

COUNCIL CORRESPONDENCE UPDATE TO FEBRUARY 1, 2023 (8:30 a.m.)

Correspondence

- (1) January 25, 2023, regarding “Gleneagles Bike Park - in need of repair”**
- (2) January 26, 2023, regarding “Long Term Care in West Vancouver”**
- (3) North Shore Pickleball Club, January 27, 2023, regarding “Report on Pickleball in Hugo Ray Park?”**
- (4) 2 submissions, January 28 and 29, 2023, regarding Deficiencies of the District of West Vancouver’s New Website**
- (5) January 31, 2023, regarding “Proposed Amendment to Fire Rescue Bylaw No. 5163, 2021 (Garage Storage Lockers)”**
- (6) 5 submissions, January 31 and February 1, 2023, regarding Proposed Zoning Amendment, Official Community Plan Amendment, and Development Permit for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue**

Correspondence from Other Governments and Government Agencies

- (7) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country) (2 submissions), January 25 and 30, 2023, regarding Federal Programs and Initiatives**

Responses to Correspondence

- (8) Parks Maintenance Manager, January 31, 2023, response regarding “Gleneagles Bike Park - in need of repair”**

From: s. 22(1)
Sent: Wednesday, January 25, 2023 9:18 AM
To: West Vancouver Parks (westvanparks); correspondence
Subject: Gleneagles Bike Park - in need of repair

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.

Good morning,

I would like to bring to your attention to the state of the Gleneagles Bike Park (photo attached). For those not familiar with the location, it is next to the skate park, firehall and recreation centre.

The bike park/pump track is in desperate need of repair, with so many rocks covering the track and wood boards, it makes it unsafe for riders to use. Is there any possibility it could be revitalized so that neighbouring kids in the community could use the park safely again? It wouldn't take much time to get it back to a great track! Even the design could be shifted to a track instead of lanes - something similar to what many North Vancouver & Squamish parks offer. West Vancouver lacks places for youth to ride bikes, and this park would be an easy opportunity to rectify this problem.

We are an avid biking family and having this little skills park available as an after school activity would be extremely beneficial.

Thank you and I look forward to hearing from you soon.

Kind regards,

s. 22(1)
Lions Bay, BC s. 22(1)



From: s. 22(1)
Sent: Thursday, January 26, 2023 5:26 PM
To: correspondence
Subject: Long Term Care in West Vancouver

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 Councillors,

Welcome to your new positions on Council.

I would like to enquire regarding the plans for the West Vancouver Care Centre lands.

As a physician s.22(1) and an ageing member of the community, I am concerned about the reduction in numbers of long term care beds in the municipality.

As I understand it, we have lost Capilano Care Centre, West Vancouver Care Centre and are, eventually, getting a minimal increase in capacity at Inglewood Care Centre.

It would appear to be an obvious case for building a modern replacement for West Van Care as it is a generous piece of property and the local residents are completely comfortable with it.

I look forward to hearing the latest news on the disposition of the 27th.St. property.

Best regards,

s. 22(1)

s. 22(1)

West Vancouver, s. 22(1)

s. 22(1)

From: info NSPC <nspc.bc@gmail.com>
Sent: Friday, January 27, 2023 2:23 PM
To: correspondence
Subject: Report on Pickleball in Hugo Ray Park?

CAUTION: This email originated from outside the organization from email address nspc.bc@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.

To the Mayor and Council,

We ask that the Parks' staff report for the construction of four dedicated pickleball courts at Hugo Ray Park as a permanent replacement for the 29th Street courts be presented to Council as soon as possible and that funding for this be brought forward and secured in the 2023 budget.

Some background information for your decision-making process.

Why Hugo Ray Park?

Your professional WV Parks' staff proposal for four dedicated pickleball courts at Hugo Ray Park as this location is the result of an evaluation of all site options in West Vancouver, with public consultation over the last year. Additionally, this site:

- offers several advantages over the temporary courts at Normanby Park, such as off-street parking c/w designated disabled parking spots, existing washrooms, and better and level accessibility to seniors and school groups,
- Location is more easily accessed by car and by bike.
- is 100-m from homes, virtually eliminating the noise impact on the neighbours,
- makes use of an otherwise under-utilized park resource,
- is endorsed by the cricket group that currently uses the park,
- allows for pickleball to partner in the use and maintenance of the onsite club house.

Your WV Parks staff is to be applauded for planning four full-size regulation courts including the first and only one for wheelchair play. While expensive, there is no other suitable location in West Vancouver.

Why Pickleball?

The demand for pickleball in West Vancouver is increasing exponentially. Each week the 200 indoor playing spots available at Gleneagles and WV Community center are snapped up in a matter of 2 to 5 minutes through the website and many are left out. Consequently, everyone is keen for the additional access provided by the outdoor courts. In WV that is on only 4 temporary courts at Normanby.

Pickleball is the fastest growing sport in North America. Once considered a "senior's game" because of its sociability and ease of learning, it is quickly rising to a new level of play popular with all ages and abilities. It is one of the few sports that is extremely "family' friendly. The current pickleball culture is extremely inclusive, best served using multiple courts shared by groups to facilitate socialness, equal playing time and minimal wait time.

Who is North Shore Pickleball Club?

We are a registered society with over 700 members across the North Shore, 148 of them living in WV. We are members of Pickleball BC, Pickleball Canada and Via Sport. Our WV committee are all long-time residents in West Vancouver, have years of experience working with Parks and School Board.

Our mandate is to facilitate fair playing time for the whole community using a limited resource. Our club is 100% volunteer-run and serves the community by proactively seeking safe and viable pickleball resources indoors and out, and hosting fair and inclusive rotational play for anyone who wishes to play the game. Club volunteers have already introduced the sport for free to 400 students at Wescott and Irwin Park Elementary, a thousand more students in North Vancouver as well and hundreds of NS teachers, seniors and adults since 2019. Annual club membership is \$25 for adults; seniors 80+ and youth pay only national and provincial annual fees of \$12.50.

