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SOCCER COACH
JESSE MARSCH

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SHORT SUPPLY

Child population stagnates in two North Shore municipalities

BRENT RICHTER
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The number of school-aged children in the North Shore’s two district municipalities has barely budged in the last 23 years, according to data from BC Stats.

Between 2001 and 2024, the District of North Vancouver’s total population grew by 16 per cent but there were actually 694 fewer residents aged five to 18 in the municipality last year – a decline of four per cent.

While West Vancouver’s total population was up 14 per cent in the last 23 years, there were only 259 more children in 2024 – a more or less flat growth rate for young people.

The City of North Vancouver, by contrast, had 1,531, or 16 per cent, more kiddos in 2024 than it did in 2001, while the municipality as a whole grew by 46 per cent.

Metro Vancouver, as a region, saw an overall growth rate for school-aged children of 15 per cent over the same period of time.

“This is a big part of our future in our region and in our particular communities,” said Andy Yan, director of SFU’s City Program. “It’s so interesting just seeing how different the City of North Vancouver was compared to both districts.”

The uneven growth speaks to changing demographics,
Continued on A24

COMMON THREAD



DREAM WEAVERS Squamish Nation artist Sam Seward and Chief Janice George display their works with pride in an exhibition at the West Vancouver Art Museum highlighting Coast Salish weaving. See Page 13. PAUL MCGRATH / NSN

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Harvest Project helps North Shore families build stability and hope

The organization is actively supporting local community members in making ends meet through coaching and counsel, food, housing and emotional support programs

At first glance, the North Shore looks like a place of prosperity. But behind the scenic views and rising property values, many families are quietly struggling to make ends meet.

Harvest Project, a long-standing community organization based in North Vancouver, is stepping in to offer practical help and hope to those facing financial hardship.

Their programs are designed to meet people where they are, offering not only food and clothing support but also guidance, coaching and connection for the long haul.

“People do not always realize how widespread the need is,” says Harvest Project’s Chief Development Officer Kevin J. Lee.

“Housing costs are extremely high, vacancy rates are low and grocery bills have climbed steadily over the past five years. When you factor in job scarcity, especially for newcomers or single parents, many families are living in crisis.”

According to Lee, the average rent for a two-bedroom unit on the North Shore is about \$3,500 per month. That means a household would need an income of roughly \$140,000 to stay within the recommended housing cost guideline of spending no more than 30 percent of income on rent.

For many residents, especially single-parent households and recent immigrants, that threshold is out of reach. The reality is that many must spend over 50 per cent of their budget to stay housed.

But the challenges go beyond dollars. Financial pressure often leads to stress, trauma and disconnection. That is where Harvest Project’s whole-person approach makes a difference.

When someone reaches out for help, they are met with compassion and time. The first step is always a conversation. Staff and volunteers take time to listen to each client’s story, understand their goals and build a relationship based on trust.

From there, support is wide-ranging. Clients can shop once a month for free



HARVEST PROJECT’S PROGRAMS ARE DESIGNED TO MEET FAMILIES WHERE THEY ARE AND SUPPORT THEM THROUGH THEIR UNIQUE SITUATIONS PHOTO PROVIDED BY HARVEST PROJECT.

groceries at Harvest Project’s onsite depot. For a family of four, that food support can be worth more than one thousand dollars each month. Clothing is available at no cost through the Clothes For Change boutique. Financial relief is offered through the North Shore Rent Bank, which provides interest-free loans to cover rent deposits or overdue payments. The organization also connects clients with counselling, art therapy, financial coaching and referrals to other local service providers.

“We work closely with agencies like Family Services North Shore, Canadian Mental Health and Impact North Shore,” Lee says.

“Our goal is to support the full picture of someone’s life. That includes emotional and mental health, not just paying the bills.”

As a registered charity, Harvest Project relies heavily on donations from individuals, businesses and foundations. While the organization operates year-round, the fall and holiday seasons

are a critical time for fundraising. Much of their financial support peaks at year-end, but the need continues throughout the entire year.

“We need to see a strong increase in giving during these final months,” Lee says. “Our expenses do not stop in January. Sustained support helps us provide consistent service.”

Residents who want to make a difference can donate online or volunteer their time. Whether through a one-time gift or ongoing support, every contribution helps change lives.

“The ripple effects are real,” Lee says. “When we help someone find stability, it strengthens the entire community.”

To support the Harvest Project this season or to learn more about their services, visit www.harvestproject.org.



Harvest Project assists residents from Deep Cove in the east to Horseshoe Bay in the west, helping the North Shore become Canada’s most inclusive, healthy and diverse community. Harvest Project is a community-based urban relief organization and a registered Canadian charity.

upfront

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FLUSHED AWAY

Ministry rejects inquiry into treatment plant fiasco

BRENT RICHTER

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B.C.'s Ministry of Housing and Municipal Affairs has rejected a North Shore citizen group's request to hold a public inquiry into the almost \$3-billion-overbudget North Shore Wastewater Treatment Plant.

The North Shore Neighbourhoods Alliance has twice filed formal complaints with the ministry and requested an inquiry by the inspector of municipalities, most recently after the Metro Vancouver board announced it would be suspending its own "independent review" pending the outcome of duelling lawsuits between Metro and its fired contractor Acciona.

Assistant deputy minister Tara Faganello wrote to the group on Sept. 5 confirming there will be no inquiry.

"To warrant that degree of provincial intervention, the matter would need to be beyond the capacity or willingness of the local government to remedy and fundamentally affect the viability of a local government or have serious consequences for the local government system," she wrote. "While I recognize the project has an impact with Metro Vancouver Regional District, it does not have ramifications that translate to the broader local government system."

Faganello goes on to say it is the province's "expectation" that Metro's review will continue "once the litigation is completed."

North Shore Neighbourhoods Alliance chairman David Marley called the ministry's reasoning "absurd," and added that the section of the Local Government Act



The overbudget North Shore Wastewater Treatment plant won't be the subject of a public inquiry, a senior B.C. bureaucrat has informed a North Shore citizens' group. NICK LABA / NSN

empowering the province to hold public inquiries was "tailor made for this very problem."

"Metro has demonstrated an inability to, first of all, do the project on time and on budget," he said. "They've demonstrated an inability to investigate the thing, and they shouldn't be investigating themselves anyway."

Marley also rubbished Faganello's assertion that there are no implications for the local government system more broadly.

"No. 1, we find out what the hell went wrong, and maybe it wouldn't be replicated

again," he said. "And No. 2, it would put these characters – and I don't just mean Metro, I mean all governments – on notice that if they screw up in a way like this, somebody's going to come along with the proctoscope and take a look. And that will cause them to behave better. So, of course it has implications."

Waiting until after a trial does not make any sense, Marley said, given the chance that the trial will never actually happen at all. The two sides have not yet had an examination for discovery, which would yield a lot of the same testimony that an

inquiry would, he said.

"They're holding off on that, and my suspicion is so that they can negotiate a settlement and exchange non-disclosure agreements. Everybody that was responsible for whatever the cock-up was walks away. The public knows nothing. They just get a big bill," he said.

In any event, Marley said an assistant deputy minister's stance on the matter isn't relevant as it would require an order from cabinet to direct the inspector of municipalities to hold an inquiry.

"It doesn't matter what bureaucrats say. What matter is this a political issue," he said.

On the North Shore, the cost overruns are expected to add an additional \$590 in annual sewage fees for homeowners for the next 30 years.

District of North Vancouver council, meanwhile, has not had a formal response to its call for an independent inquiry.

Coun. Catherine Pope, who brought the motion, said if the province rejects an independent review, then she is "extremely disappointed in the Premier."

"Taxpayers deserve to know why they will be paying for massive cost overruns for decades to come and where the ball was dropped at Metro so it won't happen on other future projects. Metro Vancouver's board of directors were responsible for overseeing this mess and continue to duck any responsibility. The public needs to demand accountability from their locally elected councillors and mayors who sit on that board."

Acciona and Metro are scheduled to go to trial in the spring of 2027.

EQUIPMENT CHECK

Cyclist stopped for riding without helmet found with loaded gun

BRENT RICHTER

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A North Vancouver man is facing numerous firearms charges after a traffic stop for failing to wear a bicycle helmet led investigators to a loaded gun.

According to a release from the North Vancouver RCMP, officers

spotted the man, who has a long history with police and convictions in court, riding without a helmet on the 500 block of West Keith Road on Sept. 4.

"During the interaction, the officers became aware that... he was in possession of various weapons, and so he was arrested, and the search was conducted. We found

a loaded firearm," said North Vancouver RCMP Cpl. Mansoor Sahak.

The gun was a sawed-off .22 calibre rifle.

The next day, the Crown swore charges of careless use of a firearm, possession of an unauthorized firearm, possession of a loaded restricted firearm and

possession of a weapon while prohibited, against Robert Kesson.

Kesson has been subject to a lifetime ban on firearms possession since a 2006 robbery conviction.

Sahak said police are mainly glad the gun is off the streets.

"There's no knowledge to suggest that he was about to

commit a crime, but from what we know from past experiences, when somebody has a loaded firearm with police history, they're most likely not intending on going to the gun range, or using for it for recreational purposes," he said. "We're protecting the public and we've prevented somebody from potentially harming somebody else."

PARKING AND REC

Council considers expanding pay parking in West Vancouver

BRENT RICHTER
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As pay parking comes into effect in Ambleside Park, District of West Vancouver council is looking to expand the revenue-generating scheme to its other urban waterfront parks, possibly in 2026.

Since the introduction of pay parking in destination parks in 2024, the municipality has pulled in more than \$800,000. As of Monday, Ambleside Park visitors face costs of more than \$5 per hour.

If council follows through on the next steps of the plan, discussed at a council meeting Sept. 15, the 228 district-owned parking spaces on Argyle Avenue between 14th and 16th streets and in John Lawson and Dundarave parks could generate another \$427,000 annually, district staff estimate.

West Vancouver residents can park for free if they register their vehicles with Impark, the company the municipality has contracted for pay parking.

But council will be taking a wait-and-see approach before implementing any new changes on Argyle, as council and staff watch what impacts pay parking in Ambleside will bring.

The Ambleside Dundarave Business Improvement Association has been warning that pay parking in the parks will simply drive visitors to leave their vehicles in the commercial areas where demand already outstrips supply.

And changes may already be coming to the way the district handles parking within Ambleside Park. At the outset of the discussion Monday, Mayor Mark Sager said council had heard from a number of organizations whose volunteers will now find themselves paying for the privilege.

“We have directed staff to investigate ways to address parking charges for those people who may not be West Van residents, but who are kind enough to volunteer their time, whether it’s for a soccer club or the Hollyburn Sailing Club or the Ferry Building,” he said. “We are very sensitive to encourage volunteerism in the community, and don’t want the pay parking to be an impediment.”

Members of sports groups that use Ambleside’s artificial turf fields, baseball



Pay parking came into effect in Ambleside Park Sept. 15. Council is considering expanding it to Argyle Avenue and John Lawson and Dundarave Parks. PAUL MCGRATH / NSN

diamonds and field hockey facilities have also flagged that their members will face substantial new costs to remain with their sports, including those who play for West Vancouver teams but live elsewhere.

Mark Vaughan, past president of the West Vancouver Field Hockey Club, cautioned council that making kids’ families pay an extra cost to participate in sports in Ambleside could lead to worse things than a drop in revenues.

“Sports and recreation fields do not stop at municipal borders. The fields are not just West Vancouver fields. These are a regional network that brings people together, builds friendships and strengthens community ties. And when we place a financial barrier for the kids who are playing in these groups, we don’t just lose a few dollars in participation. We actually risk weakening the connections, and those connections are what make our community strong,” he said, noting that his league’s teams are made up of both West Vancouver and North Vancouver players. “We suffer getting teams to come to West Vancouver, and we’ve had years with more and more teams not showing up. And we anticipate, if this occurs, that would be tremendously hard.”

For council members, the only debate on expanding pay parking to other parks was whether the municipality should wait six months before deciding whether and how to proceed or a full year.

Between now and April 2026, staff will track changes in parking trends in the neighbourhood and prepare a “spillover parking policy” intended to address the business community’s concerns.

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Talking about Housing

In spring 2025, we asked the community to provide their thoughts on where and how our community should grow.

This fall, we are sharing what we heard and next steps.

JOIN US TO REVIEW PROPOSED PLANS:

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Webinar
- Wed, Sept. 24 6:30–8:30pm
Lions Gate Community Centre
- Thurs, Oct. 2 6:30–8:30pm
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\$54.2 MILLION Squamish Nation buys International Plaza

NICK LABA
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The Skwxwú7mesh Úxwumixw (Squamish Nation) has regained stewardship of a large apartment complex on its reserve land.

Nch'kay, the Nation's economic development group, announced on Sept. 11 that it had bought International Plaza at 1959-1999 Marine Dr. in North Vancouver for \$54.2 million.

The Plaza – which includes 471 rental units and more than 65,000 square feet of commercial space on Xwemelch'stn (Capilano 5 reserve) – was sold to the Nation by Canadian Apartment Properties Real Estate Investment Trust.

Strengthening Squamish presence and ownership of assets on Squamish land is at the heart of the acquisition, said Nch'kay CEO Mindy Wight.

