary accommodations to a developer not in the public interest.

I will address the above in point form:

- The LAP recommendation of **FAR** of 1.75-2.0 allows sufficient density (already a stretch at 2.0) and in no way is there a reasonable justification to inflate that to the requested 2.4 in today's market.
- The requested building height limit, set by the **LAP** at 3-4 storeys (already out of scale with nearby buildings) will overshadow and loom over the location; it will cut off view and prospect for the unfortunate homeowners uphill from it; and it is alien to other developments in its environs—excepting

the Ferry Corp. structures a block to its northeast. Add to this the architectural expression, which the Planning committee calls for being “human scaled” and “relating to its Village context,” which the proponent tries to characterize as in some sort of harmony with its neighbours . . . none of which have any sort of kinship with its clumsy, Lego-block massing. The attempt to maximize rentable space in a minimal-budget blockhouse/warehouse form can not be made to fit in to its site and streetscape. May I respectfully suggest pitched/hip roof forms might relate more to the local house roof styles?

- Where are the Community Amenity Contributions [CACs]? I can not process the notion that putting up an overheight “fifth half-storey” with a few chairs and a table or two—which the neighbourhood’s denizens will be required to enter the hotel lobby (uninvited) and use an elevator to access and egress, toting their picnic hampers, kids, and dogs—and characterizing it as a “community amenity” has any relationship to genuine CACs the District has extracted from other developers.
- No. The attitude smells “off,” the planning is wrong, and the architecture doesn’t work. Horseshoe Bay deserves better, and so does West Vancouver. We should be setting an example, not emulating the District of North Vancouver’s Third Street Canyon of Death.

Sincerely,

s. 22(1)



David Weiser MAIBC/NCARB, Architect (ret’d)

June 02 | 2026

www.davidweiserdesign.com

Life member of the architectural institute of british columbia

From: David Weiser [REDACTED] s. 22(1)
Sent: Wednesday, June 3, 2026 9:30 AM
To: correspondence
Subject: Emailing: LTR_to M&C_re_6408-6412-6418_BAY ST
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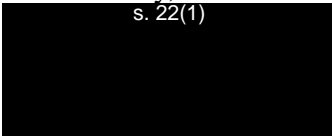
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Sincerely,
s. 22(1)



David Weiser MAIBC/NCARB, Architect (ret'd)

June 02 | 2026

www.davidweiserdesign.com

Life member of the architectural institute of british columbia

From: Erin Sam <spiritgallery@shaw.ca>
Sent: Wednesday, June 3, 2026 11:48 AM
To: correspondence
Subject: Support for Proposed Hotel Development at Horseshoe Bay
Attachments: SpiritGalleryLetterofSupport.pdf; smime.p7s; ATT00001.txt; ATT00002.htm

Spirit Gallery

Spirit Gallery
6408 Bay Street
Horseshoe Bay, West Vancouver
604 921 8972
spiritgallery@shaw.ca

June 3, 2026

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

Re: Support for Proposed Hotel Development at Horseshoe Bay (site of Spirit Gallery)

Dear Mayor and Council,

I am writing in strong support of the proposed hotel development at the site occupied by Spirit Gallery since 1991. For 35 years Spirit Gallery has been part of the Horseshoe Bay community, proudly showcasing Indigenous art and fostering cultural connection. While our gallery and its long-serving building have served us well, the structure is aging and no longer meets the needs of a modern retail and exhibition space.

I wholeheartedly support the replacement of the existing building with a thoughtfully designed new development. The landlord and developers have been professional, respectful, and collaborative throughout discussions, and they have expressed a clear commitment to preserving the character and spirit of our gallery. I look forward to returning to the new building and continuing to exhibit Indigenous art in a space that maintains the warm, cedar-inspired atmosphere our visitors value.

A new building will provide essential improvements, reliable heating and air conditioning, modern lighting and electrical systems, accessibility upgrades, and overall safety and efficiency. This will allow us to better serve residents and visitors. Beyond our business, the proposed development will enhance the streetscape, support local tourism, and contribute to the beautification and economic vitality of Horseshoe Bay.

Please consider this letter as my full support for the proposed hotel and redevelopment at this location. I believe it will be an asset to the community while preserving and enabling continued celebration of Indigenous art in Horseshoe Bay.

Thank you for your consideration.

Sincerely,
Erin Sam

From: Erin Sam <spiritgallery@shaw.ca>
Sent: Wednesday, June 3, 2026 11:52 AM
To: correspondence
Subject: Support for Proposed Hotel Development at Horseshoe Bay
Attachments: SpiritGalleryLetterofSupport.pdf; smime.p7s; ATT00001.txt; ATT00002.htm

Attached is a letter of support for the Proposed Hotel development in Horseshoe Bay.

Thank-you,
Erin Sam
Spirit Gallery
604 921 8972
spiritgallery@shaw.ca

Spirit Gallery

Spirit Gallery
6408 Bay Street
Horseshoe Bay, West Vancouver
604 921 8972
spiritgallery@shaw.ca

June 3, 2026

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

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Thank you for your consideration.

Sincerely,
Erin Sam

From: [REDACTED] s. 22(1)
Sent: Wednesday, June 3, 2026 1:46 PM
To: correspondence
Subject: 6408, 6412 and 6418 Bay Street Development Proposal

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To whom it may concern:

I am writing to formally express my support for the new hotel development proposal in Horseshoe Bay.

I believe this project will bring significant benefits to our community, including increased retail options, a more vibrant village center and the replacement of empty back parking lots with usable space.

Thank you for taking my feedback into consideration.

Best regards,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, June 7, 2026 8:11 AM
To: correspondence
Subject: Support for Hotel Project in Horseshoe Bay

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Hello,

I understand that there is a public hearing coming up for the proposed new hotel project in Horseshoe Bay. I wanted to express support for the project in advance of that. I live at [REDACTED] s. 22(1), and frequent the businesses in Horseshoe Bay a lot. I think this project would provide some much needed revitalization to the neighbourhood, and present a more modern aesthetic and amenity offering for visitors that we don't have today. The businesses in Horseshoe Bay also stand to gain from the increased number of visitors staying beyond their wait for the next ferry.

I also think it's fantastic that the proponents of the project are local and live in the community. I trust the project is in good hands with them and hope it will be approved.

Many thanks,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, June 7, 2026 10:07 AM
To: Mark Sager, Mayor; Nora Gambioli; Christine Cassidy; correspondence; Linda Watt; Peter Lambur; Scott Snider; Sharon Thompson
Subject: Public Hearing Feedback: Horseshoe Bay Mixed-use Hotel Development

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Dear Mayor Sager and Members of Council,

I am writing in support of the proposed mixed-use hotel development at 6408–6418 Bay Street and encourage Council to approve the application following the Public Hearing.

Importantly, this proposal aligns with the broader vision and objectives of the Horseshoe Bay Local Area Plan. The LAP has long recognized the importance of creating a vibrant village centre and specifically encourages the provision of visitor accommodation within Horseshoe Bay. While a site-specific amendment is required, the proposal advances the intent of the LAP by bringing visitor accommodation into the Village Heart, where visitors can walk to shops, restaurants, parks, transit, and the ferry terminal.

Thousands of visitors pass through Horseshoe Bay every year, yet there remains a shortage of accommodation options that allow people to stay and contribute to the local economy. This proposal helps address that gap while maintaining active commercial uses at street level and strengthening the vitality of the village core.

I am also encouraged that the project has undergone extensive review and public consultation. The design was refined in response to feedback regarding scale, massing, pedestrian experience, and architectural character. This demonstrates that the planning process has worked as intended, improving the proposal while preserving its core benefits.

The project will support local businesses, increase economic activity, improve the public realm through new sidewalks and street trees, and help establish Horseshoe Bay as a complete village rather than simply a transportation gateway. These outcomes are consistent with both the spirit and objectives of the Local Area Plan.

For these reasons, I respectfully urge Council to support the application.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Sunday, June 7, 2026 6:52 PM
To: correspondence
Subject: 6404-6418 Bay Street - The 'Tides' Hotel proposal, Horseshoe Bay
Attachments: letter to Mayor & Council, The Tides Hotel - June 6 2026.docx; Follow-up email to Sharon Thompson.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.

Hello,

Please find attached two documents which I would like put on public record. The first is a letter to Mayor and Council, the second is a follow up letter to Councillor Sharon Thompson.

Please let me know that you have received them.

thank you,

[REDACTED] s. 22(1)

June 6, 2026

Dear Mayor and Council,

Re: **Public Hearing, June 9 2026**
6404–6418 Bay Street – Horseshoe Bay Hotel Proposal ("The TIDES")

My name is [REDACTED] s. 22(1). I have been a Horseshoe Bay resident for [REDACTED] s. 22(1) an [REDACTED] s. 22(1) in the Bay for [REDACTED] s. 22(1) a member of the [REDACTED] s. 22(1), and currently a [REDACTED] s. 22(1). I am writing to express my concern regarding the proposed hotel project at 6404-6418 Bay Street, here in Horseshoe Bay.