In Summary

Pickleball is exploding in popularity here in West Vancouver because it's an especially social, welcoming and inclusive sport, easy to learn and accessible at any age. Four new courts in Hugo Ray Park are needed as soon as possible.

With the closure of the popular 29th St courts in April 2022, there was a promise for new dedicated courts to replace them. WV Parks staff have studied the options and we look forward to that report coming forward for your consideration.

We are available for your questions and look forward to meeting at your convenience. Thank you!

Estha Parg Murenbeeld, s. 22(1) and
JoAnn Harrington, s. 22(1)

On Behalf of the North Shore Pickleball Club

We Promote Pickleball for People of All Ages and Abilities

<https://secure->

[web.cisco.com/10NW6FNo1PBhfHKUBWg5gpLUIInwq5nAbdXONp5tugLgyA0Tviewfdzt9BZS_v31FcpaP6XBBuKfNARWMMm5_0GDOwVgz0ZH8hUoDy4qMsaLVa23gjx2OChgBq3dqBlwz3wD7D87WkkOIYHJcQO3Uw_OEIszp9cvEde1f9QFGrvI7xrzXQfffc7P6HgmK-gaemVbKuR05ZxnQuocFsW630wVea7HI5UnVol_-72APyk8lCcmaRfqojyx9yWgcnjyQ2FpMmhkbqV42wLR26IPdOpCMvT2hQ40iJ1XpoOOhFnls18ITS63K0mqhLaBNgxQilZ_xF8xEyrVwszxDqEZ5Ww/https%3A%2F%2Fnorthshorepickleballclub.com%2F](https://secure-web.cisco.com/10NW6FNo1PBhfHKUBWg5gpLUIInwq5nAbdXONp5tugLgyA0Tviewfdzt9BZS_v31FcpaP6XBBuKfNARWMMm5_0GDOwVgz0ZH8hUoDy4qMsaLVa23gjx2OChgBq3dqBlwz3wD7D87WkkOIYHJcQO3Uw_OEIszp9cvEde1f9QFGrvI7xrzXQfffc7P6HgmK-gaemVbKuR05ZxnQuocFsW630wVea7HI5UnVol_-72APyk8lCcmaRfqojyx9yWgcnjyQ2FpMmhkbqV42wLR26IPdOpCMvT2hQ40iJ1XpoOOhFnls18ITS63K0mqhLaBNgxQilZ_xF8xEyrVwszxDqEZ5Ww/https%3A%2F%2Fnorthshorepickleballclub.com%2F)

From: [REDACTED] s. 22(1)
Sent: Saturday, January 28, 2023 3:42 PM
To: correspondence
Subject: Zoning Bylaw omissions -- Section 260 absent from online access to the zoning bylaw
Attachments: DWV_ZONING_BYLAW_4662_TABLE_OF_CONTENTS_2023-01-28.pdf; Zoning Bylaw _ District of West Vancouver_ONLINE_TOC_2023-01-28.pdf; DWV-zoning-sheet23-2023-01-28.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.

Mayor and Councillors,

A new website, a new set of headaches.

The Horseshoe Bay Neighbourhood Local Area Plan was recently adopted (2022) and new planning zones were adopted with the adoption of the LAP, but the Zoning Bylaw has not yet been updated to include zoning descriptions and development regulations around those new planning zones.

How do I know? This weekend I accessed the "Development Regulations" web-page on the new District of West Vancouver website. The Zoning Bylaw table of contents lists the new planning zones for the Horseshoe Bay Neighbourhood in Section 260 of the bylaw. The web-page dedicated to "Development Regulations" presents an online linked table of contents, but for some unexplained reason, there is no Section 260 included in that online table of contents of the Zoning Bylaw.

Absent online access to Section 260, residents, realtors, and developers have no convenient means of determining what the regulations governing development in the Horseshoe Bay Neighbourhood allow and prohibit. This omission may be deliberate, or it may be accidental. Either way, it is unfathomable and unfortunate.

Given that Planning is a service delivered to the community at large under the oversight of Council and Mayor, it is on the Mayor and councilors to call for this oversight and omission to be rectified at the earliest opportunity.

For information, I have enclosed with this email communication excerpts of the relevant tables of content of the Zoning Bylaw and the zoning map relative to the Horseshoe Bay Neighbourhood Local Area Plan, as at January 28, 2023.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

encl.

TABLE OF CONTENTS

Section	TITLE	Page
100	General Provisions	100 - 1
101	Title and Preface	100 - 1
105	Bylaw Interpretation	100 - 1
110	Definitions	110 - 1
120	General Regulations for all Zones	120 - 1
120.01	Use of Land or Buildings	120 - 1
120.02	Use of Smaller Lots of Record	120 - 1
120.03	Siting of Structures Under 1.2 Metres	120 - 1
120.04	One Principal Building Per Site	120 - 1
120.05	Sites Composed of More Than One Legal Lot	120 - 2
120.06	Two Front Yards for Through Sites	120 - 2
120.07	Regulations Pertaining to Dwellings Over Commercial Premises	120 - 2
120.08	Landscaping Requirements	120 - 2
120.09	Community Care	120 - 3
120.10	Pet Care Establishments and Veterinary Medical Clinics	120 - 3
120.11	Boats and Vessels	120 - 3
120.12	Derelict Boats	120 - 4
120.13	Derelict Vehicles	120 - 4
120.14	Public Utilities	120 - 4
120.15	Temporary Uses and Buildings	120 - 4
120.16	Vehicle Access to Site	120 - 5
120.17	Average Grade Calculation	120 - 5
120.18	Basement Storey – Exemption (Bylaw No. 4679)	120 - 7
120.19	Building or Structure Height	120 - 7
120.20	Apartment Building Height Grade Line	120 - 8
120.21	Floor Area Ratio- Other Than Single Family Dwelling and Duplex Dwelling	120 - 9