"It honours the vision of our past leaders, the dedication of council, and our shared commitment to building lasting opportunity for the Squamish Nation," she said in a press release. "This is more than a real estate transaction; it is a step toward reclaiming



The International Plaza at 1959-1999 Marine Dr. in North Vancouver has been sold to the Squamish Nation for \$54.2 million. NCH'KAY

control of our land, creating opportunities for our people, and building a future rooted in community."

Nch'kay said it's working with Peterson, a Vancouver-based commercial real estate group, to manage the property.

"With support from Peterson, Nch'kay will focus on investing in capital improvements to building infrastructure, common spaces, and individual units – prioritizing health, safety, and quality of life for all who call International Plaza home," reads the press release.

According to Nch'kay, the Plaza was first built in 1975, and is returning to the Nation's control for the first time since its development.

The Plaza purchase was made through a commercial mortgage with the Canadian Mortgage and Housing Corp. As part of the deal, a land lease on the property will be extended by 99 years to 2124, Nch'kay said.

As stewards of the land once again, Squamish Nation reclaims the responsibility to shape the experience for residents by bringing a strong Skwxwú7mesh presence and cultural identity to the site, said Jenn Podmore Russell, chief development officer with Nch'kay.

"Building on the momentum created at Senákw, this acquisition further demonstrates our ability to lead large-scale initiatives that drive economic sovereignty for the Squamish People and marks real progress toward the long-term vision set out in the Nation's 25-year generational plan," she said.

Two significant apartment fires have broken out at the International Plaza in recent years – in December 2022 and November 2024.



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CHARGES SWORN

North Vancouver RCMP arrest man after stabbing at Capilano Mall

ABBY LUCIANO
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Local Journalism Initiative Reporter

A North Vancouver man has been arrested in connection to an alleged stabbing at Capilano Mall.

North Vancouver RCMP say they responded to reports of a fight between two men inside the mall around 9:45 a.m. on Sunday. When officers got to the scene, they located a victim who had “injuries consistent with being stabbed with an edged weapon.”

The suspect was also found and arrested on scene by police.

The victim was taken to hospital with serious but non-life-threatening injuries, police said in a press release.

On Monday, the BC Prosecution Service charged Howard Hough of North Vancouver with assault with a weapon and uttering threats.

Investigators say they believe this is an isolated incident and there is no



North Vancouver RCMP, firefighters and paramedics on scene after a stabbing was reported at Capilano Mall on Sunday, Sept. 14. PAT BELL

risk to the public at this time.

“As the investigation is in its very early stages, there are a lot of unanswered questions that police are seeking answers for,” said Cpl. Mansoor Sahak, spokesperson for the North Vancouver RCMP.

Mounties are asking anyone who

witnessed the incident and not yet spoken to police to call the RCMP at 604-985-1311 and quote file #25-19557. Abby Luciano is the Indigenous and civic affairs reporter for the North Shore News. This reporting beat is made possible by the Local Journalism Initiative.



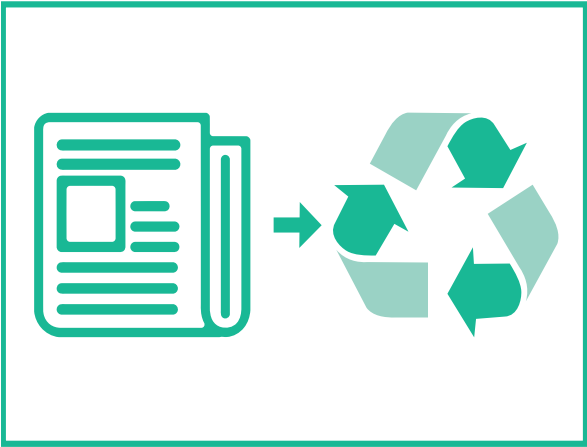
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114-400 BROOKSBANK AVE., NORTH VANCOUVER, B.C. V7J 2C2 SARAH STROTHER, PUBLISHER

Unsporting behaviour

Pay parking is all the rage on the North Shore these days. This week, the City of North Vancouver begins charging to park on its busiest commercial streets. And West Vancouver now charges visitors more than \$5 per hour to park in Ambleside Park.

But unlike the City of North Vancouver, West Vancouver’s council members make no pretense about pay parking being used to spur turnover or encourage sustainable transportation. They instead are fixated on making someone else – anyone else – pay for the costs that would otherwise have to come to taxpayers.

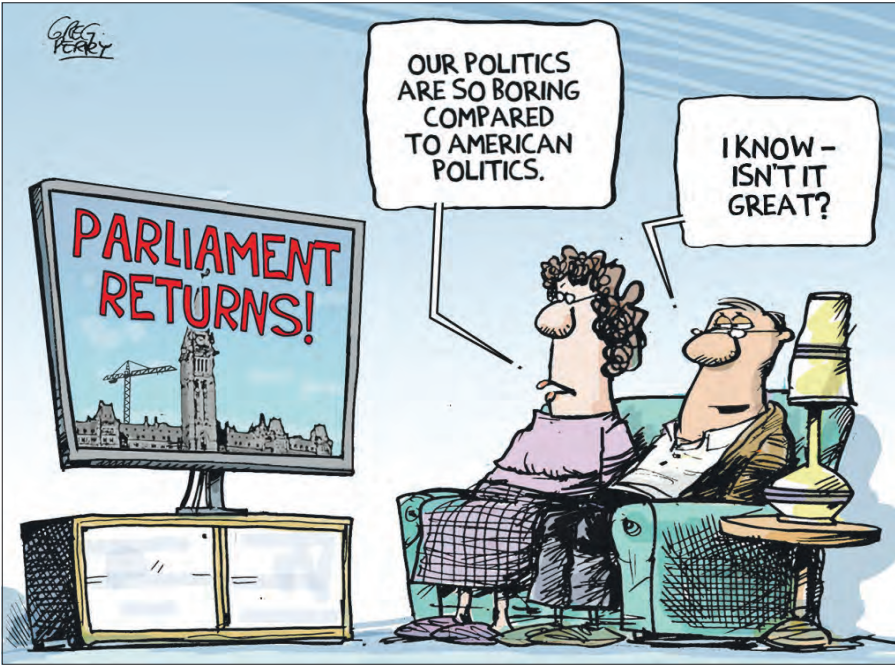
This is going penalize the hundreds of families who come to use West Vancouver’s artificial turf soccer and field hockey facilities and full-sized baseball diamonds in Ambleside.

While we do not disagree with pay

parking generally, the price is punitively high, especially in the context of families already stretching to cover their sports registration and equipment costs. This could easily add up to hundreds of dollars more per year and is likely to be a real disincentive for them. It means some kids might have to forgo all of the valuable lessons and regular activity that team sports bring.

The exemption for West Vancouver residents from paying is particularly galling, given that many of the leagues that use those fields draw from the entire North Shore. And other municipalities do not have a policy to exclusively charge outsiders to park at sports fields.

This makes it in effect a “visiting West Vancouver” tax. It does a disservice to the community as a whole, making it look closed, miserly and highly unsportsmanlike.



Telephone scams and the art of barbecue maintenance

ANDY PREST
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Those of us of a certain vintage will remember a quaint age of the telephone in which we used the device without the worry that every single person on the other end of the line was hoping to see you die a destitute death in a swampy ditch.

Remember those days?

We all had telephones that were attached to a wall in the house, with a curly cord like the tail of a pig.

The phone would ring, you’d answer without knowing who was calling you and – surprise! – it would most likely be someone you knew, looking to have a cordial chat with one or another member

of your household.

There were some awkward moments from time to time:

Nervous teen: Hello Mr. Archibald, is Lacey there?

Father: Who is this?

Nervous teen: It’s Michael Dunstone sir, from Lacey’s school.

Father: Dunstone, eh? The one who got caught eating burgers out of the McDonald’s dumpster?

Teen: Uhhhh, that was my brother....

Lacey, (muffled screaming): Dad! Give me the phone! Daaaaaad!!

Poor Michael Dunstone may have been unfairly linked to his scuzzbag brother Troy – thanks a lot, Troy – but at least everyone on the call lived in the same area

(if you didn’t you had to pay extra for the phone call).

Once in a while you’d get some rapsca-lion calling you to ask if your refrigerator was running, setting up a pretty decent rapsca-lion punchline: “well, you better catch it then.”

All in all though, phone calls were decent, honest, straightforward transactions. The phone rang, you spoke to someone who wasn’t trying to steal all your money, and then you hung up.

Now? Shoot. The phone is in your pocket and it’s not just a phone. It’s a tiny super computer that rots your brain. The “telephone” portion of the phone is almost an afterthought these days. When it does ring you can see who is calling you.

Sometimes it’s Grandma, at which point you might be able to have a nice chat about cookies and lightning and baseball and all of the other coolest things on Earth.

Much more likely, though, is that it is an unknown number, and in that case if you pick it up for some strange reason, you’re going to speak to a person, sometimes polite and sometimes pushy, who is going to ask you a series of questions that will ultimately end up in a disagreement.

Because they will try to convince you, in some way, that the best course of action at that time would be for you to give them all of your money. And you, hopefully, will disagree.

Continued on A9



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WEST VAN WAY OFFSIDE PUTTING PAY PARKING AT SPORTS FIELDS

Dear Editor:
RE: West Vancouver To Begin Charging For Parking in Ambleside Park, Sept. 10 news story

Regarding the paid parking at Ambleside: it's distressing that it will now cost us more to park for our kids' sports than it will for the actual sport itself. A soccer game is two hours at least, with warm up and game time. More than \$11 per week, per kid, from September to the end of March (and that's not even including practices).

Yes, West Van residents can get an exemption. But a few things on that: it's their community – shouldn't their property taxes fund these places adequately? I find it unfathomable that one of the wealthiest postal codes in Canada can't collect enough money from its residents to offer free parking at its sports field. And finally, many of the sports and programs in West Van wouldn't survive if it were not for non-residents supplementing their numbers.

You should be thanking kids from out of community for rounding out your soccer teams, filling your schools, and topping off

the dance classes. Give your heads a shake.
Dominique Falls
North Vancouver

IT'S A 'DISGRACE' WE WON'T GET SEWAGE PLANT INQUIRY

Dear Editor:
RE: Ministry Rejects Inquiry Into Wastewater Treatment Boondoggle, Sept. 10 news story

I am deeply concerned after the recent statement from B.C.'s Ministry of Housing and Municipal Affairs that there will not be an inquiry into the wastewater treatment fiasco. I have to say that this government has now totally lost my support.

B.C. Premier David Eby has made several statements promising some kind of inquiry or intervention which we now learn will not happen. North Vancouver residents such as myself, a senior living on a fixed income, are left holding the bag, paying big chunks of money out every year to bale out a failing project. It's an absolute disgrace!

We need to know exactly what happened, who was responsible and how do we ensure it won't happen again.

William Bates
North Vancouver

Couple grilled by unknown callers

Continued from A8

It's sad how often the scams work though, as evidenced by the sheer volume of calls we still get and the horror stories we hear so often of people duped into passing over their life savings to some dirtbag.

It's gotten to the point where many people have stopped answering their phone if they are not completely sure who is on the other end.

That is what makes the story of Jim Klassen and Mirjana Komljenovic all the more remarkable. Earlier this year the couple, living in Summerland, B.C., started fielding a surprisingly high number of calls – hundreds of them – from unknown numbers. And all of them, for some reason, wanted to talk about barbecues.

The pair didn't hang up. In fact, they went right along with it, talking to folks about their grills, offering help and advice.

After a while they discovered the issue – somehow their phone number had been mistakenly added as the customer service number for Napoleon grills. They didn't mind.

"There was always lots to talk about," Komljenovic told Madison Reeve of Castanet News. "People were asking us questions about the Okanagan, how much we paid for house taxes, all sorts of questions – so we just answered. Some of them became friends. It was second nature to help out."

When Napoleon found out about it, they corrected the mistake, named them as Honourary Customer Service Ambassadors and presented them with a brand new barbecue worth \$2,900.

That is one of my favourite stories I've read this year, in part because it goes against everything phones seemingly stand for these days. Have a nice chat, and go on with your day.

I'm still not ready to start answering the flood of calls from unknown numbers, but I love that there are still folks like those two out there. They don't want to see anyone get burned. And they sure don't want to see any steaks get burned either.

Andy Prest is the editor of the North Shore News and author of a regular humour/life-style column.



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Jonathan Wilkinson

FEDERAL MEMBER OF PARLIAMENT
NORTH VANCOUVER-CAPILANO

September 17, 2025

Heading back to Parliament with a renewed sense of purpose

As Parliament reconvenes in Ottawa this month, I embark on a new chapter in my public service - one defined not by holding a Cabinet title - but by leveraging the breadth of my experience and my roots in North Vancouver-Capilano to create positive change for our community and country in challenging times.

Representing neighbours here on the North Shore has always been a privilege and responsibility I cherish. Over the last decade, I have advocated for historic investments in climate action, cleaner transit, and affordable housing, while working to ensure jobs and services grow alongside our community.

Though I presently do not sit at the Cabinet table, my commitment to public service and to the people of North Vancouver-Capilano remains as strong as ever.