This is a significant project for Horseshoe Bay for several reasons:

- It occupies one of the most iconic corners in the Village Heart,
- is one of the first major developments to come forward under the Local Area Plan,
- and will set a precedent for future development in the Bay.

Given this significance, I think it is worthwhile to take a step back and remind ourselves of the purpose, the Vision and Key principles of the Plan. The LAP was created to protect and strengthen what makes Horseshoe Bay special. Its vision is for a **charming and livable seaside community and vibrant destination village**. Key principles from the LAP include:

- Prioritizing Low-rise forms of 3 -4 storeys
- Being sensitive to scale and massing
- Reinforcing village character through building form, materials, and rooflines

I support the proposed hotel, restaurant, and retail uses. They are entirely consistent with the vision of the LAP and will contribute to the vitality of the Bay.

My concern is not the use—it is the building -- its massing and expression.

The proposal seeks additional height and density beyond what is contemplated in the LAP. In my view, that places an even greater responsibility on the project to demonstrate excellence in its design and relationship to the Village Heart.

The Planning Committee (chaired by esteemed architect Russell Hollingsworth) reviewed the proposal back in Nov 2025, and identified similar concerns. Their professional response was to recommend further work to "**ensure the project is human-scaled and relates to its village context.**"

In my opinion, I believe the design should be reconsidered in a number of ways to better **relate to its village context** :

- This will be one of the larger buildings in the Bay, The LAP vision is to present these larger buildings as collections of diverse building forms, similar in spirit to the Galleries across the street and large Sanctuary development.
- Creating a stronger architectural response to mark this important corner and improve pedestrian flow
- Further stepping back and articulating the upper levels to minimize perceived massing and reduce shadow impact on Horseshoe Bay Park
- Introducing more variation, texture, and detail to reinforce village character.

This is not just another development site. It is one of the most prominent locations in Horseshoe Bay. The building approved here will likely remain for 60 years or more. It will shape how residents and visitors experience the Village Heart and influence expectations for future development.

That is why I believe Council should ask for more.

Not a different project. Not a different use.

Simply a building that lives up to the Vision of the LAP; one that reflects the character and quality of this remarkable place. .

If Council is prepared to grant additional height and density, the community should receive something exceptional in return

I encourage Council to work with staff and the applicant to further improve the building design before approving the requested increases in height and density.

Let's get it right.

Thank you.

s. 22(1)

Follow up Email to Councillor, Sharon Thompson

June 7, 2026

6404-6418 Bay Street - The "Tides" hotel - Public Hearing

Hello Sharon,

Thank you for getting back to me and acknowledging receipt of my letter. I have expressed similar concerns to the proponent back in a Fall Open House and on comment forms. I have heard this same concern about height, density, and building expression by other community members as well. Its interesting that the Planning Committee made similar comments and recommendations back in November 2025. I have not seen any significant changes in the proposal after the proponent received these comments. As I mentioned in my letter, this is an iconic corner and the development here will have a lasting impact on Horseshoe Bay for decades to come.

You ask if I have specific suggestions that would improve this proposal. I mention several in my letter but will add a few comments here.

Issues of concern: in a nutshell its Density, Height & Character:

- Many of the challenges they are having with the form is due to the increased density they are requesting. The LAP allows up to 2.0 FAR. Proposal is for 2.4 FAR. This means it is a significantly **bigger building** than envisioned by the LAP. This 0.4 overage equates to roughly 6400 sq. ft, or the equivalent of 16 hotel rooms - an entire floor!
-
- In terms of height, LAP allows 3-4 storeys. They are asking for 4 plus a partial 5th. So it is **a taller building** than that envisioned by the LAP. This additional height adds to the massing and will have a noticeable shadow impact on Horseshoe Bay Park.
-
- In terms of character, in my opinion the strong, linear box forms of the balconies and upper overhang overwhelmingly add to the bulk and perceived length of the building. This is contrary to the 'village character' envisioned by the LAP.

Architectural considerations to improve the building:

1. reduce the number of hotel rooms. This would free up some air space on that upper level to create varied rooflines as per the LAP.
2. step the upper levels further back. This would decrease the perceived massing from the street and reduce the shadow impact on the Park (very important!)
3. as mentioned, this is an iconic corner in what the LAP refers to as the "Village Heart". It should be acknowledged with a unique architectural feature which expresses its importance. The rounded corner of the Galleries is a great example of this. Its curved shape

and covered area offers a small plaza space back to the community to sit, pause and look at the view. It also encourages pedestrian flow around the corner to the benefit of businesses fronting Royal Ave.

4. further, as a significant corner, equal care and attention should be given to both street frontages in terms of architectural character. Large blank wall surfaces should be avoided (renderings show several facing Royal Ave and the lane).
5. speaking of the lane, more thought should be given to its form and character. This building will be viewed from all sides. The "back" will now become the view for many residents up the hill. It's form and articulation deserves thoughtful attention. Again, I refer to the Galleries, which offer a pleasant character to the lane.
6. Use of materials and variation in wall planes could be considered to add texture and detail, and reinforce village character.

Those are some ideas on how the architecture could be, in my mind, significantly improved to address priorities of the LAP and give back to the community. The proponent has heard these suggestions before. I believe they have offered up some shingle siding and fabric awnings to improve character, but it needs a significant re-design to address the massing. Reducing the number of hotel rooms would be a big start.

I should also say that I notice in the Council Report of April 15 2026, that no CAC's are being requested by this project, the rationale being that the provision of visitor accommodation is sufficient public benefit. I strongly disagree with this rationale. This is a benefit to the entire community of West Vancouver. If Horseshoe Bay is to shoulder this benefit, all the more reason for this to be an exceptional building which positively contributes to its character and future.

Thanks again for listening. This is an early test of the HBay LAP and its long-term vision. Let's not compromise this vision at this early stage. It sets precedent and affects the LAP's relevancy.

Apologies for long response. I obviously feel passionate about this one. Let me know if you have any further questions.

regards,

s. 22(1)

PS. I believe this would be useful supplementary information for other Councillors, so, with respect, I have cc'd them.

From: s. 22(1)
Sent: Sunday, June 7, 2026 8:07 PM
To: correspondence
Subject: Development Proposal for 6404 to 6418 Bay Street

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.

Mr. Mayor and Councillors,

The development proposed for 6404 to 6418 Bay Street is fine, and fashionable, but it could be anywhere. It is a missed opportunity. Having grown up in Horseshoe Bay, I have a deep appreciation for the connections The Bay has with the ocean and the mountains. The development could do more to reflect those connections.

The Bay also has ties to First Nations. The local elementary is named, “Gleneagles Ch’axáy.” The First Nation’s name is a reference to the splashing made by the herring that were once abundant in Horseshoe Bay. When the elementary school was being built, a shell midden was discovered, evidence of one of the First Nations’ uses of the area. It would be ideal if the development could respectfully reflect Horseshoe Bay’s connection with local First Nations.

A co-owner of the Spirit Gallery is world renowned First Nations artist Klatle-Bhi. While one of his masterworks may not be in the budget, might he be willing to serve as a consultant and/or make other recommendations?

Horseshoe Bay is a very special place. If the development reflected that, it could elevate the community, both aesthetically and economically.

Respectfully,

s. 22(1)

P.S. one thing I found puzzling in the Engagement Summary Report of the Public Consultation Meeting was that some respondents, “...emphasized the importance of including practical local amenities such as a small grocery store... or a pharmacy.” Horseshoe Bay already has one of each and I doubt the local community could support two of either. Local people know that.

From: [REDACTED] s. 22(1)
Sent: Monday, June 8, 2026 8:14 AM
To: correspondence
Subject: Support for Horseshoe Bay Hotel Development

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

To Whom it may concern,

Although not a resident of the village [REDACTED] s. 22(1) are based there and it has become a favourite place to enjoy "Fish & Chips" with our family, so we have a vested interest in any positive changes proposed for this village.

We often have people visiting from abroad and it would be an excellent opportunity for them to gain a West Coast experience on the Northshore, there is a well known shortage of accommodation this side of the bridge, I would whole heartedly encourage council to endorse and support this project.

The project has the opportunity provide and enhanced vibe to the community and increase the support of local businesses as well as making it more of a destination location versus an appendage to the ferry terminal for many travellers.

I attended one of the open days and was impressed with the design which I have been led to believe is evolving based on community feedback, so a developer who listens has to be a good thing.

I would see this as a blended change which would not be to the detriment the village's character and would allow the Bay to evolve.

West Vancouver across the board needs some positive change this would be an excellent move in the right direction.