Section	TITLE	Page
	120.22 Retaining Wall Grade Line and Buildup of Grade	120 - 9
	120.23 Defined Site Area	120 - 12
	120.24 Site Coverage	120 - 12
	120.25 Site Width	120 - 13
	120.26 Deleted (Bylaw No. 5122)	120 - 15
	120.27 Yard Provisions and Exemptions	120 - 15
	120.28 Child Care	120 - 17
	120.29 High Performance Buildings	120 - 18
	120.30 Amenity Unit Calculation	120 - 19
130	General Regulations for Residential Zones and Uses Only	130 - 1
	130.01 Accessory Buildings and Structures	130 - 1
	130.02 Bed and Breakfast	130 - 3
	130.03 Commercial Vehicles and Equipment	130 - 3
	130.04 Home Based Business	130 - 3
	130.05 Secondary Suites	130 - 4
	130.051 Detached Secondary Suites	130 - 6
	130.06 Physicians' Office Regulations in Duplex Dwelling and Multiple Dwelling Zones	130 - 7
	130.07 Rooftop Equipment Enclosure	130 - 7
	130.08 Floor Area - Single Family and Duplex Dwelling Zones	130 - 8
	130.09 Front Yard Setbacks on Corner Flanking Lot Sites (Bylaw No. 4679)	130 - 10
	130.10 Highest Building Face Envelope	130 - 11
	130.11 Pools and Ponds	130 - 12
	130.12 Storeys - Exclusions and Inclusions	130 - 12
	130.13 Waterfront Yard Requirement	130 - 13
	130.14 Site Width	130 - 14
	130.15 Keeping of Chickens	130 - 14
	130.15 Site Landscaping	130 - 14
	130.16 Fences	130 - 17

Section	TITLE	Page
140	PARKING REGULATIONS	140 - 1
141	Parking For Single Family Dwelling and Duplex Dwelling Uses	140 - 1
	141.01 Parking Spaces	140 - 1
	141.02 Garage Doors Facing the Street	140 - 1
	141.03 Underground Parking Structures	140 - 1
142	Parking For Uses Other Than Single Family Dwelling and Duplex Dwelling Uses	140 - 2
	142.01 Use of Parking Areas	140 - 2
	142.02 Calculation of Parking Requirements	140 - 2
	142.03 Parking - Access Aisles	140 - 2
	142.04 Size of Parking Spaces and Aisle Widths	140 - 3
	142.05 Parking Curbs	140 - 3
	142.06 Underground Parking Structures	140 - 4
	142.07 Parking Lot Screening	140 - 4
	142.08 Provision for Parking Spaces Not Provided on the Same Site as the Main Building	140 - 4
	142.09 Provision for Parking for Persons with Disabilities	140 - 5
	142.10 Electric Vehicle Charging Infrastructure	140 - 5
143	Bicycle Parking	140 - 6
	143.01 Secure Bicycle Parking	140 - 6
	143.02 Short Term Bicycle Parking	140 - 7
144	Parking for Ground-oriented Dwelling Uses	140 - 8
	144.01 Parking Requirements	140 - 8
	144.02 Parking Spaces and Aisles	140 - 8
200	SINGLE FAMILY DWELLING ZONES	200 - 1
201	RS1 Single Family Dwelling Zone 1	200 - 1
202	RS2 Single Family Dwelling Zone 2	200 - 3
203	RS3 Single Family Dwelling Zone 3	200 - 7
204	RS4 Single Family Dwelling Zone 4	200 - 11
205	RS5 Single Family Dwelling Zone 5	200 - 16
206	RS6 Single Family Dwelling Zone 6	200 - 20

Section	TITLE	Page
207	RS7 Single Family Dwelling Zone 7	200 - 23
208	RS8 Single Family Dwelling Zone 8	200 - 27
209	RS9 Single Family Dwelling Zone 9	200 - 30
210	RS10 Single Family Dwelling Zone 10	200 - 34
211	RS2 - UL Single Family Dwelling Zone 2 - Upper Lands	200 - 38
212	RS3 - UL Single Family Dwelling Zone 3 - Upper Lands	200 - 42
213	RS8 - UL Single Family Dwelling Zone 8 - Upper Lands	200 - 46
214	RS10 -UL Single Family Dwelling Zone 10 - Upper Lands	200 - 51
250	DUPLEX DWELLING ZONES	250 - 1
251	RD1 Duplex Dwelling Zone 1	250 - 1
252	RD2 Duplex Dwelling Zone 2	250 - 5
253	RD3 Duplex Dwelling Zone 3	250 - 9
260	GROUND-ORIENTED DWELLING ZONES	260 - 1
261	RG-1A Ground-oriented Dwelling Zone 1A	260 - 1
262	RG-1B Ground-oriented Dwelling Zone 1B	260 - 4
263	RG-2 Ground-oriented Dwelling Zone 2	260 - 7
264	RG-3 Ground-oriented Dwelling Zone 3	260 - 10
300	MULTIPLE DWELLING ZONES	300 - 1
301	RM1 Multiple Dwelling Zone 1	300 - 1
302	RM2 Multiple Dwelling Zone 2	300 - 6
303	RM3 Multiple Dwelling Zone 3	300 - 13
304	RM4 Multiple Dwelling Zone 4	300 - 16
305	RM5 Multiple Dwelling Zone 5	300 - 18
350	COMMERCIAL ZONES	350 - 1
351	C1 Commercial Zone 1	350 - 1
352	C2 Commercial Zone 2	350 - 6
353	C3 Commercial Zone 3	350 - 12
354	C4 Commercial Zone 4	350 - 16