Some may ask: How can a Member of Parliament who isn't in Cabinet continue to shape national policy?

I believe it's by actively listening, bringing local perspectives to every table, and working constantly to build consensus-never letting go of what matters most to our community.

Experience has taught me what it takes to get results. Having helped shape major federal policies and worked alongside provincial, municipal, and Indigenous partners across this country, I've learned how to make Parliament work for everyday Canadians – including families, businesses and organizations here in North Vancouver.

I'll keep holding open meetings, checking in with you, hearing your challenges and suggestions, and carrying your voices to Ottawa. Whether it's working to further legislation, raising issues in caucus, or speaking during debates, you can count on me to put North Vancouver-Capilano's priorities front and centre.

I also will endeavour to be a mentor to new MPs – encouraging them to ensure that it is data/evidence, not ideology, that drives their decision-making.

I plan to use my background in public policy and clean technology to continue pushing for forward-looking, practical solutions in areas including climate action, economic development, transit and housing affordability.

Relationships I have developed - across both public and private sectors – will continue to be an asset and I will work to forge new partnerships to help address local and national challenges.

Whether leading or supporting, my focus will continue to be achieving meaningful results for our community and country.

The call to serve should not depend on position - but rather on purpose. I am deeply grateful for the trust North Vancouver-Capilano citizens have once again placed in me. My continuing pledge to all of you is that I will work hard on your behalf to ensure we build a stronger North Shore and BC and a stronger and more united Canada.

Contact us: **Constituency Office 604-775-6333**
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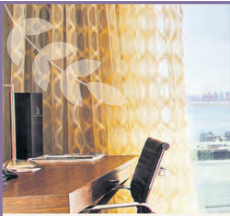


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DOWN VOTE

Demolition order upheld for unpermitted structure near creek

NICK LABA
nlaba@nsnews.com

An order to demolish an unpermitted structure built beside a home in the British Properties has not been overturned, despite a plea from the property owners.

West Vancouver council voted unanimously on Monday, Sept. 8 to uphold a remedial action requirement to have the structure on Chartwell Crescent torn down.

The order was first made by council at a July 21 meeting, when the homeowners were given 60 days to demo the approximately 1,500-square-foot accessory building on their land, which was built without any permits and in contravention of various bylaws.

Municipal staff first became aware of the building in May 2024 after a complaint from the public, according to council documents.

As no inspections had been done during construction, staff said the unlawful construction of the structure could conceal defects, and therefore posed a safety risk.

In June 2024, district staff sent the homeowners a letter, stating that the structure was within the watercourse protection area of Brothers Creek – a violation of district bylaw. If the new structure was within the five-metre setback from the top of the bank, the structure must be removed and the riparian area restored, staff said.

In August 2024, the owners hired a consultant to complete a remediation plan to restore the protected area. But no progress to carry out any steps in the plan have been made since then. The owners also faced \$14,800 in fines, although only \$500 has been paid, staff said.

While no one representing the homeowners was present at the July 21 meeting, they contacted the district on Aug. 20, seeking reconsideration of council's decision.

Homeowners ask for more time to come into compliance

At the Sept. 8 meeting, one of the home's four listed owners, Kamran Gerami, addressed council along with the homeowners' lawyer, Nathalie Baker.

Things that contravene bylaws happen all the time, Baker said.

"Just because someone didn't obtain a permit ... doesn't automatically mean it's in



A photo shows an unpermitted building's close proximity to Brothers Creek, a protected area. DISTRICT OF WEST VANCOUVER

a hazardous condition," she said.

Baker added that the district has changed its building bylaw since her clients were first notified of the non-compliance. She argued the prime contractor is jointly responsible for all the work that's undertaken, and that the district can grant retroactive approvals for unpermitted work at double the fee, to a maximum of \$10,000.

Gerami also addressed council directly, stating that his family has worked extremely hard since immigrating to Canada more than 35 years ago.

Gerami blamed the contractor for the unpermitted work.

"We wouldn't have spent this much money if we knew that the builder wasn't getting permits for us. He said he would get us permits," Gerami said. The owners are currently suing the former contractor.

In response, staff maintained that under the Community Charter, buildings constructed without permits are considered to be in hazardous condition. Further evidence is not required to justify the demolition order, staff said.

Still, Baker asked that her clients be given more time to apply for permits and work with staff to come into compliance.

But Mayor Mark Sager said he was a bit confused, because staff had sent the letter in June 2024 informing the homeowners of the non-compliant building.

"That's a year they've had to apply for a permit or try and rectify it," he said.

"[The letter] says no new development is permitted within five meters at the top of bank," Sager said. "The survey identifies if the structure is located within a five-metre setback at the top of the bank, and/or below the top of bank, it would not comply and it would need to be removed."



West Van council has turned down an offer from TransLink to pay for a number of changes aimed at improving bus service on the Marine Drive corridor. NICK LABA / NSN

TRANSACTION DENIED

West Van council shuts down proposed bus efficiency changes

NICK LABA
nlaba@nsnews.com

West Vancouver will not be receiving much of the \$4 million offered up by TransLink this year to make a number of changes aimed at improving bus service.

At a meeting Monday, Sept. 8, council voted down several staff-recommended infrastructure changes along the urban Marine Drive corridor.

But council did move ahead with one item in the related bus speed and reliability report, which will have district staff undertake a study looking at adding left turn bays and other changes at the 15th Street and Marine Drive intersection – one of the most accident-prone traffic areas in the municipality.

As for the other suggestions – adding a bus bulge and parking stalls at 17th Street, filling in bus bays at 21st and 22nd streets, and removing select bus stops with less rider activity – all those items were defeated.

Coun. Nora Gambioli was the lone supporter of all the proposed initiatives, arguing that council has a duty to follow the district’s own strategic transportation plan, which prioritizes pedestrian and bus infrastructure over people’s vehicles.

The recommendations first came to council at a July 7 meeting, but were deferred to allow for more public input after the summer holiday season.

At the Sept. 8 meeting, roads and transportation senior manager Sean O’Sullivan

noted that two people spoke at the July meeting and five emails were received. Two others spoke during the Sept. 8 meeting. Much of the feedback was supportive of the projects, with some general criticism thrown at TransLink.

Presenting to council, O’Sullivan said that TransLink is having a tough time keeping up with population growth and is using data to find efficiencies that will improve service.

“TransLink estimates that three priority measures – bus stop balancing, curb bulges and bus priority lanes – if implemented together, could save customers time on each trip and generate one to \$2 million in operating savings every year,” he said.

O’Sullivan likened the bus speed and reliability program to ICBC’s road improvement program, which was shown a \$4.50 return for every dollar spent, he said.

Regarding the study for the 15th and Marine intersection, Coun. Sharon Thompson agreed that it’s a dangerous area, but wanted improvements beyond the left turn bays.

“This has got to be one of the most chaotic and hazardous intersections I’ve witnessed,” she said. “It’s not only a big traffic corridor – it’s a big pedestrian corridor. And we’re seeing a tremendous amount of active mobility with our e-bikes, our e-scooters in such a central [area]. It’s hard to support just doing a minimal part of what’s wrong with this intersection.”

Continued on A12



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District of West Vancouver council has directed staff to look at potential changes to the busy intersection of Marine Drive and 15th Street. NICK LABA / NSN

Concern about speed on Marine

Continued from A11
Coun. Scott Snider expressed concern about the potential loss of up to 22 nearby parking stalls, as well as broader safety issues.
Ultimately, council amended the motion to have the study take a more comprehensive look at safety and operation of the intersection, which would add some cost to the work.

Council’s policy is to consider pedestrians and buses over cars, councillor says

Next, council considered adding a bus bulge at Marine and 17th, which would increase the sidewalk space and add three parking stalls on the street.
Maureen O’Brien, executive director of the Ambleside Dundarave Business Improvement Association, said her organization supports the upgrade.
“We’re trying to create villages here, not a speedway,” she said. “People already drive far too fast on Marine Drive, and if this slows traffic down and people are in a hurry, they can go up to the highway.”
Ideally, someday it would be lovely to have restaurants with patios along Marine Drive, O’Brien said. “No one wants to have

a patio front because it’s just cars that just race through.”
But Coun. Linda Watt said human nature is human nature.
“People are always looking to get somewhere more quickly, and people Jackrabbit around buses, and I think it’s going to create more havoc there,” she said. “If TransLink really wants to increase bus time, they should look at synchronizing our lights.”
Gambioli recommended that the motion pass. Mayor Mark Sager said he agreed the changes would add to the charm of the block, and said he would second the motion “just for the fun of it, because it’s going to fail, I guess.”
Gambioli lamented that council was voting against the directives set forth in their own strategic transportation plan.
“When we say this is going to impede the free flow of traffic lanes, that is commentary that is directly against our own policy and where we’ve been trying to go for the last 14 years,” she said. “The perspective that we have agreed we need to take is the perspective of the pedestrian and the perspective of people who are active in their transportation, which includes bus transportation.”



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FABRIC OF LIFE

West Van exhibit pays homage to Coast Salish weaving

ABBY LUCIANO
aluciano@nsnews.com / Local Journalism
Initiative Reporter

The art of Coast Salish weaving and its significance in ceremonies are being laced together in a new West Vancouver exhibit.

Continuing the Ceremony: Chief Dr. Janice George and Students is the latest exhibition taking shape at the West Vancouver Art Museum, showcasing the weaving works of five Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) artists.

“Weaving – I feel like it’s a ceremony, because it was gone and it’s come back. I feel like it’s even more meaningful to our people to have it back,” said Squamish Nation Chief Chepximiya Siyam (Janice George), a hereditary chief who is also curator of the exhibit. “It’s a very sacred thing to be a weaver.”

George has devoted herself to the craft for more than two decades. She began learning to weave in 2003 under Susan Pavel and Subiyay-t Bruce Miller of Skokomish Indian Tribe in Washington. By the next year, George and her husband Skwetsimeltxw (Willard Buddy Joseph) founded the L’hen Awtxw Weaving House, teaching Squamish people and members of other First Nations the art of weaving.



Squamish Nation Chief Janice George is featured in a Coast Salish weaving exhibition at the West Van Art Museum. PAUL MCGRATH / NSN

Her work is featured in the exhibit alongside pieces from several artists who were taught by George.

“I’ve been wanting to show our students’ work and talk about it,” George said. “They’re prolific

weavers, so I thought we should honour that.”

Siyaltenaat (Joy Joseph-McCullough), Xwemilut (Lisa Lewis), Sam Seward and Dana Thomas are the other artists featured in the exhibit.

Taking inspiration from the mountains seen from the Cleveland Dam, Seward spent four months twining *Sch’eych’eyúy*, which translates to Sisters Mountain. The latest work incorporates wool shades of blue, green, brown and white, mimicking a winter landscape.

“It’s a weaving of the land we come from,” Seward said. “It’s very calming for me and relaxing to weave.”

Seward began to weave a decade ago after suffering a few injuries playing lacrosse. His artistic side fully took over, however, when he chipped part of his hip while playing the rough and tumble sport.

“I’m a red seal carpenter, and contracted and built residential homes for 40 years,” he said. “I couldn’t work and I could barely walk.”

Seward then heard about a weaving workshop from George and her husband and decided to join. He started by learning how to weave headbands and expanded from there as he took more sessions to advance his knowledge of various weaving techniques.

Fast forward to today, Seward’s works have been displayed in high-profile places such as Granville Island, and he now teaches others the practice.

“It is a honour for me to share what I have been taught,” he said.

“I have awesome teachers who have taught a lot of people.”

George said weavings hold a prominent place in ceremonies. All of the weavings in the exhibit were made for ceremonies. George is excited to share the work with the public to show the resiliency of Squamish people.

“With the interruption in our culture, with the coming of the visitors and residential school and all of the things that worked against our people carrying on, our culture still is being carried on,” George said. “The strength of that, it always amazes me.”

George said she hopes people attending the exhibition will understand that ceremonies and weaving are not a thing of the past. Indigenous people are passing that tradition on to future generations.

“We lean on the culture for everything. We have ceremonies of bringing people through different phases of their life and taking care of themselves, so it’s something that we depend on as Indigenous, as Squamish,” George said. “It’s a part of a foundation.”

Continuing the Ceremony: Chief Dr. Janice George and Students is on display until Oct. 4. George will also be talking about the exhibit and traditional weaving with West Vancouver Art Museum curator Pantea Haghighi at the West Vancouver Memorial Library on Sept. 26 from 7 to 8:30 p.m.



