

## **COUNCIL CORRESPONDENCE UPDATE TO JANUARY 17, 2024 (8:30 a.m.)**

### **Correspondence**

- (1) 5 submissions, January 10-17, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5280, 2023; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023; and Land Use Contract (Development Area Agreement 1957) Discharge Bylaw No. 5282, 2023 (2229 Folkestone Way) (Referred to the January 22, 2024 public hearing)**
- (2) 6 submissions, January 10-15, 2024, regarding Protection of Rental Buildings in Ambleside**
- (3) 4 submissions, January 11-16, 2024 regarding Various News Articles**
- (4) January 12, 2024, regarding “Urgent Request for Assistance with Gleneagles Jumpstart Preschool Reopening”**
- (5) Lighthouse Park Preservation Society, January 15, 2024, regarding “Fw: LIGHTHOUSE PARK PRESERVATION SOCIETY E NEWSLETTER ATTACHED”**
- (6) January 16, 2024, regarding “Budget 2024 Meeting January 16th 2024 - notes prepared in advance of presentation”**
- (7) Heritage BC, undated, regarding Heritage Week (February 19-25, 2024)**
- (8) Committee and Board Meeting Minutes – Awards Committee meeting June 7, 2023; Design Review Committee meeting November 16, 2023; and Environment Committee meeting December 5, 2023**

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

- (9) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), January 11, 2024, regarding “Join us for a Constituency Office Open House on January 18!”**

### **Responses to Correspondence**

No items.

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, January 10, 2024 5:23 PM  
**To:** correspondence  
**Subject:** Proposed Rezoning of 2229 Folkestone Way

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I support the proposed Rezoning PROVIDED the subject property's landscaping interface with both Folkestone Way and Skilift Road is substantially upgraded to compliment this neighborhood instead of detracting from it. Such upgrading to include irrigation as well as an undertaking to maintain it in good repair and appearance ongoing. Additionally any signage identity be of a scale and design to again complement the neighborhood unlike the existing signage.

[REDACTED] s. 22(1)

Sent from my iPad

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, January 11, 2024 8:12 AM  
**To:** correspondence  
**Subject:** Proposed Rezoning of 2229 Folkestone Way.

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> I support the proposed rezoning provided several key issues are addressed regarding the project. The screening proposed to block the view of the air conditioning and ventilation equipment at the eastern end of the new building should be such that the equipment is not visible from Folkestone Way .The preliminary sketches for this feature implied it would be slanted at an angle, allowing a “see through “ situation from some viewing positions. The equipment should not be visible from Folkestone Way or the buildings immediately across the street.

> The landscaping on the property on both Folkestone Way and Skilift Road needs to be substantially upgraded to complement this neighbourhood instead of detracting from it.  
> Such upgrading should include irrigation as well as an undertaking to maintain it in good repair and appearance in the future.  
> Additionally any signage identity should be of a scale and design to again complement the neighbourhood unlike the existing signage.

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

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**From:** s. 22(1)  
**Sent:** Friday, January 12, 2024 9:33 AM  
**To:** correspondence  
**Subject:** Re: Proposed Rezoning of 2229 Folkestone Way, West Vancouver, B.C.

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Mayor and Council:

In compliance with the Fire Smart Program, the pine trees on Folkstone Way and all other Evergreens on the proposed site should be removed.

If council wishes trees replanted they should be deciduous trees. This was highlighted during the review of the 2023 West Kelowna Fire.

Any landscaping should be Desert Scape, this would decrease the amount of water required for watering the landscaping.

I thank you in advance.

Sincerely,

s. 22(1)

West Vancouver, B.C.

Home phone s. 22(1)



**From:** Olivia Tabangay <otabangay@toseki.ca>  
**Sent:** Monday, January 15, 2024 12:38 PM  
**To:** correspondence  
**Cc:** s. 22(1)  
**Subject:** Re: Rezoning at Toseki Entertainment Ltd. dba Salmon House on the Hill  
**Attachments:** DIANE SUMMERS LETTER TO CITY COUNCIL.pdf

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

To Whom It May Concern,

Kindly see the attachment (Letter from our Senior Manager, Diane Summers).  
Thank you very much.

Best regards,  
Olivia

**Toseki Entertainment Ltd.**

*Head office of Salmon House on the Hill*

✉ 2223 Folkestone Way, West Vancouver, B.C. V7S 2Y6

📧 otabangay@toseki.ca

☎ (604) 294-6291

📠 (604) 922-0999



BLOCKEDsalmonhouse[.]comBLOCKED

Reservation: [info@salmonhouse.com](mailto:info@salmonhouse.com)

604-926-3212

2229 Folkestone Way

West Vancouver

V7S 2Y6



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January 12, 2024

To Whom It May Concern,

I have been employed as a Senior Manager by Toseki Entertainment for 30 years, 10 years of which have been at The Salmon House on the Hill.

Most of our guests are regulars who often celebrate their special events with us. Another part of our clientele are tourists. I have spoken to guests from all over the world who had heard about the Salmon House and made a point to dine with here while visiting Vancouver.

After 40 years in business, we have certainly become an institution in West Vancouver.

Regards,

s. 22(1)

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Diane Summers  
Senior Manager Salmon House on the Hill  
604-202-8955

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**From:** Don Nilson [REDACTED] s.22(1)  
**Sent:** Wednesday, January 17, 2024 7:17 AM  
**To:** correspondence  
**Subject:** Rezoning 2229 Folkestone Way  
**Attachments:** Toseki.docx

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Don Nilson  
AFT Trivest Management Inc  
2227 Folkestone Way  
West Vancouver BC

January 17, 2024

District of West Vancouver  
750 17<sup>th</sup> Street  
West Vancouver BC  
Attn: Legislative Services

To Whom It May Concern,  
Re: Rezoning of 2229 Folkestone Way

I have lived in West Vancouver for seventy years, and have operated my 45 year-old Professional services firm in West Vancouver for 38 years, the last 25 years of which has been as a tenant in the Salmon House complex.

Over the years, almost all my staff have been North Shore residents. Our client base extends through the North Shore, the Lower Mainland and, to a lesser extent, the rest of British Columbia. With the growing traffic problems throughout the Lower Mainland, the location of the Salmon House complex, and its easy access to the highway, contribute a smaller traffic footprint by our Firm in the Lower Mainland.

Parking also is a problem in the community and, again, the Salmon House complex has been perfect for our Firm and our clients. The day-time focus of our Firm and the night-time focus of the restaurant make a harmonious partnership of parking needs.

The restaurant itself has been an institution for almost five decades. As such, it is iconic like other long-standing restaurants in West Vancouver, eg Beach House. With one of the most stunning views of any restaurant in the Lower Mainland, it serves the local community and attracts tourism. In days gone by, tourist buses would bring lunch guests to the restaurant.

Similarly, the day- and night-time focuses of our two businesses provide a 16-hour daily blanket of security from potential vandalism on the property.

Our own Firm provides commercial advantage to many West Vancouver businesses, notably restaurants where we entertain clients always weekly. We also support the local Probus Club and make corporate donations, including Espiritu Choir and sponsorship at Kay Meek.