Regards

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Tuesday, June 9, 2026 11:21 AM
To: correspondence
Subject: Proposed rezoning of 6408 - 6418 Bay Street

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Good morning,

I want to express concerns with the height of the proposed development of the property between 6408 - 6418 Bay Street in Horseshoe Bay. In the artist rendering sent out by the district of West Vancouver there shows a building of no more than three stories but the amendment is indicating changes to include up to five stories. Horseshoe Bay has seen a number of high rise buildings over the years but these have been limited to the east and west sides of the bay against the mountainside which makes sense but in this case we are building a wall at the waterfront which not only blocks the established views for many blocks behind but also destroys the community feel from the waterfront looking towards the community.

I'm not against development but with the spirit of the community in mind. Buildings at the waterfront should be limited to three stories as is the case with surrounding buildings and should maintain a Whistler style architecture as opposed to the artist rendering which is essentially a downtown style building designed for maximum footprint for revenue generation.

All the best,

s. 22(1)

West Vancouver, B.C.

s. 22(1)

From: Horseshoe Bay Business Association <horseshoebaybusiness@gmail.com>
Sent: Tuesday, June 9, 2026 2:11 PM
To: correspondence
Subject: Troll's Development Site
Attachments: Mayor and Coucil Development Permit 25-099 Letter.pdf

CAUTION: This email originated from outside the organization from email address horseshoebaybusiness@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 Council,

Please see the attached letter in support of the development permit #25-099 also known as the Troll's development site.