Section	TITLE	Page
400	COMMERCIAL RESTRICTED ZONES	400 - 1
401	CR1 Commercial Restricted Zone 1	400 - 1
402	CR2 Commercial Restricted Zone 2	400 - 4
403	CR3 Commercial Restricted Zone 3	400 - 8
404	CR4 Commercial Restricted Zone 4	400 - 10
405	CR5 Commercial Restricted Zone 5	400 - 12
450	MARINE ZONES	450 - 1
451	M1 Marine Zone 1	450 - 1
452	M2 Marine Zone 2	450 - 2
453	M3 Marine Zone 3	450 - 4
500	COMMUNITY/PUBLIC USE ZONES	500 - 1
501	CU1 Community Use Zone 1	500 - 1
502	CU2 Community Use Zone 2	500 - 2
503	CU3 Community Use Zone 3	500 - 3
504	CU4 Community Use Zone 4	500 - 6
505	CU5 Community Use Zone 5	500 - 7
520	PU1 Public Use 1	500 - 9
550	INSTITUTIONAL USE ZONES	550 - 1
551	PH1 Private Hospital Zone 1	550 - 1
552	PH2 Private Hospital Zone 2	550 - 3
560	PA1 Public Assembly Zone 1 (Schools)	550 - 5
561	PA2 Public Assembly Zone 2 (Place of Worship)	550 - 7
600	COMPREHENSIVE DEVELOPMENT ZONES	600 - 1
601	CD1 Comprehensive Development Zone 1 (Evelyn Drive)	600 - 1
602	CD2 Comprehensive Development Zone 2 (2388 Marine Drive)	600 - 17
603	CD3 Comprehensive Development Zone 3 (Rodgers Creek)	600 - 19
604	CD4 Comprehensive Development Zone 4 (6520 and 6540 Marine Drive)	600 - 33
605	CD5 Comprehensive Development Zone 5 (959 21 st Street)	600 - 35

Section	TITLE	Page
606	CD6 Comprehensive Development Zone 6 (Hollyburn House 2000 Marine Drive)	600 - 38
607	CD7 Comprehensive Development Zone 7 (2000 Marine Drive)	600 - 41
608	CD8 Comprehensive Development Zone 8 (Folkestone Way)	600 - 44
609	CD9 Comprehensive Development Zone 9 (Folkestone Way)	600 - 46
610	CD10 Comprehensive Development Zone 10 (Folkestone Way)	600 - 48
611	CD11 Comprehensive Development Zone 11 (Folkestone Way)	600 - 52
612	CD12 Comprehensive Development Zone 12 (Deer Ridge)	600 - 54
613	CD13 Comprehensive Development Zone 13 (2200 Marine Drive)	600 - 56
614	CD14 Comprehensive Development Zone 14 (Klahanee)	600 - 58
615	CD15 Comprehensive Development Zone 15 (2200 Marine Drive)	600 - 60
616	CD16 Comprehensive Development Zone 16 (3 rd Street at ULH)	600 - 62
617	CD17 Comprehensive Development Zone 17 (Argyle/22 nd Street)	600 - 64
618	CD18 Comprehensive Development Zone 18 (Whitby Estates)	600 - 66
619	CD19 Comprehensive Development Zone 19 (Whitby Estates - Boulder Court)	600 - 68
620	CD20 Comprehensive Development Zone 20 (Sunset Highlands)	600 - 72
621	CD21 Comprehensive Development Zone 21 (1860 Marine Drive)	600 - 74
622	CD22 Comprehensive Development Zone 22 (Hollyburn Medical/17 th Street)	600 - 78
623	CD23 Comprehensive Development Zone 23 (Bruce/Keith)	600 - 81
624	CD24 Comprehensive Development Zone 24 (Capilano Golf Club)	600 - 82
625	CD25 Comprehensive Development Zone 25 (Care Facility on Clyde Avenue)	600 - 85
626	CD26 Comprehensive Development Zone 26 (Taylor Way/Marine Drive)	600 - 88
627	CD27 Comprehensive Development Zone 27 (Collingwood School - Glenmore)	600 - 91

Section	TITLE	Page
628	CD28 Comprehensive Development Zone 28 (Whitby Estate School/Park)	600 - 94
629	CD29 Comprehensive Development Zone 29 (Keith Road @ 3 rd Street)	600 - 96
630	CD30 Comprehensive Development Zone 30 (Park Royal North)	600 - 98
631	CD31 Comprehensive Development Zone 31 (Marine Drive @ 18 th Street)	600 - 106
632	CD32 Comprehensive Development Zone 32 (1700 Marine Drive)	600 - 111
633	CD33 Comprehensive Development Zone 33 (Marine at Primrose – Fisherman's)	600 - 114
634	CD34 Comprehensive Development Zone 34 (2170 Chairlift Rd)	600 - 118
635	CD35 Comprehensive Development Zone 35 (Cypress Place)	600 - 120
636	CD36 Comprehensive Development Zone 36 (Clyde Avenue/6th St)	600 - 123
637	CD37 Comprehensive Development Zone 37 (2115 – 2133 Gordon Ave)	600 - 127
638	CD38 Comprehensive Development Zone 38 (IGA Dundarave Village)	600 - 130
639	CD39 Comprehensive Development Zone 39 (Waters Edge)	600 - 132
640	CD40 Comprehensive Development Zone 40 (1891 Marine Drive)	600 - 135
641	CD41 Comprehensive Development Zone 41 (Garrow Bay)	600 - 137
642	CD42 Comprehensive Development Zone 42 (Telegraph Hill)	600 - 139
643	CD43 Comprehensive Development Zone 43 (13 th -mid-block/Marine Drive)	600 - 143
644	CD44 Comprehensive Development Zone 44 (14 th /Esquimalt)	600 - 145
645	CD45 Comprehensive Development Zone 45 (2200 Bellevue/Marine Drive)	600 - 147
646	CD46 Comprehensive Development Zone 46 (Northwest corner of Marine Drive and 22 nd Street)	600 - 150
647	CD47 Comprehensive Development Zone 47 (Hollyburn Mews)	600 - 153
648	CD48 Comprehensive Development Zone 47 (Closed Municipal Roads)	600 - 155