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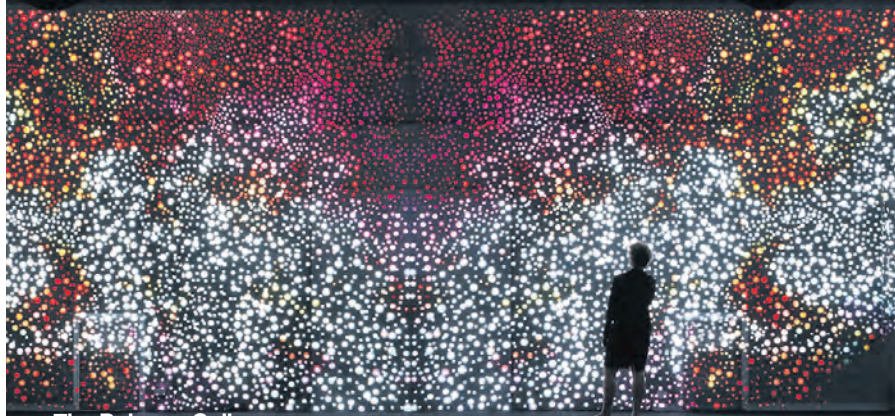
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Image: Daniel Boyd, *History is Made at Night*

BOOK SMART

West Van students earn World Scholar's Cup regional title

ABBY LUCIANO

aluciano@nsnews.com

Local Journalism Initiative Reporter

Gruelling hours of studying have paid off for a trio of West Vancouver students who claimed top spot in an international scholar competition.

Amalia Klyaznika from Mulgrave School and Ethan Wang and Ryn Mac from Sentinel Secondary won first in the senior division at the Kuala Lumpur global round of the World Scholar's Cup last month.

Between Aug. 22 to 27, the trio put their skills to the test in four competitions: a multiple-choice test called the Scholar's Challenge; a team debate; a collaborative writing event where students were given prompts ranging from creative scenarios to persuasive essay arguments; and a final contest called the Scholar's Bowl, a Jeopardy-like game competing against thousands of other students.

After multiple days of competition, the three students were eagerly awaiting the results at the closing ceremony, and had a hunch that they had done enough to earn top spot.

"As a team, we kind of had an idea of how we did before the whole final announcement was given," Wang said. "With the Scholar's Cup, you kind of have a building of the premonition to what you're going to achieve."

The biggest challenge the group faced was the team debate, where they had to argue three different topics. In the first two debates, students are given the topics beforehand and allowed to prepare an argument. The final round, however, features a surprise topic that students must debate without prior research, Wang said.

The last topic up for debate was the question of whether or not scientists should try to get rid of sleep.

"I didn't quite agree with [the side] I was debating with, so I had to pump up the energy to pretend that I believed in what we were arguing," Wang said.

The personal pep talk must have worked, as the team's clever arguments helped them score first in the debate challenge.

But it wasn't just trophies the West Vancouver students took home. All the scholars who participated in the international competition were gifted stuffed apacas, the Scholar Cup's mascot.

"It kind of reminds all the scholars, 'Hey, this isn't like your typical academic event where everything's trying super hard,'" Mac said. "It's meant to remind us this is a fun moment here where we're trying to enjoy ourselves."



Grade 11 Mulgrave Secondary student Amalia Klyaznika (left) along with students Ethan Wang and Ryn Mac from Sentinel Secondary pose proudly with the trophies after winning first overall at the Kuala Lumpur global round of the World Scholar's Cup in August. They will compete again at Yale in November. COURTESY OF BOB MAC

Aside from the academic competitions and awards, there were other more laid-back events as well. The West Van group, alongside other young scholars, had fun in a scavenger hunt and watched students in a talent show, while also having the chance to visit Kuala Lumpur.

"A lot of people hear 'academic competition' and they think that it's super strict, and everyone's stressed and really competitive," Klyaznika said. "But I think especially for people who think that they're a bit socially awkward or sometimes struggle finding the right group of people for them, everyone can make a friend in Scholar's Cup.... I think it's so much more than just an academic competition. It's really a community of people."

Now that the competition is over, the studying isn't quite finished for the West Van students. On top of their normal course load, they must now prep for a Scholar's Cup Tournament of Champions at Yale University in November.

Abby Luciano is the Indigenous and civic affairs reporter for the North Shore News. This reporting beat is made possible by the Local Journalism Initiative.

FIELD MARSHAL

Canada’s men’s national soccer coach Jesse Marsch to visit North Vancouver

NICK LABA
nlaba@nsnews.com

The coach behind the red-hot Canadian men’s national soccer team is coming to North Vancouver.

On Saturday, Sept. 27, Jesse Marsch will visit Fen Burdett Stadium for a meet and greet from noon to 2 p.m.

The event is being hosted by North Vancouver Football Club and Más+, a sports drink brand founded by soccer legend Lionel Messi.

There’s a big benefit to Marsch visiting North Van, said Stuart Ince, NVFC president.

In a World Cup year, Canada has never looked better, winning three back-to-back games in Europe against Ukraine, Romania and Wales.

“The fact that the head coach is going to be there for kids and parents to meet is a huge boost for the club and for soccer on the North Shore,” Ince said. “It’s our opportunity to show support, and to be able to talk to him about some of the challenges



Jesse Marsch has been turning heads as the coach of Canada men’s national soccer team. @PROSOCCERWIRE / X

that we face in Canada.”

One of the biggest issues on the North Shore is the lack of facilities, he said.

“We’re on track again for another record year of registrations, currently tracking at about 3,600 kids, which should surpass last year and the year before,” Ince said.

“Which brings us back to our

point about a lack of fields. We’ve got nowhere to put the kids,” he said.

Bringing more attention to this issue is part of the local soccer community’s ongoing effort to lobby the city and district of North Vancouver to build more turf fields, Ince said.

Jesse Marsch meet and greet

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The 2025 Tax Sale will be held at 10am Monday, September 29, 2025 in the Council Chambers of the District of North Vancouver Municipal Hall at 355 West Queens Road, North Vancouver, BC.

The following properties will be included in the sale unless the delinquent taxes, plus interest, are paid before the tax sale commences:

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1503-1020-X	007-727-674	2465 Keats Rd	LOT 4 BLOCKS 30, 31, 44 AND 45 DISTRICT LOT 2044 PLAN 15031
2048-1000-0	004-781-813	1551 Fintry Pl	LOT 1 BLOCK 23 DISTRICT LOTS 601 AND 607 PLAN 20481
2123-8020-6	007-498-471	4300 Starlight Way	LOT 3 BLOCK 2 DISTRICT LOT 785 PLAN 21238
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4013-9974-5	029-198-372	410-1177 Marine Dr	STRATA LOT 75 DISTRICT LOT 552 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS1399 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
4088-0719-9	031-844-774	403-1675 Lions Gate Lane	STRATA LOT 19 DISTRICT LOT 764 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8807 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
4088-0868-3	031-846-262	805-1632 Lions Gate Lane	STRATA LOT 168 DISTRICT LOT 764 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8807 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
5004-6001-9	003-229-084	101-4001 Mt Seymour Pky	STRATA LOT 1 DISTRICT LOT 551 STRATA PLAN VR. 46 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

ALL BIDDERS MUST:

- Pre-register between 9:00am and 9:45am on Monday, September 29, 2025 at District Hall
- Provide a bank draft made out to the District of North Vancouver for the maximum amount you will be spending at the auction
- Provide photo identification, occupation, current contact number, social insurance number (individuals) or business number (corporations)
- If a bidder is successful in purchasing a property or properties, the successful bid prices will be deducted from the provided bank draft and a refund of the balance will be issued within a week
- If a bidder is unsuccessful at the auction, the bank draft will be returned to the bidder

NOTICE TO PROSPECTIVE PURCHASERS

Purchasers of tax sale properties should be aware that they will NOT have the right to receive title or possession until one year following the date of the tax sale. During this period, the registered owner of the property has the right to redeem the property from the tax sale, thus cancelling the sale. T5s will be issued for income tax purposes on interest paid to successful bidders. For further information, please contact the Tax Department at 604-990-2488. In the case of all properties, it is the buyer's responsibility to determine the condition/potential of the property.



DNV.org/tax-sale

EAST CYPRESS

First uphill mountain bike route opens in West Vancouver

NICK LABA
nlaba@nsnews.com

What goes down, must also go up.

On Sept. 10, the East Cypress Climb Trail opened, marking the first designated uphill mountain bike route in the District of West Vancouver.

Developed in consultation with community stakeholders, the new climb trail is partly a reconstruction of the historic Old Forks Trail, a route once used by hikers and skiers to access the Hollyburn area, according to a statement from the district.

Revitalized and formalized, the trail now provides access for cyclists travelling uphill, as well as two-way hiking.

Three existing mountain bike trails have also been formalized: Meat Sweats, Jersey Shore and Morgies.

The trails were made possible through a partnership between the district, British Properties and the North Shore Mountain Bike Association.

West Van Mayor Mark Sager said the trails are more than just pathways through the forest.

“They connect people with nature, promote healthy and active lifestyles, and



West Vancouver Mayor Mark Sager cuts the ribbon at the East Cypress Climb Trail on Sept. 10. DISTRICT OF WEST VANCOUVER

strengthen our sense of community. They also highlight the natural beauty of our region and reflect our identity as an outdoor-oriented community,” he said.

The district said the new trail represents the fulfillment of a long-term commitment by the municipality to bring sanctioned mountain bike trails to the community.

As part of the collaboration, British Properties allowed use of its land for a portion of the trail and contributed funding toward the project’s construction.

RECENTLY DIAGNOSED? YOU ARE NOT ALONE

Prostate Cancer Support North Shore offers practical, informative and emotional support for people diagnosed with prostate cancer.



Join us every fourth Wednesday of the month at 113 East 3rd St. at 7pm (Excluding July, August and December)

For more info, visit pcsnorthshore.ca



An Affiliate of:

Rotary Club of Lions Gate North Vancouver Seniors Lunch & Learn Program

The Rotary Club of Lions Gate is hosting Lunch & Learn sessions for Seniors at Capilano Community Services (1733 Lions Gate Lane, North Vancouver).

The informative sessions will be conducted by experts from the **North Shore Senior Services Circle** and **Dying with Dignity Canada**, covering aspects of wellness, independence, safety and personal finance - topics that are important and valuable to Seniors on the North Shore.

Each session will be followed by a free Hot lunch and each attendee can take home an additional free entrée for a senior friend or neighbour who could not attend.

Attendance is strictly by registration only. Space is limited. **Please call Capilano Community Services at 604-988-7115 (extension 2009) or email at austin@capservices.ca to book your spot.**



Upcoming Lunch n’ Learns

11am, Thursday, 2nd Oct 2025

Vision and Eye Health - Dr. Solamita Avanesian, Cura EyeCare

Home Care options – Cherian Itty, Comfort Keepers

11am, Thursday, 6th Nov 2025

End of Life Quality of Care – Vancouver chapter of Dying with Dignity Canada

Learning Sessions conducted by:



In partnership with:

Please call Capilano Community Services at 604-988-7115 (extension 2009) or email at austin@capservices.ca to book your spot!

Neptune News – September 2025

Neptune Terminals has been part of the North Shore for 57 years. We are driven by our commitment to safe, environmentally responsible operations, consideration for our neighbours, and support for our local community.

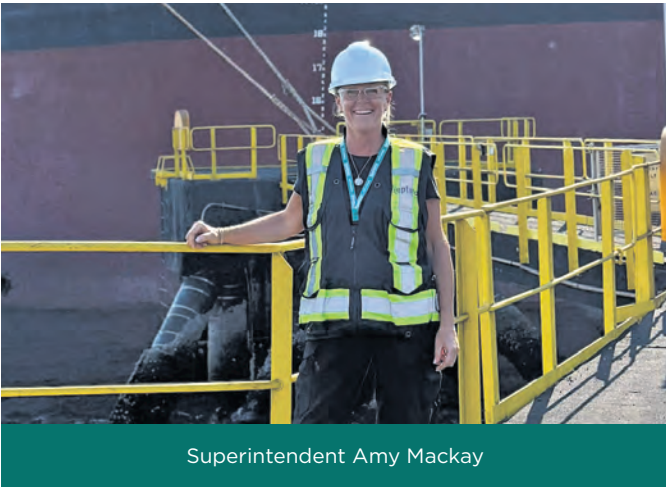
Neptune Welcomes Superintendent Amy Mackay

Neptune is thrilled to welcome a new superintendent, Amy Mackay, to the team. No stranger to the waterfront, Amy joins us after almost two decades at G3 Terminal and Viterra. With her strong expertise in marine loading and operations, Amy is a great fit for our diverse and growing organization.

“I was always aware of the substantiveness of Neptune’s operations, having been born and raised on the North Shore, and I love a challenge!” says Amy. “This role is a fantastic starting point for me. I can’t wait to dig into work, and the community engagement side of things.” Amy’s core values are well-aligned with

Neptune’s—she was a United Way campaign leader in past roles and is already looking forward to fall initiatives like the Movember fundraiser for men’s health.

Amy joins two other women who are superintendents on the team, Molly Matthews and Lindsay Thorley, and Neptune is delighted to have them all on board!



Salmon Returns on the Rise



Lower Mosquito Creek restoration initiative

North Shore Streamkeepers (NSSK) is a volunteer organization focused on monitoring and improving streams and waterways in our community. One of their most successful, ongoing projects is the Lower Mosquito Creek restoration initiative. This project aims to restore salmon habitats and prevent ecosystem erosion near Bewicke Avenue bridge and Second Street bridge. Since work on Mosquito Creek began in 2020—when fewer than 10 fish were seen—there has been a significant increase in year over year returns, with over 300 chum and 200 coho identified in last year’s run.