Kind regards,

Megan Sewell on behalf of the Horseshoe Bay Business Association



HORSESHOE BAY
MILE ZERO OF THE SEA TO SKY
~~~~~ U ~~~~~

June 9, 2026

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

Re: Support for Development Permit Application 25-099

Dear Mayor and Council,

On behalf of the Horseshoe Bay Business Association, we are pleased to provide our strong support for the proposed boutique hotel mixed use development currently before the District of West Vancouver.

As representatives of the local business community, we believe this project aligns closely with the long-term vision established through both the District of West Vancouver Official Community Plan and the Horseshoe Bay Local Area Plan. These planning documents recognize the importance of fostering a vibrant local economy, supporting tourism, enhancing visitor experiences, and strengthening Horseshoe Bay's unique role as a destination village and gateway to Howe Sound, the Sea-to-Sky Corridor, Vancouver Island, and the Sunshine Coast.

One of the most significant challenges facing West Vancouver today is the lack of hotel accommodation. Despite being one of British Columbia's premier waterfront communities and a gateway for millions of visitors travelling through Horseshoe Bay each year, West Vancouver has a very limited supply of visitor lodging. This shortage forces visitors to seek accommodation elsewhere in the region, reducing opportunities for local businesses, restaurants, retailers, tourism operators, and cultural attractions to benefit from overnight stays.

The proposed boutique hotel represents an important opportunity to address this longstanding gap in visitor accommodation. Unlike large-scale hotel developments, a boutique hotel is well suited to the character of Horseshoe Bay. It will provide high-quality accommodations that complement the village atmosphere while supporting local businesses and services throughout the year.

The economic benefits of overnight visitors are well documented. Hotel guests contribute directly to local restaurants, cafes, retail shops, marine services, recreational activities, and

transportation providers. Importantly, overnight visitors generate significantly greater economic activity than day visitors, helping sustain businesses during shoulder seasons and strengthening the overall resilience of the local economy.

The proposal also supports the vision expressed through the Horseshoe Bay Local Area Plan, which identifies the community as a unique waterfront destination with a strong tourism and visitor economy. Horseshoe Bay's role as the western gateway to West Vancouver, Howe Sound, and the Sea-to-Sky region makes visitor accommodation an essential component of its future success. A thoughtfully designed boutique hotel will help transform transient ferry traffic into longer visitor stays, increasing economic activity while enhancing the vitality of the village.

Furthermore, the project advances broader Official Community Plan objectives related to supporting a diverse local economy, encouraging tourism opportunities, and expanding visitor-serving amenities. As competition for tourism dollars increases across the region, it is important that West Vancouver continues to invest in the infrastructure and accommodations necessary to attract visitors and support local businesses.

The need for additional visitor accommodation extends beyond West Vancouver and reflects a broader challenge across Metro Vancouver. The region continues to experience strong tourism demand while the supply of hotel rooms has not kept pace with long-term growth in visitation, business travel, conferences, sporting events, and cultural attractions. As a result, accommodation shortages can limit visitor spending, reduce the length of stays, and constrain the economic benefits that tourism generates for local businesses and communities.

Our association believes this proposal represents a positive and appropriate investment in Horseshoe Bay's future. It will contribute to economic development, strengthen the tourism sector, create employment opportunities, and help realize the community vision established through years of planning and public engagement. The addition of a boutique hotel would strengthen West Vancouver's contribution to the regional visitor economy while creating lasting benefits for local businesses, residents, and the broader community.

We respectfully encourage Council to support the Development Permit application and allow this important project to proceed.

Thank you for your consideration.

Sincerely,

Megan Sewell  
President  
Horseshoe Bay Business Association

Good evening, Mayor Sagar & Council.

My name is [REDACTED] s.22(1) and I live in Whytecliff. I'm here to speak in support of the 6408-6418 Bay Street project.

Since moving here over twenty years ago, Horseshoe Bay has been an important focal point in the community life of my family and friends, and I'm a strong proponent of spending locally because I want to see our community thrive.

For this to happen, though, we need spending opportunities that attract not just locals, but year-round visitors who can make significant contributions to our economy. This project accomplishes goals set out in Council's Strategic Plan and the Horseshoe Bay local area plan while enhancing the amenities in Horseshoe Bay specifically, and West Vancouver in general.

It's a real loss to our community that countless dollars are being spent on accommodation and associated purchases in North Van and Vancouver. Residents and visitors should be encouraged to spend this money locally, and I think would prefer to do so. The ferries and public transit, the spectacular natural environment of Howe Sound and the many Sea-to-Sky attractions all work in our favour, but the glaring shortcoming is our lack of a nice hotel.

How can we attract and retain hospitality and tourism dollars if there's nowhere to stay? A specific example I can give you is that of a wedding being planned [REDACTED] s.22(1). [REDACTED] would love to host this wedding in West Vancouver but no hotel means many thousands of accommodation dollars will be spent elsewhere, and this doesn't include spin-off spending in local shops or restaurants. This is just one example on one weekend.

West Vancouver has a unique opportunity in this project. The proponents have a good track record in the development and commercial real estate industry, they have roots in the community, and they have undertaken a respectful and collaborative approach that aligns with the local area plan and feedback from existing merchants, community and staff. For these reasons I ask you to approve the development permit before you for consideration this evening. Thank you.

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 3, 2026 4:46 PM  
**To:** Bylaw Disputes; Bylaw Dept; correspondence  
**Subject:** Request to Resend Previous Email Regarding Ticket Dispute Decision

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Dear Louise,

I hope you are well.

This is my third email regarding this matter. Last week, I received an email from you about the final decision/results of my dispute for several tickets, and I understand that I am required to respond before June 12.

However, before I had the chance to read the email carefully and fully understand its contents, it suddenly disappeared from my mailbox. I have searched everywhere, including my Inbox, Junk/Spam, Trash, and all other folders, but I still cannot find it. Could you please resend the email to me as soon as possible? I would be very grateful, as I need to review it carefully and respond before the deadline.

Thank you very much for your help and understanding.

Sincerely,

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 3, 2026 6:04 PM  
**To:** correspondence  
**Subject:** Fwd:  
**Attachments:** 2026-06-03\_052772\_260603\_180140.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.

Re Baptist Housing Redevelopment  
Please see attached letter

June 3, 2026

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

Re: Support for the Redevelopment of Inglewood Care Centre

Dear Mayor and Council,

I was raised in West Vancouver and have lived here for the last 30 years. I have been an active member of three <sup>s.22(1)</sup> a member of two <sup>s.22(1)</sup> and a frequent attendee of Council meetings.

My parents moved to West Vancouver <sup>s.22(1)</sup> They both were active community members and cherished the lifestyle they built together here. Sadly, when the time came for my father to be placed in care due to advanced dementia, there was no space available for him. We had to find care for him in a private facility in West Vancouver. Our other option was a government facility in Vancouver which was difficult for my mother to travel for visits.

People who love their community should be able to stay in their community until the end of their lives. The Baptist Redevelopment at Inglewood makes good common sense and provides the care needed in this community. Inglewood remains the only publicly funded long-term care community in West Vancouver and is reaching the end of its expected lifespan. This reality creates urgent and growing pressure on seniors, families, and the healthcare system as demand for long-term care continues to increase while local care capacity remains limited.

The redevelopment of Inglewood Care Centre represents an important opportunity to help address this need. It will replace aging infrastructure with a modern, purpose-built community that better reflects today's standards of care. In addition to renewing existing long-term care capacity, the project will help restore some of the care capacity lost in West Vancouver while providing a range of housing and supportive living options designed to meet the diverse needs of seniors as they age.

As West Vancouver plans for the future, it is essential that adequate housing and care options exist to support an aging population. Projects such as the redevelopment of Inglewood Care Centre are an important part of ensuring our community can meet these needs in the years ahead.

I urge Council to support this proposal to ensure that seniors in West Vancouver have access to the care and housing they need, close to family, friends, and the community they know and love.