Section	TITLE	Page
649	CD49 Comprehensive Development Zone 49 (2074 Fulton Avenue)	600 - 158
650	CD50 Comprehensive Development Zone 50 (1300 Block, south side)	600 - 160
651	CD51 Comprehensive Development Zone 51 (NW Corner Taylor Way & Keith Road)	600 - 165
653	CD53 Comprehensive Development Zone 53 (195 – 21st Street)	600 - 167
654	CD54 Comprehensive Development Zone 54 (Sewell's Landing)	600 - 170
655	CD55 Comprehensive Development Zone 55 (300 Block Marine Drive)	600 - 176
657	CD57 Comprehensive Development Zone 57 (South West Corner Marine Drive & Taylor Way)	600 - 178
658	CD58 Comprehensive Development Zone 58 (North East Corner Marine Drive & Taylor Way)	600 - 180
659	CD59 Comprehensive Development Zone 59 (Tantalus Gardens)	600 - 183
661	CD61 Comprehensive Development Zone 61 (22nd Street and Gordon Avenue)	600 - 185
663	CD63 Comprehensive Development Zone 63 (6645 Nelson Avenue)	600 - 189
664	CD64 Comprehensive Development Zone 64 (585 16th Street)	600 - 191
665	CD65 Comprehensive Development Zone 65 (1340 Duchess Avenue)	600 - 193
666	CD66 Comprehensive Development Zone 66 (1489 – 1497 Marine Drive)	600 - 195
667	CD67 Comprehensive Development Zone 67 (1507 Bellevue Avenue)	600 - 197
668	CD68 Comprehensive Development Zone 68 (1495 Esquimalt Avenue)	600 - 199
669	CD69 Comprehensive Development Zone 69 (2030 – 2040 Marine Drive)	600 - 201

Section	TITLE	Page
670	CD70 Comprehensive Development Zone 70 (2119 Bellevue)	600 - 203
671	CD71 Comprehensive Development Zone 71 (202 – 250 16th Street, 1571 – 1579 Bellevue Avenue)	600 - 205
672	CD72 Comprehensive Development Zone 72 (440 13th Street, 1285 & 1289 Keith Road)	600 - 207
673	CD73 Comprehensive Development Zone 73 (1363 Clyde Avenue)	600 - 209
674	CD74 Comprehensive Development Zone 74 (4957 Marine Drive)	600 - 211
675	CD75 Comprehensive Development Zone 75 (1858 – 1896 Bellevue Avenue)	600 - 213
676	CD76 Comprehensive Development Zone 76 (312 – 320 Keith Road)	600 - 215
677	CD77 Comprehensive Development Zone 77 (5500 Block Parthenon Place & 5490 Marine Drive)	600 - 217
678	CD78 Comprehensive Development Zone 78 (950 Cross Creek Road)	600 - 222
679	CD79 Comprehensive Development Zone 79 (6330 – 6338 Bay Street)	600 - 224
680	CD80 Comprehensive Development Zone 80 (382 – 398 Mathers Avenue)	600 - 227
681	CD81 Comprehensive Development Zone 81 (800 Taylorwood Place)	600 - 231
682	CD82 Comprehensive Development Zone 82 (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive)	600 - 234
700	AMBLESIDE ZONES	700 - 1
701	AC1 Ambleside Centre Zone 1	700 - 1
702	AC2 Ambleside Centre Zone 2	700 - 7
800	ADMINISTRATION	800 - 1
801	Enforcement and Penalties	800 - 1
802	Repeal and Enactment	800 - 2
850	SCHEDULES	850 - 1
851	Schedule 1 – Legal Plans Defining Waterfront Boundary	850 - 1
852	Schedule 2 Zoning Maps	


Zoning Bylaw

ONLINE ZONING BYLAW SECTION MENU ITEMS

Bylaw Number: 4662

Jan 24, 2011

 [Zoning Bylaw](#)

 [Table of Contents](#)

 [Section 100 - General Provisions, Title & Preface](#)

 [Section 110 - Definitions](#)

 [Section 120 - General Regulations for all Zones](#)

 [Section 130 - General Regulations for Residential Zones & Uses Only](#)

 [Section 140 - Parking Regulations](#)

 [Section 200 - Single Family Dwelling Zones](#)

 [Section 250 - Duplex Dwelling Zone RD1 to RD3](#)

 [Section 300 - Multiple Dwelling Zones RM1 to RM5](#)

 [Section 350 - Commercial Zones C1 to C4](#)

 [Section 400 - Commercial Restricted Zones CR1 to CR5](#)

 [Section 450 - Marine Zones M1 to M3](#)

 [Section 500 - Community/Public Use Zones CU1 to CU4 and PU1](#)

 [Section 550 - Institutional Use Zones PH1 & PH2 and PA1 & PA2](#)

 [Section 601 - 603 Comprehensive Developmental Zone \(CD1 to CD3\)](#)

 [Section 604 - 619 - Comprehensive Development Zones](#)

 [Section 620 - 630 Comprehensive Development Zones \(CD20 to CD30\)](#)

 [Section 631 - 661 Comprehensive Development Zones \(CD31 to CD61\)](#)

 [Section 663 - 682 Comprehensive Development Zones \(CD63 to CD82\)](#)

 [Section 700 - Ambleside Centre Zones AC1 & AC2](#)

 [Section 800 - Administration, Penalties, Repeal and Enforcement](#)

 [Interim Zoning Amendment Policy - February 20, 2017](#)

 [List of Amendments - consolidated to August 2022](#)

 [Summary of Regulations for Single Family and Duplex Zones](#)

— SECTION 260 MISSING

Zoning Index Map  (Section 852 – Zoning Maps)