“We are heading into Phase 3 of this work,” says Keegan Casidy, President, NSSK. “There has been such a strong uptick in salmon returns with just 600 metres of restoration; imagine what we can do with even more habitat!” The Mosquito Creek

watershed includes the tributaries Thain, Waggon, and Mission creeks, and drains directly into Burrard Inlet at the site of the Mosquito Creek Marina on Squamish Nation lands.

“Without support from corporate partners like Neptune, we wouldn’t be able to move forward with quick and urgent projects like removing flood debris,” Keegan adds. “If you live on the North Shore, it’s worth taking a look at the habitat at 707 – 2nd Street West in North Vancouver. We are also always looking for volunteers to become streamkeepers.” northshorestreamkeepers.ca

Cruise the Shore

For the past five years Neptune has been proud to support Cruise the Shore for Charity, an annual family-friendly fundraising event that showcases rare, unique, custom hot rods and classic vehicles. This year Neptune is pleased to be a presenting sponsor, made even more special as two of our employees, Tony Fiorvento, Warehouse Superintendent, and Troy Wingerak, Operations Superintendent, participated with their Mustang Shelby GT350 and 1973 Pontiac Trans Am respectively. The event was held August 23 and 24 with a two-hour cruise on the Saturday from Capilano University throughout the North Shore, returning for a complimentary BBQ. Sunday was a public ‘show and shine’ at The Village in Park Royal Shopping Centre featuring the cars from the cruise together with entertainment, Silent Auction and 50/50 draw.

“Sponsors like Neptune are critical for our event as they help cover event costs,” says Dan London, a long-time organizer of the event. “This

means that all of the funds raised through the 50/50 draw and other activities at the show and shine go towards our charitable partner.” This year all funds raised benefit the North Shore Crisis Services Society (NSCSS), a charity that provides emergency shelter, longer-term housing solutions and essential services to women and children escaping domestic abuse and violence on the North Shore. Neptune is also a long-time supporter of NSCSS. Previous beneficiaries of funds have included the Lions Gate Hospital Foundation, the BC Cancer Foundation, as well as TB Vets Charitable Foundation. cruisetheshore.ca



Cruise the Shore Car Show

Strong Start for Soccer



The North Vancouver Football Club kicks off

With back-to-school comes the start of fall activities, including the kickoff for many team sports. The North Vancouver Football Club (NVFC) is among the busiest, and most accessible, organizations leading the charge for youth team sports. “We have a mantra that any child who wants to play, can play,” says Sam Lupton, Director of Operations at NVFC. “Each year we see well over 3,000 youth coming through the sport and one of the best things we offer is low registration fees, or support for fees if needed, plus uniforms, equipment and the chance to be part of a team. In fact, we have not had to raise our fees for over 10 years—and we can do this because of sponsors like Neptune.”

One of the largest soccer clubs in the Lower Mainland, NVFC has over 250 teams, from beginner level to advanced. They offer player development opportunities, camps and more. This year Neptune is incredibly proud that all NVFC U5, U6 and U7 players will be wearing a jersey with the Neptune logo. “In addition to health and fitness we believe that our players learn important life lessons from their experience including sportsmanship, the value of connection and resilience,” Sam affirms. “Being part of a team sport also teaches our players how to lose, and how to learn and rally from it!”

Community Tours on September 26

Neptune is proud to offer facility tours for our local community. If you are interested, please sign up through EventBrite. <https://www.eventbrite.ca/e/neptune-bulk-terminals-community-bus-tour-friday-sept-26th-tickets-1628755685099>

Do you enjoy reading about activities in your community? Sign up for e-newsletter at NeptuneTerminals.com or by contacting us at community_questions@neptuneterminals.com or 604-983-7935.





FREE TO ATTEND

SENIORS EXPO 2025

“Stuff you Might Want to Know”

Saturday Oct 4, 2025 • 12-4pm

Silver Harbour Centre, 144 East 22nd St, North Van

12:15-1:00pm – PRESENTATION

Stephanie Chan / Founder of Home to Home and myCareBase

Planning Ahead: Navigating Powers of Attorney, Healthcare Representation and Executor Roles

In this informative seminar, senior living advisor Stephanie Chan will guide you through how to choose and prepare the right person to serve as your Power of Attorney, Healthcare Representative, or Executor.



Stephanie Chan

1:15-2:00pm – PANEL DISCUSSION

Blair Hackman / Registered Clinical Counsellor and Manager at CMHA North Shore

Lorna Harding / Seniors Peer Support Coordinator at North Shore Neighbourhood House

Cindy Bouvet / Seniors' Community Connector at North Shore Community Resources

Building Resilience through Social Connection

This panel will explore how seniors' health and resilience are strengthened through meaningful relationships, accessible programs, and everyday social connections. Experts in elder abuse, ageism, crisis response, and social prescribing will discuss barriers that isolate older adults and the supports that can break them down.



Blair Hackman



Lorna Harding



Cindy Bouvet

2:15-3:00pm – PRESENTATION

Brenda Mah / Financial Education Manager at Coast

Maximizing Your Benefits: A Guide to Seniors' Income Supports

Navigating government benefits can feel overwhelming, but this session makes it simple. Learn about key supports for seniors—OAS, GIS, pension splitting, BC Seniors' Supplement, renovation credits, and GST rebates—plus eligibility, applications, and tax tips to avoid interruptions.



Brenda Mah

3:15-4:00pm – PRESENTATION

Sandy Hoshizaki / Home and Community Health Dietitian with Vancouver Coastal Health

Wellness on a Budget: Tasty, Affordable Meals as we Age

Healthy eating can be enjoyable, accessible, and affordable. This session shares creative ways to prepare nutrient-rich meals, stretch your grocery budget, and make small changes that support lifelong vitality.



Sandy Hoshizaki

GOLD SPONSOR



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VENUE SPONSOR



PRESENTED BY



BRONZE SPONSORS



DEEP WOODS

North Shore Rescue saves injured tourist

ABBY LUCIANO
aluciano@nsnews.com
Local Journalism Initiative Reporter

North Shore Rescue volunteers hoisted an out-of-town hiker from the deep backcountry over the weekend.

Around 10:30 a.m. Saturday, search and rescue crews received a call from first responders about a 23-year-old hiker from the U.K. who sprained his ankle and couldn't move. The hiker was northeast of Cathedral Mountain, deep in the backcountry of North Vancouver.

"He's lucky that he was able to get a call out," said Dale Weidman, North Shore Rescue search manager. "If he hadn't, then he's on his own."

Due to the remote location, volunteer crews knew phone reception would be a challenge. To try and solve this, Weidman said he texted the backpacker to find out more about his location and what clothes he was wearing.

Search and rescue volunteers hopped in a helicopter and luckily, found him quickly as the cloud ceiling was barely above the hiker's location.



North Shore Rescue volunteers save a solo hiker from the U.K. after spraining their ankle near Cathedral Mountain Saturday morning. [INSTAGRAM/@NORTHSHORERESCUE](#)

His red jumpsuit and headlamp made him easy to spot, Weidman said.

Crews were then able to "hover exit" out of the helicopter and load up the backpacker to be taken to North Shore Rescue's Bone Creek search and rescue station.

From there, volunteers helped get the hiker a cab so he could go to the hospital, Weidman said.

After Saturday's call, the search manager is urging hikers to let others know ahead of time if they're going

on a trip.

"If you're going to be going out on a hike like that, make sure you tell somebody. Have a little bit of a trip plan," he said.

"He's not from here, so he doesn't know the area," he added. "Maybe he's equating it to the mountains or hills in the U.K., and it's a little bit more rugged."

But the hiker did do some things right, Weidman said, like wearing bright clothes and a headlamp.

"When you talk about visibility, we've had many people wearing the obligatory grey pants, black jacket and that makes it hard," he said.

"Wearing something bright-ish [like] red, yellow certainly helps."

In a social media post Saturday, the search and rescue team also reminded hikers that cell reception is never a guarantee in the North Shore wilderness, and to be mindful of prevailing weather conditions.

Abby Luciano is the Indigenous and civic affairs reporter for the North Shore News. This reporting beat is made possible by the Local Journalism Initiative.



Kiwaniis

North Shore Housing Society

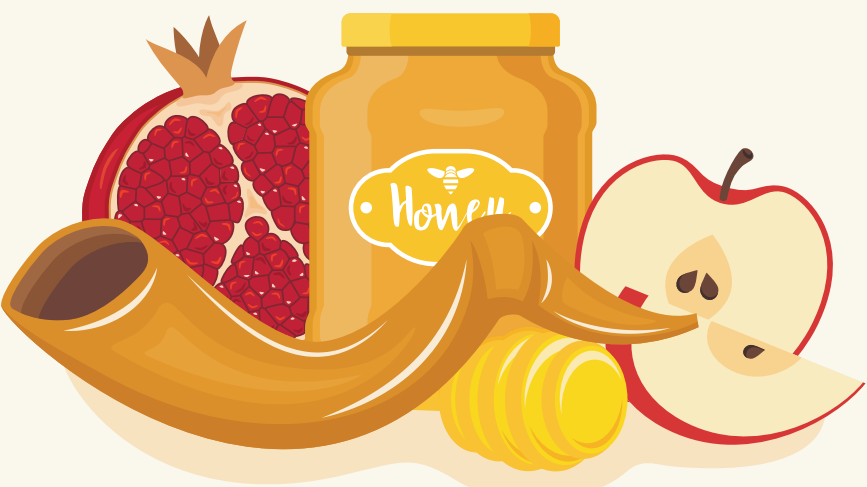


Age 55+ welcome to apply

Below market rental housing in North & West Vancouver for adults 55+.

Rents start at \$1200 for studios and \$1400 for 1 bedroom units.

See kiwanisnorthshorehousing.org for more info or call 604-926-0102



Happy Rosh HaShanah

A message from the North and West Vancouver Teachers' Associations



2025 COHO FESTIVAL



save on foods

A 'Special Thank - you to Save-On-Foods' for donating all the salmon for the Coho Festival 2025 barbecue.

100% of the proceeds raised at the Coho Barbecue go towards supporting salmon conservation initiatives across the North Shore!



LEARN MORE >>> info@cohosalmonsociety.com | <https://cohosalmonsociety.com>

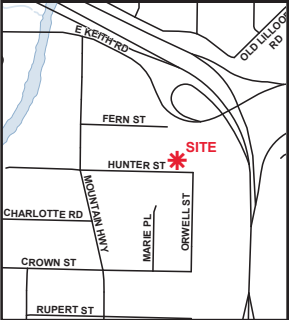


Development Proposal

PUBLIC INFO MEETING

Thurs. Sept. 25, 5:30–7:30pm
North Shore Winter Club, 1325 E Keith Rd, North Vancouver
Participate virtually Sept. 22–Oct. 6 at **DNV.org/public-meeting**

PROPOSAL: 1578–1590 Hunter St.



485

student housing units

20

parking spaces

24

storeys

WE ARE HERE

PUBLIC INFO MEETING

PUBLIC HEARING

Forum

Dayna Gilbert, Forum Asset Management
daynag@forumam.com / 416-587-7283

RODGERS CREEK

West Van OKs removing rental units from multi-tower development

NICK LABA
nlaba@nsnews.com

A multi-tower development going up in the Rodgers Creek area will be all strata going forward, despite the project originally being approved with up to 275 rental units required in the plan.

At a meeting on Monday, Sept. 8, District of West Vancouver council unanimously approved an application from Beedie Living to remove the rental requirement for the project at 3861 and 3875 Upland Way, and 3389 and 3181 Chippendale Rd.

But just as the rezoning approval was read for a third time, Coun. Nora Gambioli made a motion that half of the developer's \$13-million community amenity contribution for the project go the district's affordable housing reserve. However, no one on council seconded the motion, so it failed.

In 2019, the site was rezoned by a previous council to allow up to 620 units in a mix of single family-homes, "cluster housing" and four apartment towers. One of the high-rises was slated to be built as rental.

But in June, council considered the developer's proposal to remove the rental



Beedie Living asked council to remove the rental requirement and increase the building height on three of the four towers on the Rodgers Creek site. BEEDIE LIVING

units – due to an apparent shift in demand – and to increase the height on three of the four towers.

The new proposal "borrows" density from a district-owned lot in the area for the additional building height.

At a brief public hearing before the Sept. 8 council meeting, several public speakers – including representatives from the British Properties homeowners' association and Cypress Mountain Resort – spoke in favour of Beedie's proposal.

Continued on A23



Woodfibre
LNG



Marine piling underway, July 16, 2025

Construction Progress at Woodfibre LNG

The Woodfibre LNG site is taking shape. On land, crews are progressing on foundations after placing the pipe rack modules. Offshore, piling has begun for the first permanent supports for the floating storage tank — a major step in marine construction.

All marine work is supported by marine mammal observers and hydroacoustic monitoring. These safeguards pause work if underwater sound nears regulatory limits or if marine mammals enter exclusion zones.

We're proud to be building the world's first net zero LNG export facility safely, responsibly, and under the oversight of the Skwxwú7mesh Úxwumixw (Squamish Nation) — follow us to see how it's taking shape right here in Squamish.

woodfibrelng.ca/news



Speakers support new proposal

Continued from A22

Developer funds going to affordable housing needs further discussion at council, mayor says

During the previous council approval six years ago, Gambioli was in favour of the rental requirement. And while she voted in support of Beedie's current change, she also wanted to see part of the sizable developer fee go toward new affordable housing.