The buildings were erected in 1976 and, thus, are almost 50 years old and showing their age. At this point, “renovation” doesn’t make economic sense. We also recognize the “best-use” issues of this property. The owner’s proposal of mixed residential/business is common nowadays and is timely for a community seeking more housing units. The architectural renderings indicate a pleasing, West Coast look to the proposed buildings.

Don Nilson

President, A.F.T. Trivest Management Inc

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, January 10, 2024 9:17 AM  
**To:** correspondence  
**Subject:** Fwd: Rental Only Zoning Proposal for Ambleside Apartments

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Begin forwarded message:

**From:** [REDACTED] s. 22(1)  
**Subject:** Rental Only Zoning Proposal for Ambleside Apartments  
**Date:** January 9, 2024 at 8:57:10 PM PST  
**To:** msager@westvancouver.ca, ccassidy@westvancouver.ca, ngambioli@westvancouver.ca, plambur@westvancouver.ca, ssnider@westvancouver.ca, sthompson@westvancouver.ca, lwatt@westvancouver.ca  
**Cc:** [REDACTED] s. 22(1)

Dear Mayor and Council,

We write as productive seniors and long-time residents of West Vancouver about the need to protect the rental segment of the West Van housing market. Of the many arguments to be made in support of the proposal in the midst of a nation-wide housing crisis, we ask that you view the proposal from the perspective of community values.

A reduction in rental property will have negative community impact: fewer local workers and more commuter traffic; a less diverse population; a narrower demographic (less seniors and young adults); and an impoverished cultural landscape. The resulting social ills of precarity, displacement, and exclusion should concern all councillors.

On a more personal level, we wish to address community issues of continuity and history. In the event of renoviction, we renters don't just lose our homes; we lose our *homeplace*. What exactly is *homeplace*? It is the home of the heart, the place where we grew up, the place we return to at the end of our lives. It is the reservoir of memory, history, and belonging. *Homeplace* is not about ownership.

[REDACTED] s. 22(1) Over the course of my adult life  
West Vancouver has become my *homeplace*. [REDACTED] s. 22(1) [REDACTED] s. 22(1)

s. 22(1) s. 22(1) spent  
most of her adult life in West Vancouver s. 22(1) s. 22(1)

and we raised our family here. Involuntary displacement at our age—and there are quite a few of us—would be disastrous for us and, if you don't mind us saying so, a tremendous loss to the community.

People who have lived most of their lives in West Vancouver, who have bought and sold homes here, and who have contributed to the community, should not be cast out in their declining years. Please protect renters' interests in West Vancouver.

Sincerely,

s. 22(1)

s.22(1)

s.22(1)

West Vancouver, B.C.

s.22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, January 11, 2024 8:30 AM  
**To:** correspondence  
**Subject:** Rental Only Zoning Proposal

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

Recently West Vancouver Council rejected a proposal to create a rental only zone which would have protected 30 building in Ambleside and Dundarave. I live [REDACTED] s.22(1) and am very concerned with this outcome. I would like the Council to reconsider their position - I feel very strongly that West Vancouver needs to protect its limited stock of affordable rental housing. I have been a resident of West Vancouver [REDACTED] s. 22(1) and before moving to [REDACTED] s. 22(1) [REDACTED] years ago I lived [REDACTED] s. 22(1)

I thank you for your consideration of this issue.

Sincerely  
[REDACTED] s. 22(1)

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

Sent from my iPad

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, January 11, 2024 6:31 PM  
**To:** Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** Rental only zoning proposal  
**Attachments:** 2024.01.11.LT.Mayor and Council.pdf

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Dear Mayor and Council,

Please find attached my letter of today's date.



s. 22(1)

West Vancouver, BC

s. 22(1)

January 11, 2024

Dear Mayor and Council,

Re: Rental Only Zoning Proposal

I have lived in West Vancouver s. 22(1) years, s. 22(1) and I am surprised and disappointed at the council's failure to back this proposal. Of the 30 odd buildings effected, s. 22(1) is one.

Of the council members voting against the proposal were new members who wanted to talk to building owners first. Previous councils over the years have always talked of improving the number of rental units in West Van but nothing ever happened. s. 22(1) children were schooled and grew up here but can't live her now because of lack of rentals.

The four who voted against, one commented "residents first" and "must always come first". The 2<sup>nd</sup> stated "senior residents, heart and soul of West Van". The 3<sup>rd</sup> "protect the character", no mention of residents. The 4<sup>th</sup>, no comment. I'm not too impressed. The province has asked municipalities to add more rentals, why go against? I'm aware we need more money and ownerships would help that but so would cutting the work force and waste.

If any of these building became strata, where would the many seniors, who have lived here for years go? The lower mainland for years has had a vacancy rate of less than 1%. seniors don't and can't adapt too well to change. To have to live their last few years with the thought of being evicted is not fair nor right. In fact, West Van should pass this proposal and also add rental protection as well as rent increase control.

I trust the council will have the opportunity to reconsider their vote and do what's right for all renters.

Thank you, I am  
Respectfully yours,

s. 22(1)

s. 22(1)

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**From:** s. 22(1)  
**Sent:** Sunday, January 14, 2024 3:19 PM  
**To:** correspondence  
**Subject:** Rental zone bylaw

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Mayor Sager and Council,

I feel that it is very important that you pass the rental zone bylaw. Renters deserve strong protections should they be displaced due to renovations and rebuilds.

I have resided at s.22(1) for s.22(1). We are a landmark building in West Vancouver.

We need to be preserved in the appropriate manner and also we need quality rental accommodation in West Vancouver. At all levels.

We need balance.

Whilst I appreciate you want to talk to building owners it is also important that you speak to renters.

Sincerely

s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)

**From:** s. 22(1)  
**Sent:** Monday, January 15, 2024 10:45 AM  
**To:** correspondence  
**Subject:** RENTAL ZONE BYLAW

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January 15 2024

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

Mayor Sager and Council,

I strongly feel that it is very important that you pass the rental zone bylaw.

Renters deserve a strong protection in the case of displacement due to renovations and rebuilds or stratification.

I have lived at s. 22(1) years, This is a land mark building in West Vancouver know by s. 22(1)

We need to be preseved in the appropriate manner and also we need quality rental accommodation in West Vancouver. At all levels of income.

We need balance.

I understand and appreciate that you want to communicate with building owners, I feel it is very important that you speak with the rents also.

Sincerely,

s. 22(1)

s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, January 15, 2024 3:42 PM  
**To:** correspondence  
**Cc:** Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Rental Only Zoning Proposal

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Regarding the recent vote concerning the Rental Only Zoning Proposal.

This is absolutely unbelievable that you would risk having hundreds (thousands?) evicted from their residence. My wife and I are in our mid-seventies, what are we supposed to do? Buy a million dollar plus condo? If we had wanted to buy a condo with all its strata problems, we would have done so back in 2015.

In the building where we are renting an apartment, there are individuals in their eighties and some in their nineties. What happens to them?

It's incredibly unfortunate that council rejected the Rental Zoning Only proposal.

This affects thirty buildings in West Vancouver. For the life of me, I can not understand the logic behind not voting for this. It would appear that the councillors are not seniors, nor retired, nor living on a fixed income.

So now we have to worry every day, that we might be forced out our residence.

Where would we go?

You have a responsibility to the West Vancouver citizens. It's almost as if you want to turn West Vancouver into a community only for the elite, the super rich. In other words, you don't really care about single people, couples, families that are renting.