Thank you for your consideration.

Sincerely,

s. 22(1)

A large black rectangular redaction box covers the signature area.

West Vancouver, BC

s. 22(1)

A black rectangular redaction box covers the address area.

Date: June 6 2026

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

Re: Support for the Redevelopment of Inglewood Care Centre

Dear Mayor and Council,

***We have resided in West Vancouver since s.22(1) having raised s. 22(1) children here. We s. 22(1) who has been in care at Inglewood We are in our late eighties, and we hope that we will have an expanded Inglewood there for us when we need to be there***

We support the proposed redevelopment of Inglewood Care Centre. West Vancouver has experienced a significant loss of long-term care capacity over the last five years with the closure of West Vancouver Care Centre and Capilano Care Centre. At the same time, the number of older adults in our community continues to grow.

Today, Inglewood remains the only publicly funded long-term care community in West Vancouver and is reaching the end of its expected lifespan. This reality creates urgent and growing pressure on seniors, families, and the healthcare system as demand for long-term care continues to increase while local care capacity remains limited.

The redevelopment of Inglewood Care Centre represents an important opportunity to help address this need. It will replace aging infrastructure with a modern, purpose-built community that better reflects today's standards of care. In addition to renewing existing long-term care capacity, the project will help restore some of the care capacity lost in West Vancouver while providing a range of housing and supportive living options designed to meet the diverse needs of seniors as they age.

As West Vancouver plans for the future, it is essential that adequate housing and care options exist to support an aging population. Projects such as the redevelopment of Inglewood Care Centre are an important part of ensuring our community can meet these needs in the years ahead.

s. 22(1)

WJ

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 7, 2026 11:09 AM  
**To:** correspondence; [REDACTED] s. 22(1)  
**Subject:** INGLEWOOD 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 Council,

after nine years, we are finally at the point where we can say yes to the provision of a brand-new seniors' housing and care development on the site of the current Inglewood Care Centre. Every one of us knows someone who will need long-term accommodation and care in their senior years in the not-too-distant future – we may even need it ourselves. Some of you will definitely need it.

I hear there are excellent facilities in Richmond, Burnaby or even White Rock, but I think you as a council have a moral obligation to provide for our own ageing population right here in West Vancouver and not farm out our most vulnerable citizens to remote care facilities. I actually believe this is an existential moment for this council - what exactly are you *for*? If not this, then the answer is nothing.

I strongly support this development and trust that every one of you will have the courage and the foresight to do the same.

[REDACTED] s. 22(1)

**West Vancouver  
BC, CANADA**

[REDACTED] s. 22(1)

**From:** s. 22(1)  
**Sent:** Monday, June 8, 2026 9:33 AM  
**To:** correspondence  
**Subject:** Baptist Church Inglewood development

**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.

It has been years since this development was initiated without still final approval from the District of West Vancouver.

I really cannot understand the opposition to this project. Councillors who claim there has not been enough public hearing and information, they are wrong. This project is absolutely needed in the community having lost two community care facilities in the region without any replacement in West Vancouver. There is now a serious seniors housing crisis.

s. 22(1), I am hoping that the project will be completed by the time I need it. However like many other seniors, I cannot wait several more years.

s. 22(1) spent the last year of his life at Inglewood and I could visit him twice a day.

The West Vancouver population is aging and for people who have lived most of their life here, they want to stay in familiar surroundings.

I beg of you to approve this project and quickly.

s. 22(1)  
NV, s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 8, 2026 12:30 PM  
**To:** correspondence  
**Subject:** redevelopment of Inglewood Care Centre

**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 Councillors

I'm writing in support of the proposal to redevelop a much needed expansion of senior care in West Vancouver.

[REDACTED] s. 22(1) spent the last few years of his life very happily at Inglewood and it was enormously beneficial to his extended family, all of whom live on the North Shore, to be able to visit him so conveniently. It was the best Christmas ever when we learned he had a room in the centre. But we were the lucky ones. There is not nearly enough space to accommodate an aging West Van population and many seniors are anxious about their futures in the community where they have spend their lives. I live quite close to the care centre and understand that traffic will increase but I have great faith in the proposed plan and urge council to support it.

Yours truly

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 8, 2026 8:17 PM  
**To:** correspondence  
**Subject:** Inglewood redevelopment  
**Attachments:** INglewood letter.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.

[REDACTED] s. 22(1)

June 8, 2026

Re: Application for the re-development of Inglewood Care Centre

To the honourable Mayor Sager and Members of Council,

I am relieved to hear that this project is back on the table for consideration. I am comforted to know that this Mayor and Council clearly understand how important the re-development of this crucial infrastructure will be to ensure that the needs of our seniors are sustainably addressed for many generations to come.

As many of you know, [REDACTED] s. 22(1) to help raise awareness and provide educational outreach to citizens and stakeholder groups in West Vancouver. During that time, Baptist Housing joined the Chamber of Commerce, attended public festivals and sponsored various events such as Harmony Arts. This style of grassroots engagement with the community was overwhelmingly positive and unifying. [REDACTED] s.22(1) able to answer questions and concerns, [REDACTED] s.22(1) gained critical feedback that was reported [REDACTED] s.22(1). The corporate mandate of this non profit organization is shaped around transparent communications and messaging, and their success is measured in over 23 subsidized care facilities around BC.

In this time of crisis, when Long Term Care options are severely limited, and with so many of our long-time local senior residents in need of care options, West Vancouver is very fortunate to have Baptist Housing at the helm of Inglewood.

Today, I write to you [REDACTED] s.22(1) as a life-long resident, a daughter of an [REDACTED] s.22(1) old resident [REDACTED] s.22(1) on a fixed income and is in need of extra care, and as a person who values community more than anything. I understand how purposefully slow West Vancouver is to accept change, and how this historic careful consideration has in many ways retained a neighbourhood atmosphere that keeps the District familiar to those who've known it the longest. But this does not mean that we are deaf and blind to the necessity for change, and in the case of seniors -our fastest growing demographic- the necessity for upgraded development.

I encourage you to see this application as a tremendous opportunity that will be a pivotal addition to West Vancouver. I encourage you to imagine how incredibly satisfying it will be to have been a part of making Inglewood Campus of Care a reality for generations of seniors, something that will help complete the community for those in need, a beautiful,

welcoming, safe place for our elders to age in place, for aging couples to stay together, and to keep our loved ones in the community they call home.

You have the power to solve a problem with a beautifully-designed, thoughtfully-tailored solution. As elected council, you are stewards, beholden to the responsibility of guiding the protection and to ensure the maintenance of this amazing place we all call home. Keep us safe, and make us proud.

West Vancouver might never get another opportunity like this.

We are looking at the future.

Sincerely,

s. 22(1)

West Vancouver, BC s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 8, 2026 8:26 PM  
**To:** correspondence  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Redevelopment of Inglewood Care Facility

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 Van Council,

[REDACTED] s. 22(1) and I are very supportive of the new development proposal of the Inglewood Care facility. Both of us have a parent that are seniors living in West Van - [REDACTED] s. 22(1). Our parents have lived in West Van for over 50 years and would like to remain here for their remaining years. Currently the options of where to live for seniors are limited in West Van. [REDACTED] s.22(1) live in rental apartments and have caregivers that assist them 1-2 days a week. Soon they will each require more help and will likely have to move, possibly out of the community due to cost and availability.

We support the Baptist Housing development because it offers several levels of care in one location. This is very much needed and is currently not an option in West Van. One of the biggest stresses in a senior's life is moving. It causes confusion, stress and anxiety. Having the option to stay in one community, such as the proposed new Inglewood Care Facility, would be beneficial for both the senior and their family. It would provide continuity of care and friendships with both other residents and care givers.

The new proposal also includes additional green space which would benefit a West Van senior's well being as it maintains the natural surrounding they are familiar with, and provides more room for physical activity.