"It's my concern, and that of the number of people who have written to us, that losing that rental tenure is significant," she said.

"The motion I would like to recommend is that 50 per cent of the community amenity contributions from the [rezoning] be placed into the district's affordable housing reserve fund to create purpose-built affordable rental housing near public transportation, employment and services," Gambioli said.

But no one else on council supported her idea.

Mayor Mark Sager said he agreed that the topic needed further discussion at council.

"And I think using some of those funds to purchase additional property might be very wise, but I just don't think it's [going to happen] tonight," he said.

Coun. Sharon Thompson said it's the first time she's been on council when a debate

for approving a project has been more about the developer fees than the plan itself.

"I don't want the public to think that we're diminished our interest in the arts, or diminished in providing the housing we need, but it's such a volatile community, and we can't tie up money specifically for something," she said. "I believe we're going to be addressing some climate-change mitigation foreshore protection issues, and we just have to stay really fluid."

But Gambioli contended that the application wasn't for new housing.

"This is rental housing, which is being changed to strata housing. The majority of us have just agreed that we're actually not going to even use any of the funds that are coming out of this transaction to put it into new affordable housing," she said.

Coun. Scott Snider said he strongly disagreed with her.

"We're not precluded from using any of the \$13 million towards affordable housing in the future. But what it does is leave and gives us the availability and the flexibility to address the needs of West Vancouver, whatever they may be, and use those monies appropriately," he said.

"I think by setting it guaranteed in a certain fund, actually handcuffs us from being more responsible," Snider said.

CURB ACCESS & PARKING



CHANGES HAPPENING TO IMPROVE PARKING ACROSS THE CITY

Parking and curb space changes will be introduced from September 17, 2025, in Lower and Central Lonsdale, expanding to surrounding blocks outside core commercial areas until mid-November, 2025.

THESE CHANGES INCLUDE:

- Introduction of pay parking in high-demand areas
- Expansion and changes to our resident parking permit system
- Additional short-term loading zones
- More accessible parking spaces in busy areas



Find out more about the City's Curb Access & Parking Plan and search interactive maps to see changes impacting you at cnv.org/curb



Your news your way

We're introducing more newspaper boxes across the Shore than ever before

Visit www.nsnews.com/other/contact-us for a full list of newspaper boxes



Contact mblack@van.net to arrange a box for your neighbourhood



Connect
Empower
Participate

The North Shore's Bridge to Individual and Community Well-Being

Did you know NSCR has a FREE Lending Library?

- Games
- Puzzles
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- Story kits
- Books
- Equipment

Open to all for early learning and care!



Connect
with us!

604-985-7138 www.nscr.ca 201-935 Marine Dr,
nscr@nscr.ca @nscrconnect North Vancouver



‘ROAD RAGE’

West Van police seek motorcyclist who smashed Mercedes mirror



West Van police are looking for a motorcyclist accused of smashing a Mercedes driver's sideview mirror. WEST VANCOUVER POLICE DEPARTMENT

BRENT RICHTER
brichter@nsnews.com

West Vancouver police are asking the public to help ID a motorcyclist accused of smashing a driver's side mirror in an incident of “road rage.”

The incident happened just before 8 p.m. on Sept. 8, according to a release from the West Vancouver Police Department, on the Taylor Way off-ramp from east-bound Highway 1.

It's not explained what happened in the moments leading up to the interaction, but the release states there was “an exchange of words” after which the man on the motorcycle “smashed the Mercedes driver's side-view mirror and damaged the front door and fender panels.”

Police describe the man on the bike as a heavy built male. He was riding a smaller black motorcycle with twin black tailpipes, and no

fairing or windshield. At the time, he was wearing a black helmet, grey shorts, and a black graphic hoodie.

Investigators released two images of the suspect on Friday.

Anyone with information about the incident or the suspect or anyone who may have dashcam footage from the area at the time is asked to contact West Vancouver police.

While investigators have not yet had a chance to speak with

the motorcyclist, police are using the incident as an opportunity to remind motorists that “unsafe driving behaviours and conflict on the roads will not be tolerated.”

“Disagreements that escalate to violence, property damage, or aggressive driving can result in violation tickets or criminal charges. We encourage all road users to avoid engaging in confrontations and instead report dangerous driving to the police,” the release states.

2025 TAX SALE

Pursuant to section 645 of the *Local Government Act*, The District of West Vancouver is required to publish the time and place of the tax sale and the description and street address, if any, of properties subject to tax sale. The 2025 Tax Sale will be held in the Council Chambers of The District of West Vancouver, 750 17th Street, West Vancouver BC, at 10 a.m. on Monday, September 29, 2025. The following properties will be included in the sale unless delinquent taxes, plus interest, are paid before that time. *List subject to change.*

ADDRESS LEGAL DESCRIPTION	
402 6697 NELSON AVENUE	PL EPS7278 SL 99 DL 430
6245 TAYLOR DRIVE	PL 7413 DL 771 BL C
6220 SUMMIT AVENUE	PL 7413 DL 771 BL C
3937 WESTRIDGE AVENUE	PL 10299 DL 559 BL 13 LT 6
4201 ROCKRIDGE CRESCENT	PL 12792 DL 583 & 887 BL 4 LT 1
4783 WESTWOOD PLACE	PL 21001 DL 773 BL 3 LT 9
4641 WOODBURN ROAD	PL 14218 DL 885 BL E LT 27
4301 WOODCREST ROAD	PL 10004 DL 887 LT 20
2460 PALMERSTON AVENUE	PL 3439 DL 555 BL 4 LT 5
2531 NELSON AVENUE	PL 2261 DL 555 BL 6 LT 15
1875 26TH STREET	PL 7297 DL 815 LT 4
2621 PALMERSTON AVENUE	PL 7297 DL 815 BL 3 LT 5
2664 ROSEBERY AVENUE	PL 9845 DL 815 BL A
3092 MARINE DRIVE	PL 5814 DL 556 BL A
1310 29TH STREET	PL 7912 DL 556 BL 47 LT 2
3086 SPENCER PLACE	PL 11141 DL 817 BL G LT 3
3191 BENBOW ROAD	PL 10133 DL 557 BL 10 LT 7
702 1930 MARINE DRIVE	PL VAS97 DL 775 LT 29
3D 328 TAYLOR WAY	PL LMS445 DL 1039 LT 115
540 NEWCROFT PLACE	PL 12496 DL 1072 LT 17
530 EASTCOT ROAD	PL 6652 DL CE BL 3 LT 3
701 KENWOOD ROAD	PL 9043 DL CE BL 31 LT 36
1151 MILLSTREAM ROAD	PL 13284 DL CE BL 51 LT 33
1583 CHARTWELL DRIVE	PL 15931 DL CE BL 56 LT 29
1591 CHARTWELL DRIVE	PL 15931 DL CE BL 56 LT 30
1638 LANGTON PLACE	PL LMP23127 DL 1104 LT 58
3008 BURFIELD PLACE	PL EPP36310 DL 817 LT 4
506 3101 BURFIELD PLACE	PL 6171 LT 558 BL C LT 4

Notice to prospective purchasers: The District of West Vancouver makes no representation express or implied as to the condition or quality of the properties being for sale. Prospective purchasers are urged to inspect the properties and make all necessary inquiries to municipal and other government departments, and in the case of strata lots to the strata corporation, to determine the existence of any bylaws, restrictions, charges or other conditions which may affect the value or suitability of the property. Purchasers of tax sale properties should be aware that they will NOT have the right to receive title or possession until after one year following the date of the tax sale. During this period, the registered owner of the property has the right to redeem the property from the tax sale thus canceling the sale. The purchase of a tax sale property is subject to tax under the *Property Transfer Tax Act*.

QUESTIONS? 604-925-7032 | westvancouver.ca westvancouver

Kids bring ‘inspiration’

Continued from A1

birth rates and immigration patterns, but they are also a window into the efforts municipalities have made to be accommodating, Yan said.

“It’s about where people feel comfortable in raising their kids,” he said.

The availability and suitability of housing would be a major factor in that, Yan added.

“That housing may not necessarily be one that is traditional – the traditional single-detached home with a fence,” he said. “It goes into what kind of units are these and how are they affordable for local incomes, or not?”

The province has given municipalities housing growth targets they will be expected to meet, but those mandates specify only how many net new homes must be delivered, not how many bedrooms each should have or what amenities they should come with, Yan noted. Those are things that will make a difference for young families.

“We need to build housing. That’s a key issue. It’s just also making sure that housing is flexible and meets needs across different demographics,” he said. “A stock of family housing that is well-sized, well-designed.”

Although Yan is an academic who specializes in better understanding cities through data, there is an intrinsic value that children bring that isn’t so easily quantified, he said.

“They’re motivation for community. I think that young people – kids – are a great inspiration for the current generation of people in power to do better, to be better,” he said. “You take away that factor and what do you have? ... What is a society without children?”



School kids make their way to Queen Mary Elementary in the City of North Vancouver in March of 2024. New numbers from BC Stats show the youth populations in the District of North Vancouver and District of West Vancouver aren't growing. PAUL MCGRATH / NSN FILES

ELECTION Q&A

We're 'stronger together,' says new Squamish Nation chairman

JENNIFER THUNCHER
jthuncher@squamishchief.com

The Skwxwú7mesh Úxwumixw (Squamish Nation) general election will be held on Sept. 28 for the Nation council and band manager.

Because Sxwíxwtn Wilson Williams was the only nominee for council chairman, following the Nation Election and Referendum Law, he will be elected by acclamation to the role on election day.

The chairman leads the council, its activities and internal processes, as well as relations and advocacy with other governments.

Williams replaces Khelsilem, who did not run for Nexwsxwníwhtn ta Úxwumixw (Nation council) this time around.

The current council was elected on Sept. 26, 2021.

That election was the first to take place under the Squamish Nation Election and Referendum Law, which was approved in 2018.

The upcoming election is another momentous one.

In June, members voted for

changes to the Nation's Election and Referendum Law that are being implemented in this election.

The changes include increasing the number of councillors from eight to 16. Regional representation – such as voting for councillors from areas like Squamish Valley – has been removed. Additionally, only one immediate family member may serve on council at a time. Previously, there was no set limit.

The election also comes at a time when the Nation has a lot of forward momentum, specifically in terms of agreements with other levels of government – such as the land agreement with the province – and massive housing developments, like Senákw, on the south shore of Vancouver's False Creek, which will have 6,000 rental units.

Williams is currently serving his third term on council and is one of two spokespeople for the Nation.

We caught up with the busy sports enthusiast – he is also president of the North Shore



Sxwíxwtn (Wilson Williams) has been acclaimed as the Squamish Nation's next chairman, leaving 31 people vying for the 15 remaining council seats. PAUL MCGRATH / NSN

Indians Lacrosse Club – and father of three, for a discussion of the importance of the upcoming election and his approach to this new role of leading the elected council.

What follows is a version of the conversation edited for length and clarity.

Jennifer Thuncher: Congratulations on being acclaimed. How do you feel about this election? There are so many changes involved with the new council, with a new number on the council.

Sxwíxwtn Willson Williams: I'm

very excited for what's ahead for the next four years with our governance and leadership of the Squamish Nation. I am fully encouraging all the candidates for putting their names forward, because it's not a light task to do.

In life, as Indigenous people, we are continuously breaking barriers and paving ways for not only ourselves, but for our community, and to have a good list of people who put their names forward this election, I couldn't be more enthusiastic and proud of some of the people who are stepping forward. It's a very diverse demographic, and I can't wait for the people to speak and vote for who they please.

At the same time, it's an opportunity for people who are running to open a door where they get a taste of what it takes to be on council for the Squamish Nation.

Even though the campaign doesn't seem that long a road, it's like a four-year degree put into a couple of months here.

Continued on A27

STEP
UP
FOR LGH

Sunday October 5 • 10am

Millennium Park,
West Vancouver

1 & 5KM WALK-A-THON

IN SUPPORT OF
LIONS GATE HOSPITAL

Sign up Today

Registration \$35 ♥ Activities ♥ Entertainment

PERMISSIVE TAX EXEMPTIONS NOTICE

2026 Permissive Tax Exemptions under provision of the *Community Charter (SBC 2003) Chapter 26, Part 7, Division 7, Section 224.*
It is the intention District of West Vancouver Council to consider Proposed 2026 Permissive Tax Exemption Bylaw No. 5382, 2025 at the regular Council meeting on Monday, October 6, 2025. The proposed bylaw will provide the properties listed below with an exemption from paying municipal taxes in 2026.

Extract of *Community Charter Chapter 26 Part 7*

**DIVISION 7-PERMISSIVE EXEMPTIONS:
*General authority for permissive exemptions***

224 (1) A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) from taxation under section 197 (1) (a) [municipal property taxes], to the extent, for the period and subject to the conditions provided in the bylaw.

224 (2) Tax exemptions may be provided under this section for the following:

- (a) land or improvements that (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;
- (c) land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use;
- (d) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if (i) the land or improvements are owned by a public authority or local authority, and (ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;
- (f) in relation to property that is exempt under section 220 (1) (h) [buildings for public worship], (i) an area of land surrounding the exempt building, (ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and (iii) an area of land surrounding a hall that is exempt under subparagraph (ii);
- (h) in relation to property that is exempt under section 220 (1) (i) [seniors' homes] or (j) [hospitals], any area of land surrounding the exempt building;
- (k) land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal.