Please, when the vote comes up to be re-considered, vote to pass the Rental Only Zoning Proposal.

[REDACTED] s. 22(1)

West Vancouver

Sent from my iPad Pro 12.9

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, January 11, 2024 12:50 AM  
**To:** Mark Sager; correspondence  
**Subject:** CBC News : Nova Scotia's first tiny shelter village coming to Lower Sackville

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Incredible support for Canadians. So much more than just shelter. Would love to see this a Canada wide mandate.

<https://www.cbc.ca/news/canada/nova-scotia/nova-scotia-pallet-village-beacon-house-lower-sackville-1.7079616>

Warmly,

[REDACTED]  
s.  
22(1)  
West Vancouver

Scatter JOY, Inspire HOPE, Share LOVE, Seek PEACE -  
Kathy Davis Designs

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**From:** s. 22(1)  
**Sent:** Sunday, January 14, 2024 9:06 PM  
**To:** Mark Sager; correspondence  
**Subject:** CBC News : seniors

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<https://www.cbc.ca/newsinteractives/features/seniors-loneliness>

Warmly,

s.  
22(1)  
West Vancouver

Scatter JOY, Inspire HOPE, Share LOVE, Seek PEACE -  
Kathy Davis Designs

**From:** s. 22(1)  
**Sent:** Tuesday, January 16, 2024 11:16 AM  
**To:** Mark Sager; correspondence  
**Subject:** Opinion: Psychology explains why the Israeli–Palestinian conflict is so intractable | CNN

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I thought you might be interested in this.



Opinion: Psychology explains why the Israeli–Palestinian conflict is so intractable  
cnn.com

Most particularly the solutions seem very “Canadian”. Hoping we can hang on to that quality going forward.

Warmly,

s. 22(1)  
West Vancouver

Scatter JOY, Inspire HOPE, Share LOVE, Seek PEACE -  
Kathy Davis Designs

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, January 16, 2024 12:15 AM  
**To:** Mark Sager; correspondence  
**Subject:** CBC News : Atlantic, federal housing ministers agree factory-produced homes offer way forward

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<https://www.cbc.ca/news/canada/nova-scotia/atlantic-federal-ministers-agree-factory-produced-homes-offer-way-forward-1.7084438>

Warmly,

[REDACTED] s. 22(1)  
West Van

Scatter JOY, Inspire HOPE, Share LOVE, Seek PEACE -  
Kathy Davis Designs



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**From:** s. 22(1)  
**Sent:** Friday, January 12, 2024 9:43 AM  
**To:** correspondence; Mark Sager  
**Subject:** Urgent Request for Assistance with Gleneagles Jumpstart Preschool Reopening

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Subject: Urgent Request for Assistance with Gleneagles Jumpstart Preschool Reopening

Dear Mayor Sager & Council,

I hope this letter finds you well. I am writing to bring attention to the pressing matter regarding the closure of Gleneagles Preschool since October 18 due to the rain-induced retaining wall damage.

Despite the prompt efforts of Gleneagles facilities and an external geotechnical engineer team, the rebuilding process, which was quickly started & promising, has unfortunately not resulted in the preschool's reopening. Regrettably, neither the families, staff, nor the children of Gleneagles School have received any updates on the situation.

We, the preschool families, are eager to have the facility restored for our children's education and well-being. The lack of information has caused uncertainty and inconvenience for all involved. Additionally, the playground closure affects, not only the preschool, but also the students of Gleneagles school.

I kindly request your assistance in obtaining information on the status of the repairs and expediting the process to ensure a swift reopening. The current situation has led to the blocking off of the building & playground area affected with the preschool being relocated to Cartwell School, causing disruption for staff, students, and families.

Your support in resolving this matter is highly appreciated, and it will bring relief to the affected families and students.

Thank you for your time and consideration.

Warmest Regards,

s. 22(1)

West Vancouver

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**From:** Daphne Hales [REDACTED] s.22(1)  
**Sent:** Monday, January 15, 2024 4:50 PM  
**To:** correspondence  
**Subject:** Fw: LIGHTHOUSE PARK PRESERVATION SOCIETY E NEWSLETTER ATTACHED  
**Attachments:** 2024 JAN. LPPS Newsletter (WEB FINAL).pdf

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**Subject:** LIGHTHOUSE PARK PRESERVATION SOCIETY E NEWSLETTER ATTACHED


Dear Mr. Mayor and Councillors,

Here is 2024 JANUARY E NEWSLETTER, ALL IN FULL COLOUR!

Daphne Hales,  
LPPS

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

## CAN YOU NAME THESE TREES? THEIR BARK WILL HELP YOU TO TELL THEM APART



**1**  
**BIGLEAF MAPLE**  
*Acer macrophyllum*

The bark of old bigleaf maples is mossy and the tree trunks are often knobbly with burls. An older bigleaf maple grows on the other side of the trail. Some bigleaf maples have been known to live for 300 years. Look up! The moist bark supports a fuzzy growth of mosses, lichens and ferns.


THESE DECIDUOUS TREES ARE SOIL BUILDERS. IN FALL, THE LEAVES, WHICH ARE THE LARGEST OF ANY MAPLE SPECIES, DROP OFF AND ENRICH THE GROUND BELOW. CAN YOU SPOT ANY OF THE WINGED SEEDS THAT SPIN LIKE MINIATURE HELICOPTERS TO CARRY THEM AWAY FROM THEIR PARENT?



**2**  
**WESTERN REDCEDAR**  
*Thuja plicata*

The streaky strips of fibrous bark of western redcedars are distinctive. For thousands of years, First Nations have respected and valued every part of this tree. Its wood resists rot, is lightweight and splits easily.


TYPICALLY, THE TRUNKS OF REDCEDARS SPLAY OUT AT THE BASE, AND IN OLD TREES APPEAR TO BE 'BUTTRESSED'. THESE TREES CAN LIVE FOR MANY HUNDREDS OF YEARS, BUT RECENTLY, CLIMATE CHANGE IS CAUSING WIDESPREAD DIEBACK.



**3**  
**DOUGLAS-FIR**  
*Pseudotsuga menziesii*

The thick, deeply ridged bark of Douglas-firs insulates the trees from fast-moving fires. The saplings need sunlight and mineral soils, which means their presence in the deep forest often tells of a disturbance in the past. The oldest Douglas-firs in the Park are about 500 years old.


CAN YOU SPOT ANY DOUGLAS-FIR CONES HANGING FROM BRANCHES OR LYING ON THE TRAIL? FORKED BRACTS ON THE HIDDEN SEEDS EXTEND BEYOND THE SCALES AND RESEMBLE THE TAIL ENDS OF TINY MICE. REDCEDARS AND WESTERN HEMLOCKS ARE ALSO CONIFEROUS, BUT THEIR CONES ARE SMALLER.



**4**  
**WESTERN HEMLOCK**  
*Tsuga heterophylla*

The scaly bark of western hemlocks becomes furrowed in older trees. Hemlocks are shorter-lived than both redcedars and Douglas-firs. As you can see from the many saplings growing here, they tolerate the shade of the taller trees. They also thrive in highly organic soils and even on rotting stumps or logs.