This development is also important to us as we too are residents of West Van and would like to live out our days in this wonderful community.

Sincerely,

[REDACTED] s. 22(1)

West Van, BC

[REDACTED] s. 22(1)

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**From:** [REDACTED] s.22(1)  
**Sent:** Tuesday, June 9, 2026 11:51 AM  
**To:** correspondence  
**Subject:** Fwd: Letter of support - Inglewood Care Centre  
**Attachments:** Letter\_of\_Support-Inglewood Care Home expansion.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 Council,

Please find attached my letter of support for the renovation and expansion of the Inglewood Care home.

Kind regards,

[REDACTED] s.22(1)

Date: June 09, 2026

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

Re: Support for the Redevelopment of Inglewood Care Centre

Dear Mayor and Council,

**My connection to the North Shore, and the Inglewood community:**

*I am a lifelong resident of West Vancouver, and the daughter of a mother who passed from s. 22(1) in the early 90's. When my mother could no longer be kept in her home in-house nursing care I had to find a placement for her in long term care. I was very dismayed to be unable to find this in our home community, and with our limited resources needed to look to North Vancouver. Eventually she landed in s. 22(1) with gov't assistance, and I have been so grateful for that.*

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**This project is important to me personally because:**

*My husband and I are now seniors, and looking into the future recognize we may well need care ourselves at some point. Our resources are limited and the situation within West Vancouver is bleak. Given the aging demographic within West Vancouver, we know we are certainly not alone in this, and believe that the development of additional affordable beds within our home community is imperative. As I am sure Council is aware, not every West Vancouver resident is wealthy, but that should not preclude our right to remain in the community we grew up in and raised our children in, and have been paying taxes to for the past s.22(1).*

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I support the proposed redevelopment of Inglewood Care Centre. West Vancouver has experienced a significant loss of long-term care capacity over the last five years with the closure of West Vancouver Care Centre and Capilano Care Centre. At the same time, the number of older adults in our community continues to grow.

Today, Inglewood remains the only publicly funded long-term care community in West Vancouver and is reaching the end of its expected lifespan. This reality creates urgent and growing pressure on seniors, families, and the healthcare system as demand for long-term care continues to increase while local care capacity remains limited.

The redevelopment of Inglewood Care Centre represents an important opportunity to help address this need. It will replace aging infrastructure with a modern, purpose-built community that better reflects today's standards of care. In addition to renewing existing long-term care capacity, the project will help restore some of the care capacity lost in West Vancouver while providing a range of housing and supportive living options designed to meet the diverse needs of seniors as they age.

As West Vancouver plans for the future, it is essential that adequate housing and care options exist to support an aging population. Projects such as the redevelopment of Inglewood Care Centre are an important part of ensuring our community can meet these needs in the years ahead.

I encourage Council to support this proposal and help ensure that seniors in West Vancouver have access to the care and housing they need, close to family, friends, and the community they know and love.

Thank you for your consideration.

Sincerely,

**Name:** s. 22(1) \_\_\_\_\_

**Community of Residence:** s. 22(1) \_\_\_\_\_

**Or/ Organization:** \_\_\_\_\_

**Email or Tel:** s. 22(1) \_\_\_\_\_

**Signature:** s. 22(1) \_\_\_\_\_

**From:** s. 22(1)  
**Sent:** Tuesday, June 9, 2026 12:04 PM  
**To:** correspondence  
**Subject:** Support for the Redevelopment of Inglewood Care Centre

**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,

My family has lived in West Vancouver s. 22(1) years. Today, my wife and I live in Dundarave together with my aging mother, whom I help; along with s. 22(1) my children and s. 22(1). We love West Vancouver and the fantastic lifestyle and services here: my mother receives excellent healthcare; s. 22(1) my children have been schooled here and my s. 22(1) is about to begin work at s. 22(1), which is also s. 22(1). I have been providing volunteer help for the community s. 22(1); I care for s. 22(1) and provide help to s. 22(1), supporting our local schools.

Our s. 22(1) family is committed to West Vancouver.

We have seen the gradual disappearance of financially accessible senior care homes in West Vancouver, and we are therefore grateful that there is a viable plan to provide a modern and beautiful facility for so many residents, who currently face the prospect of leaving moving far away as they age.

We urge Council to support the redevelopment proposal.

Thank you for your work on everyone's behalf.

Sincerely,

s. 22(1)

West Vancouver

s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 9, 2026 4:55 PM  
**To:** correspondence  
**Subject:** Support for the Redevelopment of Inglewood Care Centre

**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  
District of West Vancouver  
750 17th Street  
West Vancouver, BC V7V 3T3  
Re: Support for the Redevelopment of Inglewood Care Centre

Dear Mayor and Council,

My connection to the North Shore, and the Inglewood community:

My mother lives there.

This project is important to me personally because:

I support the proposed redevelopment of Inglewood Care Centre. West Vancouver has experienced a significant loss of long-term care capacity over the last five years with the closure of West Vancouver Care Centre and Capilano Care Centre. At the same time, the number of older adults in our community continues to grow.

Today, Inglewood remains the only publicly funded long-term care community in West Vancouver and is reaching the end of its expected lifespan. This reality creates urgent and growing pressure on seniors, families, and the healthcare system as demand for long-term care continues to increase while local care capacity remains limited.

The redevelopment of Inglewood Care Centre represents an important opportunity to help address this need. It will replace aging infrastructure with a modern, purpose-built community that better reflects today's standards of care. In addition to renewing existing long-term care capacity, the project will help restore some of the care capacity lost in West Vancouver while providing a range of housing and supportive living options designed to meet the diverse needs of seniors as they age.

As West Vancouver plans for the future, it is essential that adequate housing and care options exist to support an aging population. Projects such as the redevelopment of Inglewood Care Centre are an important part of ensuring our community can meet these needs in the years ahead. I encourage Council to support this proposal and help ensure that seniors in West Vancouver have access to the care and housing they need, close to family, friends, and the community they know and love.

Thank you for your consideration.

Sincerely,

Name: [REDACTED] s. 22(1)

Community of Residence: West Vancouver

Or/ Organization:

---

**From:** s. 22(1)  
**Sent:** Thursday, June 4, 2026 9:42 AM  
**To:** correspondence  
**Subject:** Revised Plans for 4798 The Highway - June 22 Council Meeting Discussion

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Hello, we understand the Council will be presented with the new revised plans for building on 4798 The Highway at the June 22, 2026 meeting (Please see plans and staff report on [westvancouver.ca/media/11441](https://westvancouver.ca/media/11441)). We will not be able to attend the meeting but wish to offer a letter of support for the plan in advance. The negotiation on this has been challenging and the land owners building upon the lot have done everything possible to accommodate the various concerns raised. I believe they have achieved a plan we can stand behind.

Sincerely, s. 22(1) ( s. 22(1) , WV, BC).

**From:** The Capilano Community Services Society <miki@capservices.ca>  
**Sent:** Thursday, June 4, 2026 2:00 PM  
**To:** correspondence  
**Subject:** Invitation to Cap Services' Annual General Meeting (AGM)

**CAUTION:** This email originated from outside the organization from email address bounce-mc.us10\_139594993.13912490-fcbd79b1c8@mail108.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.

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Hello All,

You are warmly invited to **Capilano Community Services Annual General Meeting** being held on **Thursday June 25 at 2:00pm** in the Lions Gate Community Recreation Centre. As a current (or prospective) CCS Society Member, you will be able to vote!

If you are interested in becoming a member of our amazing organization or if you need to renew your membership, please find the enclosed the form below, with all the details of the benefits of membership. You can also find an [online form](#) on our website. If more convenient, you can also sign up on the day if you prefer.

**In any case, please RSVP by June 18.**

See you then!



**CAPILANO COMMUNITY SERVICES SOCIETY**

# NOTICE OF ANNUAL GENERAL MEETING

THURSDAY, JUNE 25TH | 2:00 PM

**LOCATION: 1733 LIONS GATE LANE (RIVER ROOM 1ST FLOOR)**

[www.capservices.ca](http://www.capservices.ca)

For more information:  
[miki@capservices.ca](mailto:miki@capservices.ca)



## Become a Capilano Community Services Society Member!

### Here are some of the benefits of Society Membership:

- Being able to vote at our Annual General Meeting, and receive special invites to take part in surveys that assist us in developing new programs and events.
- Be part of the "First to Know Club" and receive emails notifying you of exciting upcoming events, such as silent auctions, community lunches, and public meetings held at our facility (such as Meet Your Mayor).