ZONING BYLAW
No. 4662, 2010

ZONING MAP
ADOPTED: JAN. 24, 2011

THIS PAGE AMENDED
To: 4898, 2016
and 4927, 2017
and 4928, 2017
and 5122, 2021
and 5171, 2022
and 5201, 2022

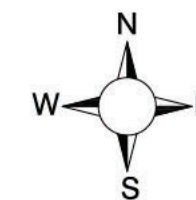
D.A.A.
DEVELOPMENT
AREA AGREEMENT

NOTE:

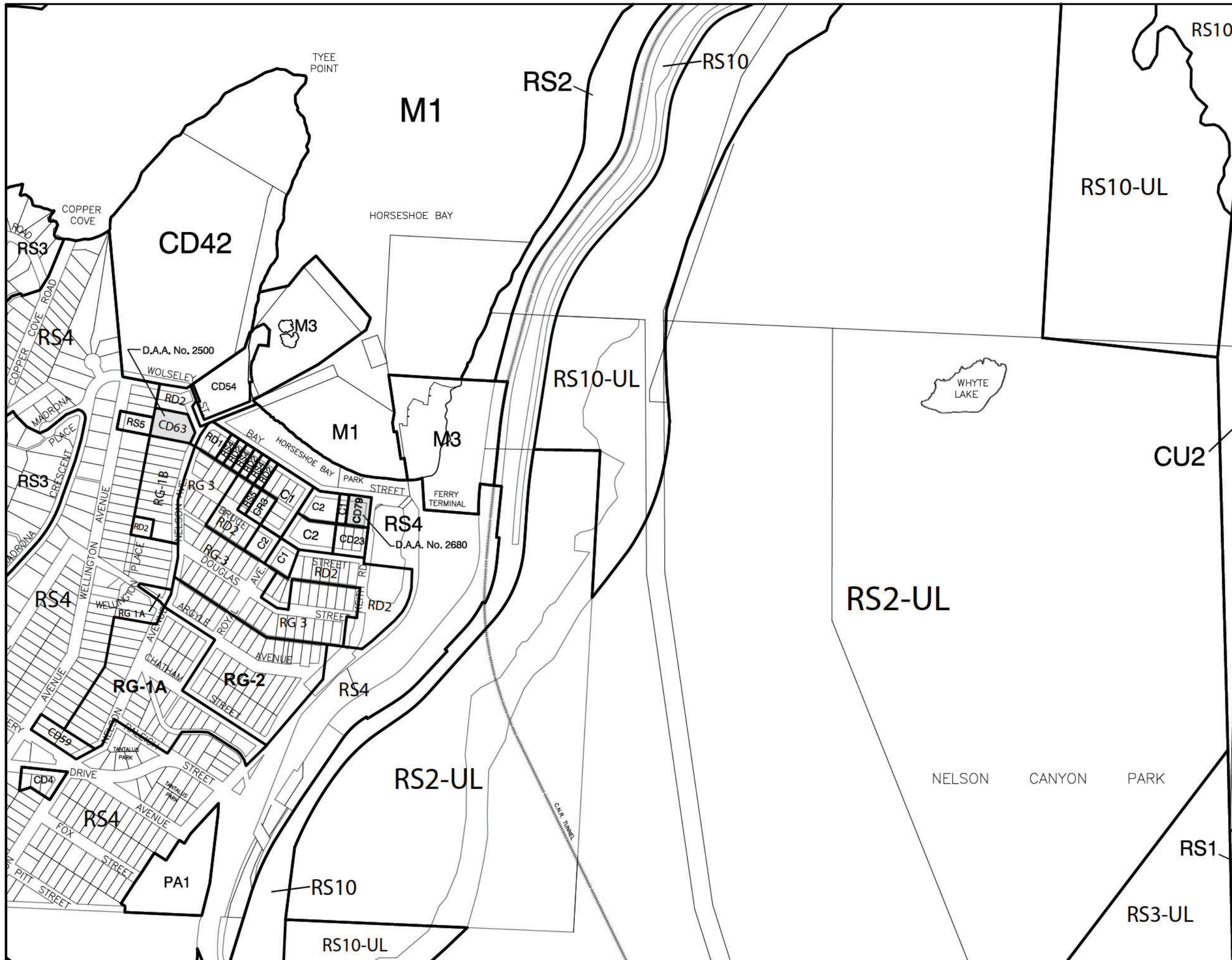
This map is based upon a variety of legal plans, and was prepared for zoning purposes only. The District of West Vancouver disclaims any and all responsibility for any errors or omissions respecting the legal boundaries or geographic details shown on this map and makes no representations whatsoever as to the accuracy of this map. Accurate legal plans of the lots referenced may be obtained from the Land Title Office located in New Westminster.

26
25 23 19
22

Printed on: Aug.15/22



MAP OF
23 OF **28**



TYEE POINT

M1

RS2

RS10

RS10

RS10-UL

CD42

HORSESHOE BAY

M3

D.A.A. No. 2500

RS10-UL



WHYTE LAKE

M1

M3

CU2

FERRY TERMINAL

RS4

D.A.A. No. 2680

RS2-UL

RG-1A

RG-2

RS4

RS2-UL

NELSON CANYON PARK

RS1

RS3-UL

RS10

RS10-UL

PA1

From: [REDACTED] s. 22(1)
Sent: Sunday, January 29, 2023 4:27 PM
To: correspondence
Subject: A new website = new headaches II

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,

This Sunday, January 29th, the application "WestMap" fails.

The new website is a disappointment, and an impediment to those who rely on the District for geo-spatial information related to the neighbourhoods and properties in West Vancouver.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, January 31, 2023 8:12 PM
To: correspondence
Cc: [REDACTED] s. 22(1); Karin.Kirkpatrick.MLA@leg.bc; [REDACTED] s. 22(1)
Subject: Proposed Amendment to Fire Rescue Bylaw No. 5163, 2021 (Garage Storage Lockers)
Attachments: Fire Prevention.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.