LOOK FOR BUNCHY GROWTHS ON THE ENDS OF HEMLOCK BRANCHES. THESE 'WITCHES BROOMS' ARE CAUSED BY DWARF MISTLETOE, A NATIVE PLANT THAT WEAKENS AND EVENTUALLY KILLS THE TREES BY USING THEIR WATER AND MINERALS.



PHOTOGRAPHY: DAVID MCQUEEN  
ILLUSTRATIONS: ELANNI CHAMBERLAIN

## BIRDSONG PATH INTERPRETIVE SIGNS

By Daphne Hales

The Society's main work is protecting the natural environment of Lighthouse Park and its five neighbouring parks, but there is no doubt that enhancing the public's knowledge of the park and its treasures is also an important objective of the Society. To this end, we have designed three more interpretive signs for Birdsong Path, the relatively flat path which was planned for those with mobility issues so that they too can enjoy a visit to an old growth forest.

A small committee of LPPS members was formed to plan the signs. We were introduced to the philosophy of Freeman Tilden, the guru of national park education in the US. His mantra of PROVOKE, RELATE, REVEAL seemed to us just the ticket for these signs. First, as you enter Birdsong Path, you will be asked if you can identify the trees around you (provoke), then you are given some pertinent local information about them (relate) and finally you are told interesting facts that you might not have known about them (reveal).

Then around the corner you will see a sign leading your eye further into the forest and will be informed that there is more to a forest than trees. Really? (there's the 'provoke!'). You are shown various features in front of you (relate) and finally you learn about the inter-relationships in the forest (reveal). Ditto with the sign by the bench at the end of the accessible trail. This time you are challenged to listen (provoke) for the birds that flit and sing near the rocky bluff there. Cont'd on page 6.

### Inside this issue:

<i>Birdsong Path Interpretive signs</i>	1,6
<i>Our Forests of the Sea</i>	2
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### About us:

Lighthouse Park Preservation Society is a membership based non-profit organization formed in 1998 to:

- Protect the natural integrity of Lighthouse Park;
- Promote public awareness of its natural features;
- And support the development of biological zones near the park boundaries

### Get involved:

Become an LPPS member to ensure the preservation of Lighthouse Park. [www.lpps.ca/how-to-help](http://www.lpps.ca/how-to-help)

### Board

President – Alexandra Mancini	Directors
Vice President – Areta Sanders	David Broughton
Treasurer – Hilary Clay	David Cook
Secretary – Areta Sanders	Daphne Hales
Membership – Lynn Nordman	Sally McDermott
	James Mitchell

### Newsletter Team

Areta Sanders  
Elspeth Bradbury  
Jennifer McQueen





# OUR FORESTS OF THE SEA

By Marja de Jong Westman

Through the wondrous chemical reaction of photosynthesis, our marine seaweed 'forests' produce some of the highest amounts of organic material of any global ecosystems. All that productivity supports many animals. Different types of seaweed sustain their own unique assemblages, and specific partnerships have often evolved. Examples include rockweed with the rockweed isopod (a crustacean) and kelp with the kelp greenling (also known as sea trout).

Kelps, which encompass 30 groups of large brown seaweeds, are particularly important. They are confined to cold water coastlines and require a constant supply of nutrients. Because of these needs, they are distributed from Alaska to California with a break in tropical areas, before they reappear in the temperate seas of South Africa, New Zealand and Australia. Recent data indicates they range along 25% of the world's coastline (Wernberg, et al 2019 in *World Seas: an Environmental Evaluation*, 2nd edition). One species of very large kelp – the annual single-stalked bull kelp *Nereocystis*, has been recorded off the shores of Lighthouse Park along with several species of the smaller *Laminaria* (Nature West Coast, 1973). The bull kelp tends to be more resistant to wave damage and is therefore found in the more exposed areas.

Although kelps, with their floats, their long flat leaf-like blades, stem-like stipes and root-like holdfasts may look like plants, they are in fact a type of algae. They do not have true leaves or true roots but instead rely on nutrients absorbed directly from the seawater. If you look closely at pieces of washed-up kelp, you'll see that their wrinkled surfaces have increased their capacity for absorption.

Kelp beds grow from tiny spores settling out of the plankton onto a firm rocky substrate. Bull kelp can grow very rapidly. One Washington study recorded it growing 14cm in one day with the growth occurring both day and night! It can reach 36m in length.

Currently there are concerns about the sustainability of all kelp beds along the BC coast. Many species are intolerant of sea temperatures above 18 degrees Celsius, are vulnerable to lowering of nitrate levels related to El Nino events, and can disappear in regime shifts in sea urchin barrens. There has been a significant global decline at a rate of about 2% per year (Wernberg, et al. 2019. *World Seas: an Environmental Evaluation*, 2<sup>nd</sup> ed.).



Bull Kelp, Cordova Bay. Image Credit: Larry Taylor

This loss is on scientists' radar because kelp are known as "foundation species" and as such they define a unique ecosystem, providing its structure and controlling its biodiversity. They are multi-layered, provide multiple habitats, control the flow of water, the amount of filtered light, and provide food. Kelp forests are known to support up to one hundred species of fish, many types of seastars and crustaceans. It is the preferred food of sea urchins and bat seastars and some species of snails and isopods. Kelp holdfasts and fronds often serve as protective nursery grounds for juvenile fish and crustaceans. Indeed, they provide the foundational scaffolding for a very biological diverse ecosystem that supports unique and very diverse ecosystems.

You might wonder why you do not see kelp forests year-round. Perennial kelps die back each winter to their holdfasts whereas the annual species die off and must grow back from spores. Longer day lengths and nutrient inputs encourage new growth starting on this coast in March. By June, the kelp forests are lush with layered canopies and, if sunlight and nutrients are still available, reach their prime in Autumn. As day lengths shorten and nutrients are used up, they start to die back, fronds yellow and break off, and at this time beachcombers often find shredded blades on the beach covered with encrusting animals known as bryozoans. Tumultuous storms of winter are the final pruners of these seasonal forests.

Further information:

<https://www.centralcoastbiodiversity.org/giant-perennial-kelp-bull-macrocystis-integrifolia.html>  
<https://linnet.geog.ubc.ca/Atlas/Atlas.aspx?sciname=Nereocystis%20luekeana>



# BIRD-FRIENDLY GARDENING

A summary of the presentation given by **Derek Matthews** at West Vancouver Memorial Library on Feb 25th

In the past, we asked primarily one thing of our gardens – that they ‘look nice’. We now understand that they do more for us when they support life, sequester carbon, feed pollinators, manage water and, not least, bring us close to the natural world. Nearly half of the world’s bird species are now in decline and one in eight species is threatened with extinction. Converting any size of outdoor space – lawns, balconies, rooftops – into bird-friendly areas can help. With a fresh approach to gardening, we can recreate some of the habitat lost to development and degradation.



Bird-friendly Garden. Photo credit: John Sanders

Here are suggestions for creating bird-friendly spaces:

## INTRODUCE WATER

The best resource you can offer to birds is a copious amount of clean fresh water. They need it for both drinking and bathing. Not all birds are attracted to the seeds on a feeder, but most will make use of a birdbath.

## MAKE YOUR HOME BIRD SAFE

With an estimated one billion birds lost yearly in North America, window strikes are among the top reasons for human-caused bird mortality. Various methods and products are available to prevent collisions with windows and glass balcony railings. For more information see Vancouver Avian Research Centre website. Cats should be kept indoors, especially if you have a feeder.