ORGANIZATION	2026	2027	2028
NON-PROFIT ORGANIZATIONS			
Capilano Senior Citizen's Housing Society 1475 Esquimalt Avenue	\$43,000	\$44,700	\$46,500
Collingwood School Society 14 Glenmore Drive	\$6,400	\$6,700	\$7,000
Collingwood School Society 34 Glenmore Drive	\$2,000	\$2,100	\$2,200
Collingwood School Society 32 Glenmore Drive	\$2,000	\$2,100	\$2,200
Collingwood School Society 66 Morven Drive	\$1,700	\$1,800	\$1,900
Collingwood School Society 64 Morven Drive	\$1,800	\$1,900	\$2,000
Hollyburn Community Services Society 210, 220, 230, 240, 250, 260 Klahanie Court	\$5,900	\$6,100	\$6,300
Klahanee Park Housing Society 370 Klahanie Court	\$10,200	\$10,600	\$11,000
Kiwanis North Shore Housing Society 959 21st Street	\$11,000	\$11,400	\$11,900
Kiwanis North Shore Housing Society 975 & 999 21st Street	\$31,100	\$32,300	\$33,600
Kiwanis North Shore Housing Society 950 22nd Street	\$53,400	\$55,500	\$57,700
Kiwanis North Shore Housing Society 2151 Gordon Avenue	\$15,800	\$16,400	\$17,100
North Shore Disability Resource Centre Association 1590 Gordon Avenue	\$4,400	\$4,600	\$4,800
Paul Sugar Palliative Support Foundation 4613 Woodburn Road	\$4,300	\$4,500	\$4,700
VRS Communities Society 201-211 723 Main Street	\$7,200	\$7,500	\$7,800
OTHER COMMUNITY SERVICE ORGANIZATIONS			
Royal Canadian Legion, Pacific 60 580 18th Street	\$5,100	\$5,300	\$5,500
Scout Properties (B.C./ Yukon) #158 Hollyburn Mountain	\$100	\$100	\$100
Scout Properties (B.C./ Yukon) #174 Hollyburn Mountain	\$200	\$200	\$200
West Vancouver Marine Rescue Society 6705 Nelson Avenue	\$400	\$400	\$400
PLACES OF WORSHIP			
Christ the Redeemer Parish 599 Keith Road	\$4,600	\$4,800	\$5,000
First Church of Christ, Scientist 714 20th Street	\$2,700	\$2,800	\$2,900
Har El, North Shore Centre for Jewish Life Society 1305 Taylor Way	\$3,800	\$4,000	\$4,200
North Shore Unitarian Church 370 Mathers Avenue	\$11,600	\$12,100	\$12,600
Parish of St. Christopher's (West Vancouver) 1068 Inglewood Avenue	\$6,800	\$7,100	\$7,400
Parish of St. Christopher's (West Vancouver) 1080 11th Street	\$7,300	\$7,600	\$7,900
Park Royal Congregation of Jehovah's Witnesses 1335 3rd Street	\$6,200	\$6,400	\$6,700
St. Anthony's Church 2347 Inglewood Avenue	\$10,800	\$11,200	\$11,600
St. David's United Church 1525 Taylor Way	\$7,300	\$7,600	\$7,900
St. Francis-in-the-Wood Anglican Church 4773 Piccadilly South	\$7,200	\$7,500	\$7,800
St. Stephen's Anglican Church 885 22nd Avenue	\$14,400	\$15,000	\$15,600
West Vancouver Baptist Church 450 Mathers Avenue	\$14,100	\$14,700	\$15,300
West Vancouver Presbyterian Church 2893 Marine Drive	\$6,600	\$6,900	\$7,200
West Vancouver United Church 2062 Esquimalt Avenue	\$18,700	\$19,400	\$20,200
TOTAL	\$328,100	\$341,300	\$355,200

These estimates may not represent additional tax exemptions that may be available through BC Assessment.
This is the list of applications received by the District of West Vancouver.
The exemption is discretionary and has not yet been approved by Council.


604-925-7032 | westvancouver.ca

Swearing in ceremony for new council coming in October

Continued from A25

Q: At all levels of government, it is increasingly hard to get folks to run, so to have more than 30 people running for the Nation, which has a relatively small population, shows a lot of enthusiasm for the future, it seems.

A: It does. We changed our election referendum code and law. We're listening to our people. And we had that vote prior to the elections being announced and the candidacy this year. The numbers for council changed and increased.

It's a longer process than we had historically, where we would all get in a room on a Sunday for a nominations day, where someone would nominate a candidate, there was no kind of accountability, or a criminal record check or driver's abstract and no requirement to get 100 signatures. Before, it was just at a meeting and someone would say, "Yeah, I'll run and put my name forward and try to hope for the best."

So now there's things in place that really unleash people's passion and motivation, and also unleash old cultural teachings – letting people know who you are and where you come from.

Personally, my daughter just turned 18 and she's voting age, and the election has sparked dinner table conversation. For our two youngest daughters, too. My middle daughter's like, "Well, they should have an unofficial youth vote to see what is in the interest of youth."

That triggered so much in me.

I may pitch that idea of a mock youth vote. We want to get our

youth involved in the governance of the Nation, because it's part of our mentorship and grooming.

My late father-in-law, who served on council for 36 years, Byron Joseph, always said that we need to get our youth involved in governance at a younger age rather than getting them at 25, 30 years old, or 40. He said that if they're not going to put their name forward, at least they're involved in the governance and the issues, initiatives, and the governance structure of the Nation.

My middle daughter, who's kind of a young activist at heart, makes me accountable every day and asks me a bunch of questions.

Q: Looking at the next four years, there are so many massive things that the Nation has underway – there's housing development, of course, which is huge. What are some of the other key opportunities and challenges that whoever's elected needs to be ready for?

A: Having the fortune of being acclaimed, and I'm so honoured and blessed and humbled by my place right now in life that I'm able to work behind the scenes with some of our executive staff and our current council in regards to the transition and have that voice to help prepare things for this transition.

We don't want to overwhelm new council members – going from eight to 15. We want to make sure we walk appropriately, so we don't get the cart ahead of the horse, where it's just, here's a bunch of information for two weeks, and now we expect you to serve our



Squamish Nation members gather at a canoe festival to celebrate the 100th anniversary of their Amalgamation Day in July 2023. NICK LABA / NSN

people.

So we're actually being mindful. We're looking at a couple of retreats, we're looking at doing orientations – meetings away from the community and in some of our villages.

That will be where we can meet some of the leadership there and the municipalities, but at the same time, getting orientated with some of the initiatives we're doing in each area, and getting the newly elected comfortable and building that camaraderie and goals and objectives and getting to know each other in that professional setting where there's going to be a lot of intimate meetings and frank conversations over the next four years. So, getting to know how we function, individually and collectively.

I'm really looking forward to the swearing-in ceremony too. We're really going to empower the leadership that is elected. I won't share everything, but we're looking at honouring the past, where we come from, and our leadership of the past, and our hereditary chief system, and really inviting the community out. Four years ago, because of COVID, we couldn't do a big swearing-in. This one will be in early October, right after the election.

We are working with staff right now – we want to continue with all these initiatives without holding them back. If we have certain time frames we need to meet, say, we're going to meet on Sen̓ákw, for example, and we have a time frame

of a month or two, we would make sure that Nch'kay would come forward with orientation around that for new council members. And then we want to activate the right admin support staff too to help individual councillors. When meetings aren't on, new councillors can get their feet wet and learn from some of our admin staff who are the experts on some of the files from our Squamish Nation and in Nch'kay entities.

In terms of priorities, in addition to housing, we really want to concentrate on health and wellness. We declared a community Health State of Emergency in 2024 over toxic drug overdoses and overdose deaths. Every community is suffering with this, but it's a focal point in ours, when we start losing 30-plus people a year, due to substance abuse and toxic drugs and mental health. Part of that is in the fighting to get out of poverty. So, we create that evolution of independence, but at the same time, lean on our culture and our teachings. I'm a firm believer that there are a lot of people who get lost in their lives because we're still struggling with integration into Western society.

We want to uphold people's individual gifts at a young age so they have that meaning and connectivity to their life ahead. A big part of that is how you're going to help give back to your community. There's that inter-generational trauma that's still apparent. Though not as strong as it was in the last few generations, it's still

there, and that's something that is a big focal point. We want to still strive for economic wealth and independence as a Nation, and really, look at how the next seven generations of our people look and find a balance there.

Q: There is so much going on in the Nation, and you, as spokesperson, are pulled in a lot of directions. What's your strategy to stay grounded and get through it all?

A: It's easy to get overwhelmed, and I can sit here and feel like I'm stiff because there's so much going on, but through the 12 years of serving our people as an elected official and the last four years as a spokesperson, I think what has most importantly grounded me is a foundation of our culture and teachings. I didn't realize this until I got on council – it kind of feels like I've been groomed my whole life to help give back to our people. I have such big praise for my parents for being socialites and having friends and family over, and I can say it so confidently now: I come from a political lineage on both my parents' sides. The hereditary chief system on my dad's side, and my great-grandfather being Andy Paull, and the lineages there connect me directly to politics anywhere I look within our families.

Nexwniw/xwniw means upbringing, and that is what I was referencing.

At the same time, we have got the infrastructure within the Nation that we've never had. You look at the Nch'kay Development Corporation, which is our economic development driver, and you look at Hiyám' Housing, which is addressing our housing crisis within that entity.

We're a very young Nation, so when you ask about building capacity, it's just about bringing people's gifts out and being able to allow them the space to go get that higher education, finding career paths. But we are in a position now where we can help groom our young people to certain careers and educational avenues. Where we can live, work and play, in our own backyard, you know, start building our own economy, where we're supporting each other.



Little ones take part in a skills and drills session during the opening of Kw'eshkw'shétsutay (Playing Place), the Squamish Nation's new multi-purpose recreation facility. ABBY LUCIANO / NSN

TIME TRAVELLER

A weekly glimpse into the past from MONOVA: Museum & Archives of North Vancouver



North Shore Shingle Co.

Photo: NVMA, 1120-16

North Shore Shingle Co. opened in 1946 on Low Level Road. The mill made both roof and siding shingles, rough or sanded and painted.

The team received lumber via the railway, milled and then packed the shingles onto ships that would set out worldwide. In 1964, the yard was subject to expropriation and was acquired by the Federal Harbours Board for the construction of the Wheat Pool elevators.

When it became clear that the mill would soon close, owner John Girard engaged North Vancouver photographer Jack Cash to create a photographic record of the process of making shingles.

Discover more of the North Shore's rich history at MONOVA. Start planning your visit at monova.ca. Do you have a story to tell? Get in touch via archives@monova.ca.



A North Vancouver strata is not being held responsible for parking difficulties in the building's parkade. RATTANKUN THONGBUN ISTOCK / GETTY IMAGES PLUS

CIVIL RESOLUTION

Strata's 'small car' parking not just for small cars, tribunal says

BRENT RICHTER
brichter@nsnews.com

B.C.'s Civil Resolution Tribunal has quashed a North Vancouver woman's attempt to force her strata to only allow small vehicles to be parked next to her own.

According to the written decision from the tribunal released this week, Vivian Chan complained that the parking stall next to hers is marked for "small cars" only, but it has been routinely occupied by regular-sized cars, making it difficult or possibly even hazardous for her to park.

She took her Central Lonsdale strata to the tribunal alleging they failed to enforce their bylaws.

Under the building's arrangement, the original developer remains the owner of the parking stalls, which it subleases to individual residents – a common practice in newer developments.

The strata, which was represented by a council member, argued Chan was exaggerating the difficulty she was having and asserted it did not have the authority to reassign parking stalls as the lease remains between the individual owner and the developer's company, the tribunal found.

The strata's parking bylaw does not define what a "small car" is, and it doesn't specify that a car must fit within the assigned parking stall, tribunal member Garth Cambrey noted.

After reviewing photos of the parking stalls in question, Cambrey found that the car parked in the neighbouring stall did not break any rules and that it "caused only a minimal interference" for Chan.

"I agree with Ms. Chan that a car parked in stall No. 65 which extends past the parking stall lines would make it difficult for Ms. Chan to park her car in her stall. However, I do not agree that the painted parking stall lines define the length of the stall nor that a car that extends past the painted lines encroaches the driveway aisle or Ms. Chan's stall," he wrote. "That Ms. Chan may need to cautiously park her car to avoid damage does not mean the car parked in stall No. 65 was parked in breach of bylaw 35(6)."

Because the strata plan does not show individual parking stalls and does not specify the space was intended only for a small car, Cambrey could not find that the space was being used contrary to the plan.

The tribunal also found that the strata had acted reasonably under the circumstances, as they did speak with the vehicle owners who leased the space in question over the course of the complaints, and did attempt to find another occupant with a smaller car to take that space.