Dear Mayor and Council,

I am writing in support of your earlier discussion in council on a proposed amendment to the Fire Rescue Bylaw No. 5163 2021. This subject has been a matter of discussion for sometime, but the recent decision by BC to remove all storage lockers in garages at multi-family residential buildings seems completely arbitrary in nature, centred on a one-size-fits-all basis and certainly not consistent with the needs of residents.

We at [REDACTED] s. 22(1) are not aware of any increased fire risk arising from the storage lockers in our garages neither has any evidence been produced by any authority to show that this is the case.

[REDACTED] s. 22(1) is a well-run and controlled community where the Strata Council and residents are acutely aware of the safety of its residents and property complying with all fire safety measures as outlined in the BC Fire Code. We have in place comprehensive systems and procedures regarding fire prevention which are assiduously applied through regular and effective communication with all residents.

The [REDACTED] s. 22(1) complex has [REDACTED] s. 22(1) units, housed in [REDACTED] s. 22(1) buildings and built [REDACTED] s. 22(1) years ago. Storage lockers in our garages have been a feature since its inception. Storage lockers became necessary because of limited space within buildings especially regarding such articles as sports equipment, deck summer furnishings, tools, steps etc.

The Council may like to look at the attached which are '**Alternatives to the BC Fire Code**' as outlined in the regulations.

Thanks for your prompt manner in dealing with this issue.

Regards

[REDACTED] s. 22(1)

Fire Prevention - Alternatives to the code

The fire code applies to all existing buildings whether they are new or a 100-year-old heritage building. Although the fire code references the most recent building code, not all buildings were constructed to that standard. Therefore, provisions must be made in the fire code to accept existing features and arrangements while still maintaining an acceptable level of safety.

Alternative solutions to the requirements in the fire code are permitted if the alternative provides a level of fire and life safety that is equivalent to the level of performance required by the codes. Alternative solutions will require the approval of the authority having jurisdiction.

This requirement is intended as a means for the authority having jurisdiction to accept an arrangement, such as an existing building or fire protection system that is not exactly identical to that required by the fire code, but that is considered to provide an equivalent level of fire and life safety due to its specific qualities. It is the intent of the fire code that an equivalent level of safety be achieved rather than necessarily achieving strict conformance to the referenced provisions in the building code.

The fire code states that the owner, or the owner's authorized agent is responsible for carrying out the provisions of the code. However, the owner is expected to communicate with the authority having jurisdiction that is in a position to assess alternatives to the code requirements.

From: [REDACTED] s. 22(1)
Sent: Tuesday, January 31, 2023 8:28 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units = +

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

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

31 Jan 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors

Location: Taylor Way & Clyde Ave

Affordable if Tenant's gross income is more than \$84,000

Your file: 05.1010.20/21 - 185.2022

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

This is my vote:

- I OPPOSE the proposed 201 unit development at Taylor Way and Clyde

I oppose the proposed 201 unit development at Taylor way and Clyde.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, January 31, 2023 10:23 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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

[REDACTED] s. 22(1)

West Vancouver

01 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors
Location: Taylor Way & Clyde Ave
Affordable if Tenant's gross income is more than \$84,000
Your file: 05.1010.20/21 - 185.2022

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

This is my vote:

- I OPPOSE the proposed 201 unit development at Taylor Way and Clyde

I feel that this development plan is misleading and manipulative in its description. The Taylor way and Marine drive area can not sustain further development without a traffic Management plan. The developers at Park Royal should concentrate on maintaining the infrastructure of the mall before proposing any new construction.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, January 31, 2023 10:49 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

01 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors
Location: Taylor Way & Clyde Ave
Affordable if Tenant's gross income is more than \$84,000
Your file: 05.1010.20/21 - 185.2022

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

This is my vote:

- I OPPOSE the proposed 201 unit development at Taylor Way and Clyde

It disappoints me that this "spot zoning" development is even before council because it is my recollection that during the election campaign our Mayor and most members of the this Council specifically stated that they were opposed to 'spot zoning'. That is changing zoning of land before the Local Area Plan has been completed and approved by local residents and Council.

There has been no input from residents living in the Cedardale area nor has it taken into account that Taylor Way is main traffic route that already turns into a parking nightmare.

Time to put an end to spot zoning and provide the taxpaying public with the services that they should be getting. I believe most who voted in the last election want reduced government and lower taxes and to retain the present quality of living that we now have in this community.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, February 1, 2023 6:04 AM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

01 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors

Location: Taylor Way & Clyde Ave

Affordable if Tenant's gross income is more than \$84,000

Your file: 05.1010.20/21 - 185.2022

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

This is my vote:

- I am in FAVOUR of the proposed 201 unit development at Taylor Way and Clyde

As a resident of WestVancouver, I have seen first-hand the growing issue of housing affordability, and I believe that this development is a step in the right direction to address this issue. Ideally we need a municipal development program provides a streamlined process for the approval and construction of new housing, reducing the time and costs associated with traditional development processes. This will encourage the development of new and diverse housing options, increasing the supply and making housing more accessible to a wider range of people.

In addition, I strongly believe that a diversity of housing options is crucial for a thriving and inclusive community. This includes a mix of single-family homes, townhouses, apartments, and other types of housing that cater to different lifestyles and income levels. By providing a wider range of housing options, we can create a more accessible and livable community for all residents, regardless of age, income, or family size.

I urge the council to support this project and to fast track the implementation of the area OCPs and to continue working towards increasing housing affordability and diversity in West Vancouver. I believe that this is a crucial issue that affects not only current residents but also future generations, and I am confident that with your support, we can make a positive impact on our community.

Thank you for your consideration.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, February 1, 2023 8:25 AM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units = +

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

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

01 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors
Location: Taylor Way & Clyde Ave
Affordable if Tenant's gross income is more than \$84,000
Your file: 05.1010.20/21 - 185.2022

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

This is my vote:

- I OPPOSE the proposed 201 unit development at Taylor Way and Clyde

It ll gonna only make Taylor Way traffic jam more and more horrible.