## LOSE SOME LAWN

We have an estimated 40 to 50 million acres of lawn in North America. As a result, birds have fewer places to nest, to raise their young, and to rest safely during migration. Even tiny pieces of more natural habitat can help birds that are travelling across increasingly fragmented urban and suburban landscapes.

## ADD NATIVE PLANTS

Add plants that occur naturally in our region. They have probably co-evolved with the native fauna and so may help to increase declining invertebrate populations. Insects are critical food for birds especially during breeding season. This doesn't mean you must remove all existing non-native plants from your garden. Native species can be added gradually.

## DESIGN FOR VARIETY

Diversity is vital. A mix of densely planted and open areas, dust baths and brush piles can all cater to the habitat preferences of multiple species. This is key not just for birds but for insects and other wildlife. Avoid, of course, invasive introductions. (If you are in doubt about these, check Invasive Species Council of British Columbia)

## PLANT IN LAYERS

Birds prefer different habitats at different times of year. Some like to forage in the tree canopy, and others sing from the tops of shrubs. Some take cover in dense vegetation and others prefer an open line of sight to defend their territory. Larger trees provide nesting sites for midstory nesters like vireos, while small trees and shrubs provide lower sites for many songbirds such as white-crowned sparrows. Some, like towhees, nest in thickets on the ground. Many species, including woodpeckers, nuthatches and owls use cavities, so if you have old trees or snags that don't pose a safety issue incorporate them into your design. Try to think in terms of a natural look, not a 'perfect' look.

## PROVIDE AND MAINTAIN NEST BOXES

Many birds are short of safe nesting sites, so provide nest boxes. First, however, research the correct design and placement for the species you wish to accommodate. Clean out the boxes in fall to avoid a build-up of pests such as mites.

Cont'd on page 5.



# VOLUNTEER OPPORTUNITIES

*For all volunteer events please wear old clothes, sturdy shoes and work gloves. Volunteers who are 12 years and under must be accompanied by an adult.*

SATURDAY, FEBRUARY 10, 9.00 a.m. – noon  
**WEED PULL, NORTH PICCADILLY PARK**  
Meet at the intersection of Clovelly Walk and North Piccadilly Road.

SATURDAY, FEBRUARY 24, 9.00 a.m. – noon  
**WEED PULL, TRAILS PARK**  
Meet at the lower kiosk of the parking lot in Lighthouse Park.

SATURDAY, MARCH 9, 9.00 a.m. – noon  
**WEED PULL, LIGHTHOUSE PARK**  
Meet at the lower kiosk of the parking lot in Lighthouse Park.

A SATURDAY IN MAY, 9.00 a.m. - noon  
**BROOM PULL, LIGHTHOUSE PARK**  
Volunteers will be informed of the exact date and meeting place by email.

SATURDAY, JUNE 15  
**ANNUAL GENERAL MEETING.**  
More details to come.



Bird Counters find a fallen giant Douglas-fir on Juniper Loop.  
Photo credit: Paola Merkins.

## MONTHLY BIRD COUNT

Spring is always an exciting time of the year to count the birds in the park. As well as our resident birds who are nesting here, we see those who have migrated north for the summer. Beginners are welcome to join us.

Meet at the lower kiosk of the parking lot in Lighthouse Park on the first Sunday of the month. Call or text Suann 604-240-2452 for more information.

February 4, March 3, at 8.30 a.m.  
April 7, at 8.00 a.m.  
May 5, June 2, July 7, August 4 at 7.00 a.m.



Bald Eagle's lunch of a female Surf Scoter taken from the water below. Photo credit: Paola Merkins.

## BALD EAGLE EVENTS AT WEST VANCOUVER MEMORIAL LIBRARY

**Photograph Displays** In February Kathleen McCormick will have a display of about 12-15 of her eagle photographs on display in the library including one or two of the eagle showing the back pack tracker on his back.

### Tech Talk: Bald Eagle Migration and GPS Tracking

March 18, 2024, at 6.30 p.m. – 7.30 p.m. Free  
Discover the fascinating world of bald-eagle migration with the Hancock Wildlife Foundation. Learn how state-of-the-art GPS trackers aid conservation efforts and give us a rare glimpse into the lives of these magnificent creatures – including two that live very close to Lighthouse Park.  
Registration: Tickets will be available on February 1, 2024



# LIGHTHOUSE PARK PRESERVATION SOCIETY NEWS

By Alexandra Mancini

The beginning of each new year brings a time for reflection on what has come to pass and what the future may bring. For Lighthouse Park, we are very excited to be adding 3 new interpretive signs to Birdsong Path. Many thanks are due to the subcommittee of volunteers who developed these signs. They are spectacular!

In other news about Lighthouse Park, two of the giant trees fell recently – a Douglas-fir on Juniper Loop near the Living Stump fell in mid-November (photo on page 4) and a huge Redcedar on the Valley Trail fell in the first week of January (photo here). Fortunately, both trees fell away from the paths with no injuries to people or nearby eagle nests. Always sad to see the giants fall, but this is nature's way.

Moving forward, our hands-on work parties are continuing to protect the natural health of Lighthouse Park. At the AGM in 2006, we ambitiously expanded our stewardship role to 5 neighbouring parks forming the Six-Park Network. We are a hardy group of volunteers, doing our best to give sufficient attention to all 6 parks. Lighthouse, Caulfeild, the Dale, and North Piccadilly Parks command most of our efforts. We worked in Klootchman Park 2 years ago. The least well-known and smallest park is Trails Park, a parcel of land bordering Lighthouse Park on the south side of Water Lane. There is no sign to indicate this is a park, and contrary to its name, there are no trails! We last worked in that park in September 2013 and this February we will be back to remove many invasive plants (holly, Cherry Laurel, Spurge Laurel, and ivy). This will be a satisfying event for volunteers – lots of invasive plants to tackle and we will no doubt fill a large truck this time!

Wishing all our members and volunteers a very good year in 2024!



Fallen ancient giant Redcedar in Lighthouse Park on the Valley trail.  
Photo credit: Sally McDermott

## BIRD-FRIENDLY GARDENING ... CONT'D

### FEED THE BIRDS

Feeders are best viewed as supplements to bolster natural diets. There are many examples of birds benefitting from reliable, high-quality food especially during harsh weather. Feeders must be kept scrupulously clean in order to avoid the risk of spreading disease.

### GO EASY ON MAINTENANCE

Don't use pesticides. Weed out aggressive, non-native plants that could escape into the natural environment. Tolerate untidiness. At the end of summer, leave fallen leaves among plants, and delay cutting back dead stems or the seed heads of perennials such as coneflowers which provide plentiful seeds and a diverse diet.

By implementing these measures, you will be doing your part to ensure a healthier planet, and a happier healthier you! Visit the Vancouver Avian Research Centre's website to learn more about taking action, or about booking workshops for individuals or groups.



# BIRDSONG PATH INTERPRETIVE SIGNS . . . CONT'D

## A FOREST IS MORE THAN TREES

*A forest is a complex community made up of a myriad species: plants, animals, fungi and microorganisms. Its members interact with each other. Sunlight, air, water and minerals are essential to its growth. As a community, a forest is in a constant state of change and renewal.*



Out of sight under the forest floor, intricate fungal networks link with tree roots and share critical resources. These mycorrhizal fungi provide nutrients and water; the trees provide carbohydrates. Mushrooms are the fruiting bodies of these fungi. Through these fungal networks and through the air, trees send chemical warnings to nearby trees, alerting them to defend against insect infestations.