- Receive a copy of our Annual Impact Report – a snapshot of how our programs and services have made a positive difference on the North Shore.
- Be entered into special prize draws for a chance to win tickets to local attractions and events, and many more perks!

### To apply, read and fill the questionnaire below:

First name: .....

Last name: .....

Email address: .....

Method of payment\*: .....

\* A payment of \$10.00 is required to finalize your membership subscription. To make this payment, you can either send an e-transfer to [miki@capservices.ca](mailto:miki@capservices.ca), or insert a cheque or cash in an envelope along with this questionnaire, and mail it to:

Capilano Community Services Society  
1733 Lions Gate Lane, BC V7P 0C7

You can also apply online via this link: <https://bit.ly/4s4nMuA>  
Any questions? Reach out to Miki at 604-988-7115 ext. 2002

[Click Here to subscribe, or renew your membership](#)



### Our mailing address is:

Capilano Community Services Society  
1733 Lions Gate Lane, BC V7P 0C7

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Forward this email to a friend

**From:** The Gordon and Marion Smith Foundation for Young Artists  
<info@smithfoundation.ca>  
**Sent:** Thursday, June 4, 2026 5:00 PM  
**To:** correspondence  
**Subject:** [BULK] Notice of Annual General Meeting June 15

**CAUTION:** This email originated from outside the organization from email address bounce-mc.us5\_12301075.10145086-aa983d4ccc@mail46.usw2001.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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## Annual General Meeting

**Monday, June 15, 2026 - 5:00 pm**

Gordon Smith Gallery, Main Floor  
NVSD Education Service Centre  
2121 Lonsdale Ave, North Vancouver, BC V7M 2K6

---

**Join our Board of Directors, Staff and Membership for a recap of the Gordon and Marion Smith Foundation for Young Artists' 2025 Fiscal and Programming year.**

Dear Members and Supporters,

On behalf of the Board of Directors of the Gordon and Marion Smith Foundation for Young Artists, I would like to invite you to our Annual General Meeting on Monday, June 15, 2026 at 5:00 pm. This meeting will be held in the Gordon Smith Gallery on the Main Floor of the NVSD Education Service Centre at 2121 Lonsdale Avenue in North Vancouver.

During this AGM, myself and the Board of Directors will review achievements in programming and administration in 2025.

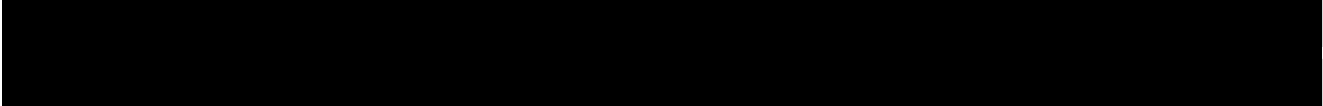
We ask that all attendees **RSVP** by 12 pm on Friday, June 12th.

Click here to purchase or renew your membership online! All are welcome to attend, however, only members in good standing will be able to vote in the AGM.

Thank you,

Meredith Preuss  
Executive Director

**Image Credit:** *One Hundred Artists Deep*, Spring 2026. Photo by Rachel Topham Photography.



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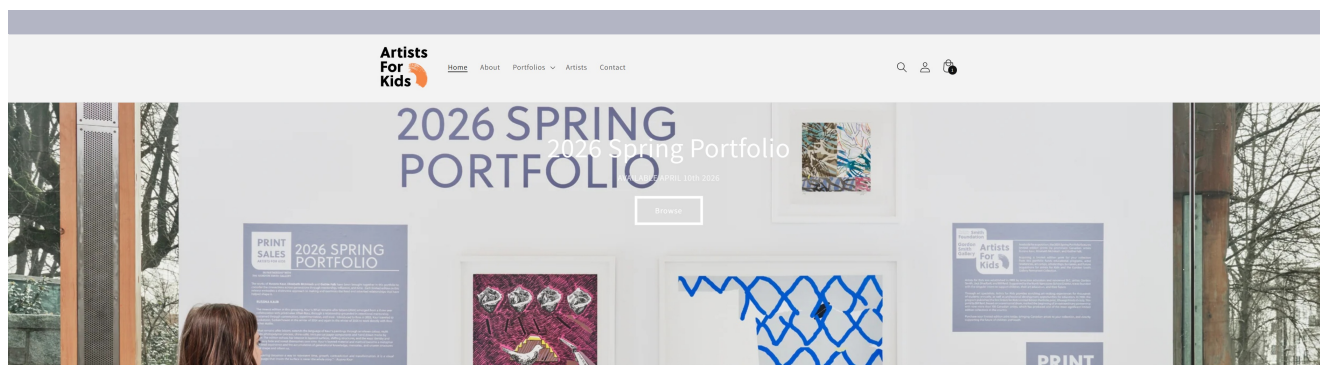
**From:** Artists for Kids and the Gordon Smith Gallery <info@smithfoundation.ca>  
**Sent:** Friday, June 5, 2026 12:06 PM  
**To:** correspondence  
**Subject:** Limited Editions SHOP Launch & Portfolio Feature

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### Spring 2026 Portfolio



Russna Kaur, What remains after bloom, 2026  
\$850.00 CAD



Elizabeth McIntosh, Diamonds, 2019  
\$3,200.00 CAD



Gathie Falk, North Shore Roses, 1992  
\$450.00 CAD

# Limited Editions SHOP LAUNCH and 2026 Portfolio Feature: Russna Kaur

We are excited to officially open the virtual doors to the Artists For Kids and the Gordon Smith Gallery Limited Editions Online Store through Shopify! With a few clicks,

you can explore, select, and purchase our limited-edition artworks from the comfort of your home. Acquiring a limited edition print by renowned Canadian artists funds our educational programs, artist residencies, art camps, scholarships, bursaries, and future acquisitions for Artists for Kids and the Gordon Smith Gallery Permanent Collection, directly supporting the future of children and youth.

[VIEW STORE](#)

# Artists For Kids

2026 SPRING PORTFOLIO



Photo by Rachel Topham Photography

## **RUSSNA KAUR**

*What remains after bloom, 2026*

Eleven colour, multi-plate photopolymer, chine collé, drawing by the artist, collaged paper.

Edition of 45

13.5 x 13.5 in

\$850 Unframed

\$1100 Framed

Signed and numbered

## Featured Artist and Work

Russna Kaur's *What remains after bloom* (2026) emerged from a three year collaboration with printmaker Jillian Ross, by a relationship grounded in intentional mentorship sustained through conversation, experimentation, and trust. Introduced to Ross in 2023, Kaur traveled to Saskatoon, Saskatchewan in the winter of 2024 and again in the winter of 2026 to work directly with Ross at her studio.

*What remains after bloom*, extends the language of Kaur's paintings through an eleven colour, multi plate photopolymer process, chine collé, intricate cut paper components and hand drawn marks by Kaur. The edition echoes her interest in layered surfaces, shifting structures, and the ways identity and memory hide and reveal themselves over time. Kaur's layered material and method become a metaphor for lived experience and the accumulation of generational knowledge, memories, and unseen structures that shape and inform us.

***“This print extends my painting practice by translating my use of multiple surfaces into a layered work on paper. Constructed from cut paper elements and hand-drawn marks, it is inspired by a cluster of dry, tangled tree roots I encountered during a residency in Los Angeles. Each section of the print functions as its own visual space while remaining connected to the others, reflecting how my paintings often grow through accumulation and iteration rather than a single continuous “perfect” surface. Lines move across seams and edges, tying the composition together and highlighting connection, layering, and the unseen structures that hold everything in place” — Russna Kaur***



Russna Kaur (left) and Jillian Ross (right) working on the details for the limited edition. Image Courtesy of Jillian Ross Print.



Images Courtesy of Jillian Ross Print

The unique quality of this work lies not only in its vibrant, captivating colour palette but also in the meticulous craftsmanship behind it. Every single edition required an immense amount of detail including intricate layering, precise hand-cutting, pasting, drawing, and much more by Kaur and the team at Jillian Ross Print. The final edition of 45 of these works reflects the collaboration, time, and shared creative energy poured into every step of the process. The result is a beautiful living record of this collective dedication and artistic vision.

**Additional Artwork Specifications:**

**Papers:** Somerset Satin White (300gsm), Hahnemuhle Natural White (300gsm), Gampi white (20gms), Double Kitakata (70gsm), Nishinouchi Seiki B Nakaban White.

**Technique:** Eleven colour, multi-plate photopolymer with chine collé and drawing by the artist. Parts of the print are cut-out and dry mounted with Beva 371 film. Hand drawn lines from the artist, made with Stabilo Woody's, Caran d'Ache crayons, and Pigma Micron archival ink pens.

*“Layering becomes a way to represent time, growth, contradiction and transformation. It is a visual language that insists the surface is never the whole story.” — Russna Kaur*



Image Courtesy of Jillian Ross Print



From left to right: Artist Russna Kaur, Brendan Copestake, Marcel Houston-McIntosh, Jillian Ross, and Hannah Duke. Image courtesy of Jillian Ross Print.

Jillian Ross Print



Photo by Rachel Topham Photography

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Artists for Kids was established in 1989 by tenacious educators and renowned B.C. artists Gordon Smith, Jack Shadbolt, and Bill Reid. Supported by the North Vancouver School District, it was founded with the singular intent to support children, their art education, and their future.

Through art specialists, Artists for Kids provides enriching art-making experiences for thousands of students annually, as well as professional development opportunities for educators. In 1990, the program published the first Artists for Kids' Limited Edition Portfolio print, *Xhuwaji / Haida Grizzly*. This print by Bill Reid, based on a ceremonial drum, marked the beginning of an extraordinary partnership with now more than 100 Canadian artists, which has produced one of the most significant limited edition collections in the country.

SHOP LIMITED EDITIONS

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**From:** Gordon Smith Gallery of Canadian Art <info@smithfoundation.ca>  
**Sent:** Friday, June 5, 2026 3:35 PM  
**To:** correspondence  
**Subject:** Gordon Smith Gallery News & Events

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## June 2026 Newsletter

**A Few Weeks left to visit the Spring Exhibition:  
*One Hundred Artists Deep* continues until June 20, 2026**



Installation view of Chantal Gibson's works. Photo by Rachel Topham Photography

**April 11 - June 20, 2026**

Public Gallery Hours:  
Thursdays, Fridays, Saturdays  
12PM - 4PM

Curated by Andrea Valentine-Lewis

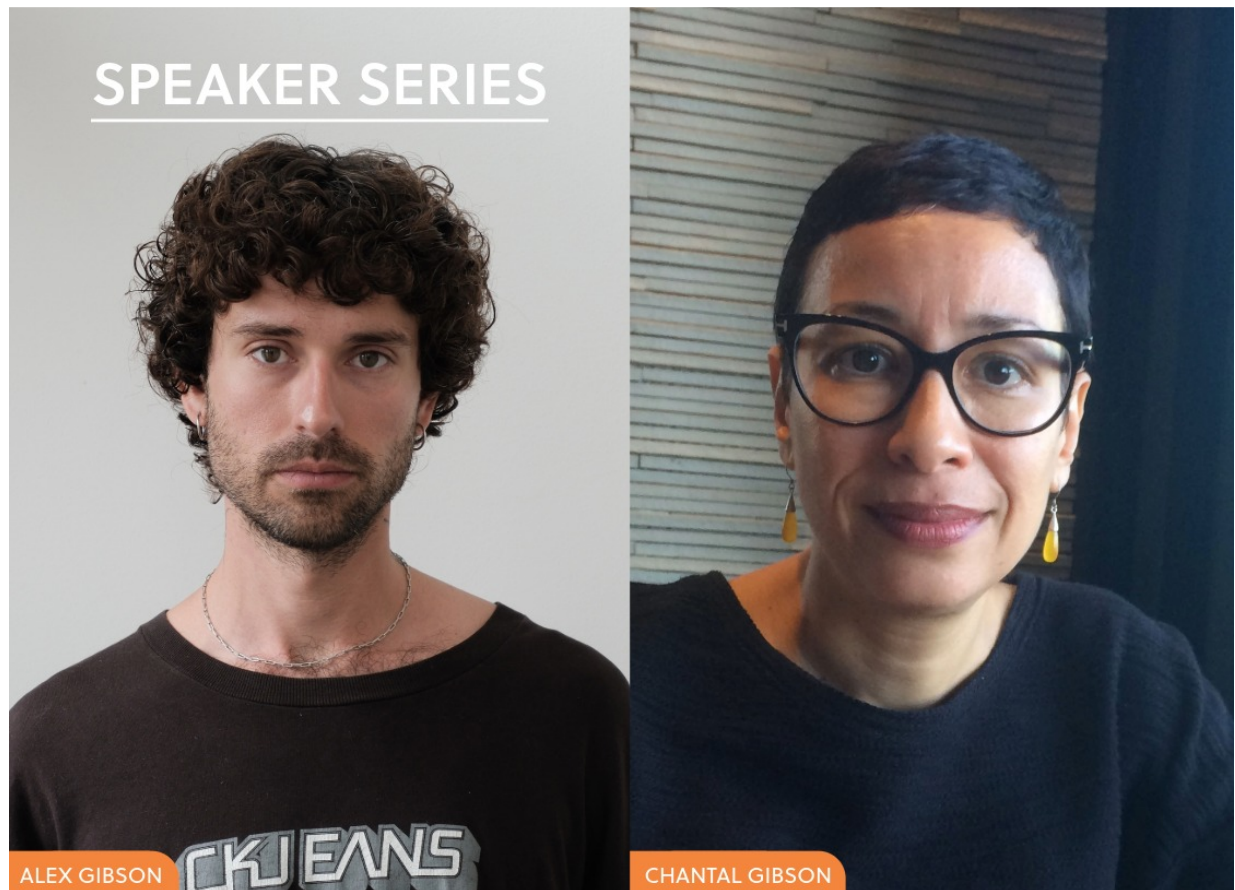
[More](#)



# Gordon Smith Gallery

of Canadian Art

## Upcoming Public Events



ALEX GIBSON

CHANTAL GIBSON

**Saturday June 6 | 1PM**

**SPEAKER SERIES: ARTISTIC APPROACHES IN DIALOGUE:**

## **Responses to Jack Shadbolt**

with Alex Gibson and Chantal Gibson, moderated by curator Andrea Valentine-Lewis.

RSVP



**Saturday June 13 | 1PM**

### **MUSIC AT THE SMITH: THE GIVING SHAPES**

Sponsored by Parc Retirement Living

Please join us for Music At The Smith, an afternoon concert featuring The Giving Shapes, a collaborative project between harpist/vocalist Elisa Thorn and pianist/vocalist Robyn Jacob. The project triangulates aspects of folk music, chamber music, and songwriting, combining their classical training

and involvement with the Canadian creative and indie music scenes.

\$20

Tickets will be sold at the door, as well as online at the link below.

TICKETS

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## Upcoming Programs