Thank you.

[REDACTED] s. 22(1)

From: Patrick Weiler MP <patrick.weiler@parl.gc.ca>
Sent: Wednesday, January 25, 2023 12:01 PM
To: correspondence
Subject: [BULK] Participate in North Shore Pre-Budget Consultations 2023

CAUTION: This email originated from outside the organization from email address bounce_041bc9da-ea9c-ed11-994c-00224832eb73_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, please [unsubscribe](#)



Hon. Minister of
Natural Resources,
Jonathan Wilkinson



Parliamentary
Secretary to the
Deputy Prime
Minister,
Terry Beech



Member of
Parliament,
Patrick Weiler

Dear Mayor and Council,

Constituents living in **Burnaby North-Seymour, North Vancouver and West Vancouver—Sunshine Coast—Sea to Sky Country** are invited to share thoughts and questions about Budget 2023 with the Hon. Minister of Natural Resources **Jonathan Wilkinson**; Parliamentary Secretary to the Deputy Prime Minister and Minister of Finance, **Terry Beech**; and Member of Parliament **Patrick Weiler**.

The North Shore presents remarkable spaces and unique challenges, but many living here face similar concerns right across the region. This is your chance to meet your federal representative and have your voice heard in the 2023 Budget process. The event will be a moderated conference/panel-style discussion with elected officials.

The event will be live-streamed on Facebook and Instagram.

Space is limited to the first 175 people who RSVP. Registration closes Thursday, February 2nd. In-person attendance is by registration only.

[Please RSVP through this Eventbrite Link](#)

If you wish to ask a question, you must register and submit your questions [here](#) before Feb.2nd.

Please take the time to complete the pre-budget [questionnaire](#).

Date: Monday, February 6, 2023

Time: 4:00PM-5:30PM

Location: Presentation House Theatre 333 Chesterfield Avenue North Vancouver, BC V7M 3G9

If you have any questions, please do not hesitate to reach out. We look forward to seeing you there!

Sincerely,
Patrick Weiler MP



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

**OFFICE HOURS: WEEKDAYS
10AM-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: Patrick Weiler MP <patrick.weiler@parl.gc.ca>
Sent: Monday, January 30, 2023 6:31 PM
To: correspondence
Subject: Reminder! You're invited to North Shore 2023 Pre-Budget Consultations

CAUTION: This email originated from outside the organization from email address bounce_3cf30d29-0fa1-ed11-994c-00224832eb73_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.



Hon. Minister of
Natural Resources,
Jonathan Wilkinson



Parliamentary
Secretary to the
Deputy Prime
Minister,
Terry Beech



Member of
Parliament,
Patrick Weiler

Dear Mayor and Council,

A reminder to constituents living in **Burnaby North-Seymour, North Vancouver and West Vancouver—Sunshine Coast—Sea to Sky Country** that you are invited to share thoughts and questions about Budget 2023 with the Hon. Minister of Natural Resources **Jonathan Wilkinson**; Parliamentary Secretary to the Deputy Prime Minister and Minister of Finance, **Terry Beech**; and Member of Parliament **Patrick Weiler**.

The North Shore presents remarkable spaces and unique challenges, but many living here face similar concerns right across the region. This is your chance to meet your federal representative and have your voice heard in the 2023 Budget process. The event will be a moderated conference/panel-style discussion with elected officials.

The event will be live-streamed on Facebook and Instagram.

Space is limited to the first 175 people who RSVP. Registration closes Thursday, February 2nd. In-person attendance is by registration only.

[Please RSVP through this Eventbrite Link](#)

If you wish to ask a question, you must register and submit your questions [here](#) before Feb.2nd.

Please take the time to complete the pre-budget [questionnaire](#).

Date: Monday, February 6, 2023

Time: 4:00PM-5:30PM

Location: Presentation House Theatre 333 Chesterfield Avenue North Vancouver, BC V7M 3G9

If you have any questions, please do not hesitate to reach out. We look forward to seeing you there!

Sincerely,
Patrick Weiler MP



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

**OFFICE HOURS: WEEKDAYS
10AM-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: Kevin Woodhouse
Sent: Tuesday, January 31, 2023 4:52 PM
To: s.22(1)
Cc: correspondence
Subject: RE: Gleneagles Bike Park - in need of repair

Hello s.22(1),

Thank you for your email regarding the Gleneagles Bike Park. The Parks Department will be undertaking spring maintenance work for this bike park shortly. As well as undertaking this maintenance, it is planned to adjust some features of the park to improve user experience.

If you have any questions, please feel free to contact me directly at 604 925 7137.

Regards,

Kevin

Kevin Woodhouse
Parks Maintenance Manager | District of West Vancouver
t: 604-925-7137 | c: 604-314-9719 | westvancouver.ca



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

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: Wednesday, January 25, 2023 9:18 AM
To: West Vancouver Parks (westvanparks); correspondence
Subject: Gleneagles Bike Park - in need of repair

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.

Good morning,

I would like to bring to your attention to the state of the Gleneagles Bike Park (photo attached). For those not familiar with the location, it is next to the skate park, firehall and recreation centre.

The bike park/pump track is in desperate need of repair, with so many rocks covering the track and wood boards, it makes it unsafe for riders to use. Is there any possibility it could be revitalized so that neighbouring kids in the community could use the park safely again? It wouldn't take much time to get it back to a great track! Even the design could be shifted to a track instead of lanes - something similar to what many North Vancouver & Squamish parks offer. West Vancouver lacks places for youth to ride bikes, and this park would be an easy opportunity to rectify this problem.

We are an avid biking family and having this little skills park available as an after school activity would be extremely beneficial.

Thank you and I look forward to hearing from you soon.

Kind regards,

[REDACTED] s. 22(1)
Lions Bay, BC [REDACTED] s. 22(1)