"There is no evidence the strata treated Ms. Chan differently than any other owner. In fact, there is evidence that supports there are many parking stalls marked as small car stalls and that other residents have found parking in these circumstances challenging. However, that does not mean the strata acted significantly unfairly and, in my view, it supports the strata's position," Cambrey wrote.

Lastly, in dismissing Chan's claim, Cambrey noted that she has not requested a different parking stall from the company that controls the parking lease, which was an option.



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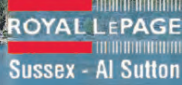




Have questions?

I can help. I have been navigating the North Shore real estate market for over 35 years.
Happy to discuss your plans.





Sussex - Al Sutton

Al Sutton | 604-720-4889 | www.alsutton.org

CROSSWORD

1	2	3	4		5	6	7	8		9	10	11
12					13					14		
15					16					17		
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42	43	44						45	46			
47				48			49		50		51	52
53				54					55			
56				57					58			

- ACROSS
1. Bungle

5. Night fliers

9. Talented

12. To the ocean

13. Browning or Millay

14. Be deceptive

15. Schoolroom item

16. Roman wear

17. Wayside stopping place

18. Bowling number

20. Watered down

22. Take to the slopes

24. Pearl maker

26. Request

28. Present

32. Heavy

33. Boulevard

35. Convey orally

36. List of names

37. Consequence
41. Graceful tree

42. Friendly

45. Slip up

47. Gorilla or orangutan

48. Put away

50. Over

53. 22nd letter

54. Cassette

55. Flower urn

56. At wit's ____

57. Winter snow slider

58. What ____ is new?
- DOWN
1. Ticked off

2. Operate

3. Celebration

4. Synthetic

5. Elect

6. Forest

7. Lawful

8. No longer fresh

9. Touched ground

10. Cone-producing tree

11. Watch over

19. Musical tone

21. Impulses

22. River deposit

23. Leg joint

25. Desire

27. Ran in neutral

29. Inside

30. Oil

31. Semester

33. Semicircle

34. Ballot

38. Boxers' weapons

39. "____ Attraction"

40. Run away to marry

42. Primitive dwelling

43. Cafe sign

44. Rex or Lou

46. Rant and ____

49. Join in marriage

51. Curvy turn

52. Very small

Crossword puzzle answers use American spelling

LAST WEEK'S ANSWERS:

B	E	R	T	H		A	C	T		H	O	W
A	W	A	R	E		L	O	U		A	X	E
R	E	T	I	E		L	A	B	E	L	E	D
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S	I	S		S	P	Y		M	A	T	E	S

HOROSCOPE WEEK OF SEPT 17, 2025 - SEPT 23, 2025

- ARIES

March 21-April 19

Be patient this week. A promising agreement is on the way, whether in business or legal matters. You'll stand up for your rights and those of your community. An unexpected marriage proposal could be in the cards.
- TAURUS

April 20-May 20

You may feel overwhelmed with work this week, but your partner's love will be a factor in helping you find moments to relax. Spend quality time together and make small changes to your routine. This will breathe new life into your relationship and strengthen your bond.
- GEMINI

May 21-June 20

Prepare for a challenge that will push you to outdo yourself and show everyone what you're made of. You must take the right steps to make this happen. If you want to stay fit, consider taking up a sport with family or friends; their motivation will inspire you.
- CANCER

June 21-July 22

Balancing work and family life can sometimes be tricky. Don't hesitate to ask your loved ones for help. If you're in a new relationship, it's time to start thinking about your future together.
- LEO

July 23-Aug. 22

Be especially cautious while you're driving this week. Accept invitations from loved ones to spend time together. You're a skilled negotiator, so you'll easily resolve any conflicts that come up. Your smile will ease any tension.
- VIRGO

Aug. 23-Sept. 22

You'll uncover unexpected resources to kickstart your business or finish up projects at home before winter. By nurturing a harmonious home environment, you can deepen your intimate connection with your significant other.
- LIBRA

Sept. 23-Oct. 22

You'll start the week with boundless energy and ambition. Just remember to pace yourself so you can avoid burnout. In your love life, let things unfold naturally without rushing. By taking this approach, you'll experience the most happiness.
- SCORPIO

Oct. 23-Nov. 21

Before diving into a project, plan carefully and set a budget to achieve your goals. Stress could sap your energy and enthusiasm. Consider doing meditation to recharge your batteries.
- SAGITTARIUS

Nov. 22-Dec. 21

You'll be surrounded by many people this week, which could increase your stress levels. Take regular breaks to preserve your energy and avoid stalling on projects or compromising the quality of your work.
- CAPRICORN

Dec. 22-Jan. 19

By managing your time more effectively, you'll be able to accomplish all your tasks while still giving yourself a moment to unwind. Your hard work won't go unnoticed; your loved ones might surprise you by organizing a party to show their appreciation.
- AQUARIUS

Jan. 20-Feb. 18

Taking a break is crucial for evaluating your career direction. If you haven't had time off recently, a relaxing weekend could provide the clarity you need to make a thoughtful decision and adjust your path.
- PISCES

Feb. 19-March 20

You must make changes at home and work to move toward your goals. Once you make these important transformations, you'll feel a deep sense of pride. These changes will drive your personal growth.

SUDOKU

		5	7		9				
2			3					6	7
8	6								
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				4		2			
			5	1			4		
		1	7		3			4	
	7				8			3	
		8						5	

HOW TO PLAY:
Fill in the grid so that every row, every column and every 3 x 3 box contains the numbers 1 through 9 only once.
Each 3 x 3 box is outlined with a darker line. You already have a few numbers to get you started. Remember: you must not repeat the numbers 1 through 9 in the same line, column or 3 x 3 box.

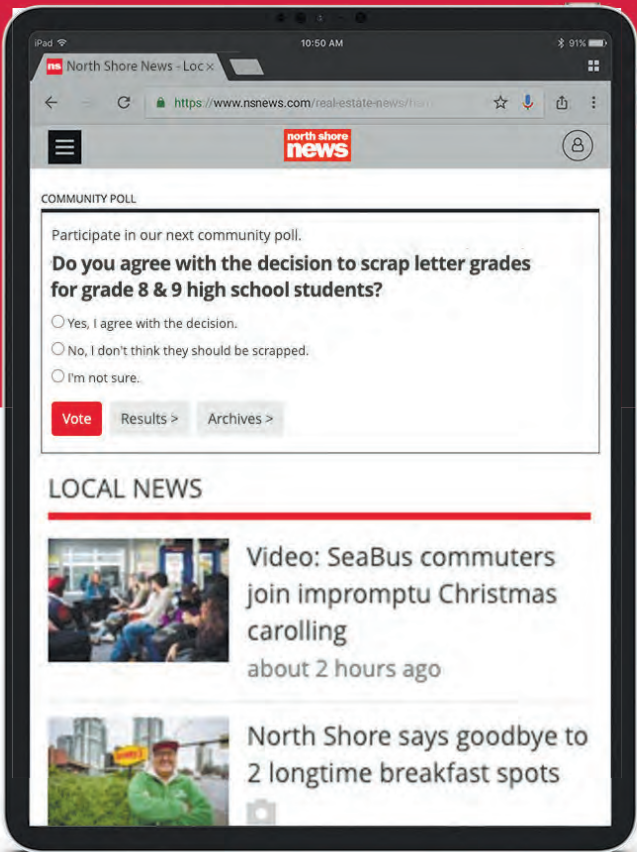
4	8	5	9	6	7	3	1	2
7	9	6	1	8	5	4	3	2
6	1	8	4	7	5	9	3	2
1	5	9	6	3	8	7	4	2
3	7	8	5	9	4	1	6	2
9	4	1	7	8	3	6	5	2
8	3	9	6	5	7	1	4	2
5	6	1	8	4	3	7	9	2
2	9	7	6	1	8	5	4	3

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IN MEMORIAM



Harold "Buck" Buckley
February 23, 1938 to September 19, 2016

As I mark nine years since I lost you, I carry your heart with me, I am never without it, and anywhere I go, you go, and I truly believe you are always with me.

You are in my heart and thoughts today, tomorrow and always.

*Forever in my heart and always missed,
Your Daughter, Sandra*

Online
Obituary
announcements
legacy.com/obituaries/nsnews

OBITUARIES



Carol Bourne
(1936 - 2025), beloved family member, cherished friend and devoted teacher, passed away peacefully on August 31, 2025.

Carol dedicated her life to nurturing minds and cultivating beauty—both in the classroom and in her garden. As an accomplished educator, she inspired generations of students with her wisdom, patience, and unwavering belief in the power of learning. In retirement, she found joy and serenity in her love of gardening, reading and being outdoors.

Carol's warmth, generosity, and spirit enriched the lives of everyone who knew her. She leaves behind a legacy of kindness, inquisitiveness, and quiet strength. Her memory will continue to blossom in the hearts of those she touched.

In keeping with Carol's request, no memorial service will be held. If you wish, please consider donating to the BC Cancer Foundation in her memory.

OBITUARIES



Evelyn "Jean" Ouellette (Ward)
*Jean Baby passed away
on September 1st, 2025*

She was born in Saskatoon, May 3rd, 1935 and moved to Burnaby as a young child. She graduated from Burnaby South and sang with the "Footsteps", producing a record album.

She worked at Dominion Construction, where she met our dad, Al. They had 4 children, Sherry (Bob Klimek), Vicki (Steve Merrill), Lori (Robertson) and Mark (Alison Ouellette).

Along with working at Dominion Construction, Mommy owned her own business - "Sesame Place" in Edgemont Village and worked for a long time at Eatons in Men's Wear and their Christmas Angel Shop. Her smile and laughter made her a beloved figure with her male customers.

She loved life, her family immensely, her white convertible Mercedes, Maui, was a pastry queen, and Harvey Wallbangers.

She was a proud mother who never hesitated to tell complete strangers that she had four children in 5 years - a testament to her lifelong strength and energy. Her legacy continues in her ten grandchildren, Kyle, Lee, Wade, Grant, Marly, Alexis, Kelly, Reid, Scott and Ross and three great grandchildren, Mayvn, Denver and Emily and one more soon.

We will miss her sayings - "this is just a thought... But" and "It's not a command performance", which, of course, if you knew her, was non-negotiable?!

*Her sparkle, love of life and laughter
will live on forever in our hearts!!*



Because I Love You So

**Time will not dim the face I love,
The voice I heard each day,
The many things you did for me,
In your own special way.
All my life I'll miss you,
As the years come and go,
But in my heart I'll keep you,
Because I love you so.**

-Anonymous



REMEMBRANCES

OBITUARIES



Peter Donald Mitchell
July 3, 1944 - August 4, 2025

Peter Donald Mitchell, aged 81 years, passed away at Lions Gate Hospital on August 4, 2025, in the company of his family. Born July 3, 1944, Peter grew up and attended schools in Ottawa, Ontario, and attended Waterloo Lutheran University in Kitchener, graduating in 1967 with a BA degree in Honours Business Administration. In July 1965, Peter met the love of his life, Lynda (nee Jolly), and on May 11, 1968, they were married in Burlington, Ontario. Together, they enjoyed a deep friendship and everlasting love, celebrating their 57th anniversary this past May. He was predeceased by his parents, Katherine and Earl Roe Mitchell.

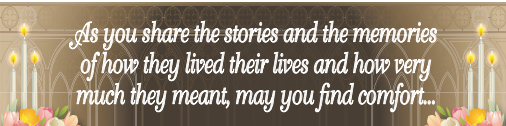
Peter's professional life was a career in Sales & Marketing with consumer product companies in Toronto and Vancouver, including Warner-Lambert, Pillsbury, Planters Peanuts (Director of Marketing), Pine Tree Nut Company (President), and as a part-owner of Western Beauty Supply Company. He was a senior Marketing Instructor and Program Head at BCIT's School of Business, and wrote two professional texts on Marketing.

His many interests included classic cars and hot rods (member of the BC Hot Rod Association and the North Shore Rod & Custom Club); baseball (Toronto Blue Jays), NFL football, Indy & stock car racing; music, especially the Blues, and guitar playing. He was a great reader and researcher of music, history, politics and non-fiction. He and Lynda enjoyed caring for their many dogs throughout their life together, most of them rescued and rehomed, and shared a great love for animals and nature.

Missing his wonderful sense of humour, unconditional love, support and generosity, but treasuring all of the wonderful memories, is his loving family, including his wife, Lynda, daughter Meredith, son Clayton, daughter-in-law Tahira, and grandchildren Madigan and Ari. His beloved, extended family in Ontario and Nova Scotia includes his sisters, Karen Davis (John), and Joan Mitchell (Kal), and his niece, nephews, great-nieces and great-nephews.

We extend heartfelt gratitude to the wonderful nursing staff of 7West at LGH, and in particular to his special caring doctor, Anis Lakha. Donations in his memory may be made to BC Cancer Agency or Lions Gate Hospital Foundation.

To write a condolence to the family, please visit www.mckenziefuneralservices.com



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8	4	5	3	1	7	2	9	6
1	2	9	7	8	6	3	5	4
7	5	6	9	4	3	1	8	2
4	3	8	1	5	2	9	6	7
2	8	4	5	9	1	6	7	3
5	1	3	6	7	8	4	2	9
6	9	7	2	3	4	5	1	8

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R	I	C	I	N		S	L	I	P	O
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