Standing trees that are dead and decaying are known as wildlife trees. They harbour insects and their larvae, both of which become food for many other creatures. Look for the large rectangular holes made by pileated woodpeckers and the neat rows of tiny holes made by red-breasted sapsuckers. The larger cavities serve as nesting sites for birds and as dens for small animals.



Westerly storms account for some fallen trees in this part of the Park. Insects, fungi and microorganisms break down the structures of the downed trees. Ferns, mosses, shrubs such as red huckleberry and saplings such as western hemlock take root in the rotting wood. Look out for more of these 'nurse' logs and also for the stumps that support young trees whose roots reach for the ground.



Look at the forest floor! Over a period of time, thick layers of branches, needles, twigs, leaves and lichens accumulate on the forest floor. Decomposer fungi play a vital role in converting them into soil where seeds and spores, which are dispersed by birds, mammals and the wind, can germinate and grow. The forest is renewed.



MAKE SURE YOU AND YOUR DOGS STAY ON THE PATHS AND NOT ON THIS VITAL, FULL-OF-LIFE PART OF THE FOREST.



PHOTOGRAPHER: DAVID MCQUEEN

## SHHH... WHAT DO YOU HEAR?

*Listen and look for these resident birds, each with their preferred habitat: on the forest floor, in the shrubs or trees and on tall standing snags.*

### ANNA'S HUMMINGBIRD

Listen for the *loud chirp note* or *dry rasping song* of a tiny green bird with an iridescent red crown and throat, often seen on an exposed perch. Its diet includes insects as well as nectar.



### BLACK-CAPPED CHICKADEE

Do you hear a high simple whistle *fee-bee*, with a second note one tone lower? Chickadees often call their name *chickadee dee dee*. This sociable, energetic little black and white bird often clings upside down on the ends of branches to find insects and seeds.



### PACIFIC WREN

Listen for a *very long, complex, melodic song*. Look on the logs and stumps and you may see this small brown bird with an upturned tail.



### NORTHERN FLICKER

Do you hear *tapping* or a short piercing *keecuw*? It could be a Northern Flicker as it searches for ants in the bark of a tree. Flickers also feed on insects they find in the ground. In flight, the flash of orange-red under their wings is a clue to their identity.



### COMMON RAVEN

A *deep sonorous croak* may cause you to look up to see the large black silhouette of a Common Raven. They can be seen flying high above the trees of Lighthouse Park and are often found perched on standing dead trees called snags.



### DOUGLAS SQUIRREL

Do you hear a *bird-like chattering* above you? Don't be fooled! It could be our native, small brown squirrel with contrasting buff undersides. Piles of chewed cones are evidence of its presence.



TO LEARN MORE, VISIT [ALLABOUTBIRDS.ORG](http://ALLABOUTBIRDS.ORG).

TO ENSURE THAT NESTING AND FORAGING BIRDS ARE NOT DISTURBED, MAKE SURE THAT YOU AND YOUR DOGS STAY ON PATHS.



The signs have just been made, using text approved by our scientists, photographs kindly donated by David McQueen and Rob Alexander, and drawings shared by Elaine Graham. Everything has been worked into a pleasing design by graphic designer Adrienne Nicholson (who did the marvelous graphics for the tree cookie sign). The West Vancouver Foundation and generous donors have paid for the signs and the Parks Department will soon help install them correctly and at a height and angle suitable for wheelchair viewing. We hope all visitors to Birdsong Path will enjoy them!



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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, January 16, 2024 11:29 AM  
**To:** Mark Sager; correspondence  
**Subject:** Budget 2024 Meeting January 16th 2024 - notes prepared in advance of presentation  
**Attachments:** DWV 2024 Proposed Tax Rate Hikes and General Fund Budget.pdf

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

Your Worship,

The District government appears to have a surfeit of money available for funding "strategic plan" initiatives. But, that is almost surely the wrong conclusion to draw when one considers the shortfall in budgeted expenditures to actual expenditures reported in the 2023 3rd-Quarter Financial Review variances analyses in the Utilities and General Fund Capital Accounts.

The difference of \$113 million between the 3rd Quarter Investment Fund balance (\$332 million) and the 3rd Quarter Continuity of Reserves balance (\$219 million) is accounted for by the 2023 revenues (\$131 million) received year-to-date to Sept. 30, 2023, in the General Fund and the three Utility Funds (Sewer, Solid Waste, and Water). In sum, there are no unallocated monies available for funding Council's "strategic policy" initiatives that are not budgeted in the adopted 2023 Five-year Financial Plan.

In addition to the above observation, I make note that in the Capital budgets of the General Fund, Sewer Utility Fund, and Water Utility Fund, the District is failing to achieve its budget targets for capital asset renewal/replacement/maintenance despite having adequate financial reserves (and revenues levied in 2023 for capital renewal purposes). The accounting system regards these variances to nine-month budget amounts as "favourable" variances. From a performance management point of view, generally accepted practice in private industry, these variances are "unfavourable" and represent management performance failures.

In private industry, the general practice is to gauge management budget performance on three dimensions: Revenue, Operating Expenses, and Capital Expenditure Actual-to-Budget variances. The under-expenditure of District capital expenditures signal deteriorating conditions in the District's principal capital asset accounts with worsening deferred capital maintenance backlogs. This is not a single year's adverse development, but has become a multi-year performance fail, as a review of past years' actual-to-budget variances clearly reveals on examination.

Before we commit to further significant increases in (capital) "Asset Levies" in the General Fund Capital, the Sewer Utility Fund Capital and the Water Utility Fund Capital budgets for 2024, the District management must first come to grips with its inability to

perform to budget to address the increasing deferred capital asset renewal/replacement/maintenance problem that was first identified in 2010.

Until that management failure is addressed and rectified, Council should not accept additional "Asset Levies" in the annual departmental budgets.

Your servant,

s. 22(1)

s. 22(1)

, West Vancouver,

s. 22(1)

s. 22(1)

attachment: "DWV 2024 Proposed Tax Rate Hikes and General Fund Budget.pdf" (7 pp.)

DWV 2024- proposed General Fund property tax increase.

Levy	Minimum Budget		Preferred Budget		Best Practice Budget	
Operating Levy	3.65%	\$213	3.88%	\$227	4.78%	\$280
Asset Levy	4.00%	\$234	6.00%	\$351	6.00%	\$351
Environmental Levy	0.00%		0.00%		0.50%	\$29
<b>Total Tax Levy</b>	<b>7.65%</b>	<b>\$447</b>	<b>9.88%</b>	<b>\$578</b>	<b>11.28%</b>	<b>\$660</b>
<b>Total Utility Fees</b>		<b>\$193</b>		<b>\$193</b>		<b>\$193</b>
<b>Total Dollar Increase</b>		<b>\$640</b>		<b>\$771</b>		<b>\$853</b>
<b>Monthly Amount</b>		<b>\$53</b>		<b>\$64</b>		<b>\$71</b>

DWV staff are not expending the asset levy amounts that were raised in 2023 at the rate of expenditure necessary to clear the accumulated backlog of asset renewals. Why should we be required to pay more in capital asset levies than the District is able to deploy in a budget year?