**Thursday June 18 | 2:30PM - 4PM**

**ART IN GOOD COMPANY**

Please join us for our last program until the Fall. Art in Good Company is a Drop-In Art making program for senior community members. Join us every other Thursday from 2:30–4:00pm for creative sessions inspired by our current gallery exhibition.

MORE



**Saturday June 20 | 1PM - 3PM**

**EXPLORE + CREATE SATURDAY**

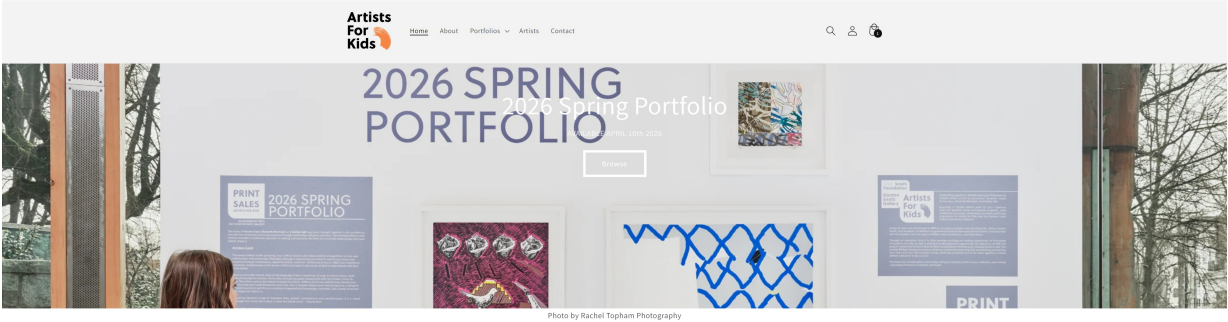
Inspired by the work of Corey Bulpitt in the exhibition, One Hundred Artists Deep.

Photography by Rachel Topham

MORE

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# Limited Editions Online Shop Launch



Spring 2026 Portfolio



We are excited to announce the official launch of our online store with Shopify! Each print purchase funds educational programs, artist residencies, art camps, scholarships, bursaries, and future acquisitions for Artists for Kids and the Gordon Smith Gallery Permanent Collection, directly supporting the future of children and youth.

## 2026 Spring Portfolio

Our latest portfolio release features limited-edition prints by renowned Canadian artists, Russna Kaur, Elizabeth McIntosh, and Gathie Falk. These three works have been brought together to consider the intersections across generations through mentorship, influence, and time.

[VIEW](#)

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# Artists For Kids

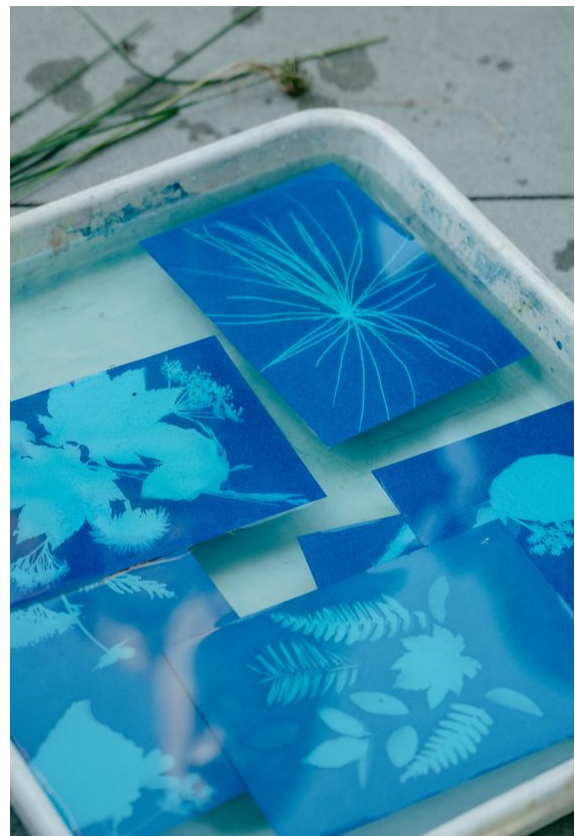
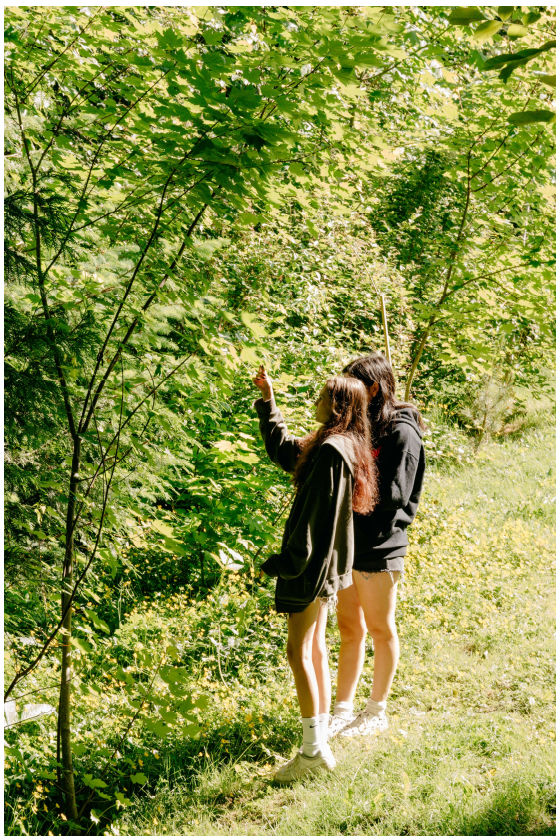


Spring Gallery Program, 2026. Photo by Khim Mata Hipol

## Upcoming Programs + Events



Artist Rebecca Bair leading the Spring Artist-in-Residence Enrichment Workshop with students in grades 8 & 9. Photo by Khim Mata Hipol



## **Grade 8 & 9 Artist In Residence Workshop Exhibition**

Nominated students from Grades 8 & 9 from North Vancouver Schools had the opportunity to work with artist Rebecca Bair in May in a two-day workshop learning the principles of art and design and the photo technique of cyanotypes.

Their work will be displayed in the gallery lobby from June 1st until the closing reception on **June 10th at 6pm.**



## **Summer Day Camp Registration**

There are still spots available for our Summer 2026 day camps for a variety of art camps located at our Lonsdale Avenue studios.

[Register Here](#)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 7, 2026 10:31 AM  
**To:** correspondence; Mark Sager, Mayor; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson  
**Subject:** Public Hearing Feedback: Navy Jack House

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Dear Mayor and Council,

I am writing in support of the proposed Heritage Designation Bylaw for the Navy Jack House at 1768 Argyle Avenue.

The Navy Jack House is far more than a historic structure. It is a tangible connection to the people, stories, and relationships that helped shape West Vancouver. As one of the oldest surviving buildings in the Lower Mainland, and one of the few places where so many layers of local history intersect, it represents an irreplaceable part of our community's identity.

What makes the Navy Jack House particularly significant is that it tells a shared story. It reflects the history of early settlement, the contributions of John "Navy Jack" Thomas, and the enduring connections between Indigenous and non-Indigenous families whose lives became intertwined in the development of this community. In an era when communities across Canada are striving to better understand and honour the full complexity of our history, places like the Navy Jack House provide an opportunity to preserve and learn from that history in a meaningful way.

The proposed designation is also consistent with the District's Official Community Plan, which specifically recognizes the importance of preserving the heritage values of the Navy Jack House. Heritage conservation is not simply about protecting old buildings; it is about protecting community memory, strengthening a sense of place, and ensuring that future generations can experience authentic connections to the past rather than relying solely on photographs or written accounts.

I am also encouraged by the fact that this designation builds upon years of effort by community members, heritage advocates, volunteers, municipal staff, and Council. The restoration now underway reflects a shared commitment to stewardship and demonstrates what can be achieved when a community chooses preservation over loss.

Heritage conservation is also an investment in sustainability. Retaining and restoring significant buildings conserves resources, reduces waste, and recognizes the value embedded in existing structures. In this way, heritage protection supports environmental, social, and cultural sustainability simultaneously.

The proposed bylaw will provide the strongest form of protection available and help ensure that this landmark remains part of West Vancouver's story for generations to come. I respectfully urge Council to adopt the Heritage Designation Bylaw and secure the long-term protection of this important community asset.

Thank you for your consideration.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 7, 2026 11:45 AM  
**To:** correspondence  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Navy Jack House Heritage Designation

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To Mayor and Council,

My name is [REDACTED] s. 22(1) long time resident of West Vancouver and [REDACTED] s. 22(1) in Ambleside and West Van for 50 Years.

[REDACTED] s. 22(1) in Ambleside was Lloyd Williams at "Navy Jack House." Over the last several years I have watched over the new construction Of Navy Jack House, Prior to the new Construction of Navy Jack house, [REDACTED] s. 22(1) Lloyd Williams, who owned and lived in the house for over Forty years, Lloyd was also a [REDACTED] s. 22(1). He discussed his love for Navy Jack and over the last few years before he passed on, he always talked [REDACTED] s. 22(1) about the house , and hoping that the house would carry on and perhaps be a meeting place for many, as a coffee house.

In watching over the construction I am so pleased at how the plans have carried on, and excited to see it open in a month or so.

I personally believe that the Proposed Heritage Designation of Navy Jack House is the proper step for Heritage Designation for this wonderful Ambleside location and the history of the building.

Yours sincerely [REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 7, 2026 6:02 PM  
**To:** correspondence  
**Subject:** Proposed Heritage Designation of the Navy Jack House  
**Attachments:** IMG\_1835.jpeg

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I am writing to encourage all members of Council to approve Bylaw No. 4559, 2026

Navy Jack House has never looked so charming, as is evident in this recent photograph. The careful restoration and repurposing of this historic home will soon be a jewel on our waterfront, a gathering place for many residents and visitors interested in the story of this house and the people who lived there. It is often said that the history of our community lives in Navy Jackhouse, a history that goes back more than a century and a half.

And the history of a community matters, because it gives people a shared sense of identity. Knowing the stories, struggles and achievements of earlier generations, of people such as:

John, "Navy Jack" Thomas and his wife Sla-wiya, the granddaughter of Chief Ki-ap-a-lano

of John Lawson, often referred to as the father of West Vancouver, who chose the name "Hollyburn the Beautiful",

and of the Williams family, who enjoyed this house for more forty years, making it the longest continually occupied home in Vancouver

helps people to feel connected to one another and to a place. It builds a sense of responsibility. When we understand what others have contributed or endured to build their community, we are often more motivated to take care of it and improve it for the next generation.

I commend the scholarly research of the volunteers whose work will help to tell this story, I thank the generous donors who have invested in our history, and I look forward to congratulating Council for their wisdom in protecting this very special property.

Sincerely,

[REDACTED] s. 22(1)



---

**From:** Jennifer Clay [REDACTED] s. 22(1)  
**Sent:** Monday, June 8, 2026 12:56 PM  
**To:** correspondence  
**Subject:** Fwd: Heritage Designation of the Navy Jack House - Bylaw No 5459  
**Attachments:** Navy Jack Designation Letter of Support June 7, 2026.pdf

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Sending to this email as per Erika Syvokas' recommendation.

Sent from my iPhone

Begin forwarded message:

**From:** Jennifer Clay [REDACTED] s. 22(1)  
**Date:** June 7, 2026 at 4:45:14 PM PDT  
**To:** mark@westvancouver.ca, ccassidy@westvancouver.ca, ngambiolli@westvancouver.ca, plambur@westvancouver.ca, ssnider@westvancouver.ca, sthompson@westvancouver.ca, lwatt@westvancouver.ca  
**Cc:** [REDACTED] s. 22(1) esyvokas@westvancouver.ca  
**Subject:** Heritage Designation of the Navy Jack House - Bylaw No 5459

Please see attached letter of support for the Heritage Designation of the Navy Jack House.

Sincerely,

Jennifer Clay

President

North Shore Heritage

[REDACTED] s. 22(1)



# NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 NELSON AVENUE, WEST VANCOUVER, BC V7V 2R8 | (604) 313-9639  
INFO@NORTHSHOREHERITAGE.ORG | WWW.NORTHSHOREHERITAGE.ORG  
BC SOCIETY REGISTRATION NO: S-49292

June 7, 2026

District of West Vancouver Mayor and Council  
Via email

RE: Heritage Designation of Navy Jack House at 1768 Argyle Ave Bylaw #5459, 2026

On behalf of the board members of the North Shore Heritage Preservation Society, we fully support the motion to have the Navy Jack House designated as heritage and protected in perpetuity.

It's been a long road since its imminent demolition in 2020 to its magnificent restoration which seems to be wrapping up. Kudos to the Navy Jack Citizens Group and your council for having the foresight to reimagine its use and advocate for its restoration so the community of West Vancouver can continue to admire its architecture and learn about its history in relation to the Squamish Nation, John "Navy Jack" Thomas and also early pioneer, John Lawson.

Sincerely,

s. 22(1)

Jennifer Clay  
President