	Minimum Budget		Preferred Budget		Best Practice Budget	
	Dollar Increase	Tax Increase	Dollar Increase	Tax Increase	Dollar Increase	Tax Increase
<b>Proposed Operating Levy Increase</b>	<b>\$3.22M</b>	<b>3.65%</b>	<b>\$3.42M</b>	<b>3.88%</b>	<b>\$4.21M</b>	<b>4.78%</b>
Proposed Asset Levy Increase	\$3.53M	4.00%	\$5.29M	6.00%	\$5.29M	6.00%
Proposed Environmental Levy Increase	\$0.00M	0.00%	\$0.00M	0.00%	\$0.44M	0.50%
<b>Total Tax Levy Increase</b>	<b>\$6.75M</b>	<b>7.65%</b>	<b>\$8.72M</b>	<b>9.88%</b>	<b>\$9.95M</b>	<b>11.28%</b>

Dollar split between operations and capital expenditures in the General Fund.

Water Utility 3<sup>rd</sup> Quarter Report, 2023.

DISTRICT OF WEST VANCOUVER  
 WATER FUND RESULTS & ANNUAL FORECAST  
 FOR THE PERIOD ENDING SEPTEMBER 30, 2023

WATER UTILITY (\$ 000s)								
	2023 January 1 to September 30				2023 Annual Budget		2022	Notes
	YTD Results	YTD Budget	YTD Variance	YTD % Variance	Annual Approved Budget	%	Prior Year YTD Results	
<b>REVENUE</b>								
User Fees	18,453	16,053	2,400	14.9%	20,067	92.0%	14,354	<sup>1</sup>
Meter Rental Charges	(0)	0	(0)		0		(12)	
Micro Power Generation	1	17	(15)	-90.9%	22	6.8%	19	<sup>2</sup>
Development Contributions	0	188	(188)	-100.0%	2,050	0.0%	0	<sup>3</sup>
Recoveries	90	171	(81)	-47.2%	228	39.6%	126	<sup>4</sup>
Other Revenue	20	156	(135)	-87.0%	208	9.8%	12	<sup>5</sup>
Transfers In from Water Capital Reserve	0	0	0		15,129	0.0%	0	
	18,565	16,584	1,981	11.9%	37,703	49.2%	14,499	
<b>EXPENDITURE</b>								
Water Purchases	4,788	4,290	(497)	-11.6%	4,932	97.1%	3,105	<sup>6</sup>
Administration Fee	263	263	(0)	-0.0%	350	75.0%	263	
Operations & Maintenance	2,673	3,490	816	23.4%	4,921	54.3%	2,605	<sup>7</sup>
Capital Program	4,163	8,806	4,643	52.7%	16,179	25.7%	3,044	<sup>8</sup>
Debt Service	1,339	1,339	0	0.0%	1,785	75.0%	1,339	
	13,226	18,188	4,962	27.3%	28,166	47.0%	10,355	<sup>9</sup>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	5,340	(1,604)	6,943		9,537		4,144	

For the 9-months ended Sept 30, 2023, capital expenditures are 52.7% below the 9-month budget allowance. The “variance” analysis shows this as a positive number, when in fact it is an adverse, not positive, management achievement. Milestone capital asset renewal and replacement is falling 52.7% behind target in the first 9 months of the year. The prior year 9-month actual is \$3,044,000 vs. \$4,163,000 for the current (2023) 9-month period, suggesting that the shortfall in the first nine months of 2023 is not an unusual or chance occurrence. The deferred asset renewal/replacement/maintenance problem is worsening under current management.

DISTRICT OF WEST VANCOUVER  
SEWER FUND RESULTS & ANNUAL FORECAST  
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

SEWER UTILITY (\$ 000s)

	2023 January 1 to September 30				2023 Annual Budget		2022	Notes
	YTD Results	YTD Budget	YTD Variance	YTD % Variance	Annual Approved Budget	%	Prior Year YTD Results	
<b>REVENUE</b>								
User Fees	19,823	20,252	(429)	-2.1%	27,002	73.4%	17,281	<sup>1</sup>
Recoveries	90	157	(67)	-42.6%	228	39.6%	126	<sup>2</sup>
Other Revenue	0	(9)	9	-100.0%	35	0.0%	0	
Transfers in from Sewer Capital Reserve	0	0	0		23,519	0.0%	0	
	<u>19,913</u>	<u>20,400</u>	<u>(487)</u>	<u>-2.4%</u>	<u>50,784</u>	<u>39.2%</u>	<u>17,407</u>	
<b>EXPENDITURE</b>								
Greater Vancouver Sewerage and Drainage District Levy	8,959	8,959	0	0.0%	11,945	75.0%	6,558	
Administration Fee	277	278	0	0.0%	370	75.0%	277	
Sanitary Operations & Maintenance	1,426	1,399	(27)	-2.0%	1,889	75.5%	1,252	
Storm Operations & Maintenance	780	720	(60)	-8.3%	977	79.8%	743	
Capital Program	1,865	13,807	11,941	86.5%	23,744	7.9%	4,006	<sup>3</sup>
	<u>13,308</u>	<u>25,163</u>	<u>11,854</u>	<u>47.1%</u>	<u>38,925</u>	<u>34.2%</u>	<u>12,836</u>	
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<u>6,605</u>	<u>(4,762)</u>	<u>11,368</u>		<u>11,859</u>		<u>4,571</u>	<sup>4</sup>

Notes:

- <sup>1</sup> YTD revenues were unfavourable due to higher than anticipated leakage rebate in the third quarter.
- <sup>2</sup> YTD unfavourable revenue was due to fewer charge back vehicle hours and higher vehicle operating costs than expected.
- <sup>3</sup> See Capital Program Summary - Utilities report.
- <sup>4</sup> At the end of the year, any annual surplus will be transferred to either the Sewer & Drainage Capital Reserve or the Sewer & Drainage Operating Contingency Reserve, depending on the nature of the surplus.

The 2023 capital asset renewal/replacement/maintenance expenditures are 86.5% below the 9-month budget target. This is an adverse variance that points to serious management issues within the utility. Compared to the nine-month actual capital asset renewal/replacement/maintenance expenditures of 2022 (\$4,006,000), the 2023 nine-month management performance is worse and strongly suggests serious issues with the District's management planning and control function.

It is highly unlikely that the 2023 annual budget capital expenditure target of \$23,744,000 will be reached in 2023. This has profound negative implications for clearing the accumulated deferred maintenance issue that has been a driving force in raising utility fees levied on District ratepayers.



DISTRICT OF WEST VANCOUVER  
SOLID WASTE FUND RESULTS & ANNUAL FORECAST  
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

SOLID WASTE UTILITY (\$ 000s)

	2023 January 1 to September 30				2023 Annual Budget		2022	Notes
	YTD Results	YTD Budget	YTD Variance	YTD % Variance	Annual Approved Budget	%	Prior Year YTD Results	
<b>REVENUE</b>								
Waste User Fees	2,376	2,329	47	2.0%	3,106	76.5%	2,116	
Recycling User Fees	0	0	0		0		(0)	
Tag Sales	15	9	6	67.9%	12	125.9%	15 <sup>1</sup>	
Contract/Material Revenue	0	0	0		0		0	
Public Realm Refuse Fee	1,032	959	73	7.6%	1,289	80.1%	804	
Recycling Contract Recovery	0	0	0		0		0	
	<u>3,423</u>	<u>3,298</u>	<u>126</u>	<u>3.8%</u>	<u>4,407</u>	<u>77.7%</u>	<u>2,934</u>	
<b>EXPENDITURE</b>								
Management/Outreach	152	220	67	30.7%	293	52.1%	134 <sup>2</sup>	
Garbage, Green Can & Yard Trimmings	2,095	2,108	12	0.6%	2,797	74.9%	1,979	
Administration Charge	68	68	0	0.0%	90	75.0%	67	
Recycling	0	0	0		0		0	
Public Realm Refuse	1,096	1,134	38	3.4%	1,492	73.5%	908	
Capital Program	0	0	0		0		0	
	<u>3,411</u>	<u>3,529</u>	<u>118</u>	<u>3.3%</u>	<u>4,671</u>	<u>73.0%</u>	<u>3,088</u>	
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<u>12</u>	<u>(232)</u>	<u>244</u>		<u>(265)</u>		<u>(154)</u>	<sup>3</sup>

Notes:

- <sup>1</sup> YTD favourable revenue variance in Garbage Tag sales was due to a higher number of tag sales than the average for the same period over previous years.
- <sup>2</sup> YTD favourable expenditures were due to savings in some outreach programs and some programs were not able to proceed as we did not hire summer students this year.
- <sup>3</sup> Annual budgeted deficit will be covered by the Solid Waste reserve at year end.

Utility Capital Expenditures Summary 3<sup>rd</sup> Quarter 2023.

DISTRICT OF WEST VANCOUVER  
CAPITAL PROGRAM SUMMARY - UTILITIES  
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

Fund	Year-to-Date (\$000s)					Inception-to-Date (\$000s)			Notes
	Budget 2023	Actual 2023	Open Purchase Orders 2023	Total Actual & Committed 2023	Remaining Budget	Total Project Budget	Total Project Forecast	Total Project Forecast Variance	
Water	16,179	4,163	2,794	6,958	9,221	19,173	19,068	105 <sup>2</sup>	
<b>Total Water Utility Fund</b>	<b>16,179</b>	<b>4,163</b>	<b>2,794</b>	<b>6,958</b>	<b>9,221</b>	<b>19,173</b>	<b>19,068</b>	<b>105</b>	
Sewer	23,744	1,865	5,441	7,307	16,437	28,031	25,864	2,167 <sup>3</sup>	
<b>Total - Sewer Utility Fund</b>	<b>23,744</b>	<b>1,865</b>	<b>5,441</b>	<b>7,307</b>	<b>16,437</b>	<b>28,031</b>	<b>25,864</b>	<b>2,167</b>	

Notes:

- <sup>1</sup> Many capital projects have long lead times from the time budget is approved and the contract awarded.
- <sup>2</sup> Projects are expected to be completed under budget.
- <sup>3</sup> Projects are on hold or expected to be completed under budget.

Quaere – How does the responsible department (utilities/engineering) go from the Water Utility’s Total Actual & Committed (2023 y-t-d) of \$6.958 mn. to \$19.068 mn. completed in just 3-months? What physical mechanism and management effort will deliver this result?

Likewise, for the Sewer Utility – what mechanism and management effort moves the Sewer utility from its Total Actual & Committed (2023 y-t-d) of \$7.3 mn. to \$25.864 mn. in just 3-months time?

**DISTRICT OF WEST VANCOUVER  
CAPITAL PROGRAM SUMMARY - GENERAL FUND & CEMETERY  
FOR THE PERIOD ENDING SEPTEMBER 30, 2023**

Asset Category	Year-to-Date (\$000s)					Inception-to-Date (\$000s)		
	Budget 2023	Actual 2023	Open Purchase Orders 2023	Total Actual & Committed 2023	Remaining Budget	Total Project Budget	Total Project Forecast	Total Project Forecast Variance
<b>General Fund</b>								
Equipment	3,387	1,670	314	1,985	1,402	4,376	4,224	151
Facilities Maintenance	13,330	2,515	1,021	3,536	9,794	22,081	22,265	-183
Grounds and Parks	26,694	3,502	1,967	5,468	21,226	17,713	16,848	864
Information Technology	2,740	804	218	1,021	1,719	3,911	3,914	-3
Transportation Infrastructure	13,329	2,515	2,215	4,730	8,599	16,993	16,504	489
Vehicle Fleet	6,648	1,528	4,238	5,766	883	9,331	9,194	137
<b>Total General Fund</b>	<b>66,129</b>	<b>12,533</b>	<b>9,973</b>	<b>22,506</b>	<b>43,623</b>	<b>74,404</b>	<b>72,949</b>	<b>1,455</b>
<b>Cemetery Fund</b>								
Equipment	9	0	0	0	9	16	16	0
Grounds and Parks	783	0	0	0	783	795	795	0
<b>Total Cemetery Fund</b>	<b>792</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>792</b>	<b>811</b>	<b>811</b>	<b>0</b>
<b>Golf Fund</b>								
Grounds & Parks	220	28	0	28	192	220	220	0
<b>Total Golf Fund</b>	<b>220</b>	<b>28</b>	<b>0</b>	<b>28</b>	<b>192</b>	<b>220</b>	<b>220</b>	<b>0</b>

**Notes:**

- <sup>1</sup> 2023 Capital Budget increased by \$18.2M due to the approved Phase 2 capital projects and Phase 1 budget amendments. The substantial remaining budget balance is due to several large-scale projects requiring more than one year to complete and the work is expected to continue into 2024.
- <sup>2</sup> Cemetery Fund budget balance includes \$620K budget amendment for the Capilano View Cemetery irrigation system replacement. Golf Fund budget balance is due to Gleneagles Golf Course irrigation and drainage tees and green replacement project.
- <sup>3</sup> Projects are expected to be completed under budget.
- <sup>4</sup> Timing difference due to the first ground lease installment payment for Navvy Jack House project scheduled in October, 2023.
- <sup>5</sup> Projects are on hold, cancelled, or subject for re-evaluation.
- <sup>6</sup> The overage will be covered from other underspent projects.
- <sup>7</sup> Projects are expected to be completed under budget or subject for re-evaluation.

Quaere -- Likewise for the General Fund Capital. Total Actual & Committed (2023 y-t-d) of \$22.5 mn. as at 9-30-2023 will expend a further \$43.6 mn. in just 3 months (to the end of 2023). Not plausible.

Clearly there is a serious disconnect between Financial Services budgeting and operating department capabilities when it comes to capital expenditure planning, execution, completion and delivery.

Why then, should we, the ratepayers, be expected to fork-over portions of our hard won after-tax income (disposable income) to you, District staff, when your performance in clearing the “deferred capital renewal/replacement/maintenance” backlog is so obviously deficient?

## Summary

The table below shows a summary of the District's investment results from January 1, 2023 to September 30, 2023.

### INVESTMENT PORTFOLIO (\$ 000's)

	MFA MONEY MARKET FUND	MFA GFUB (Long Term)	COAST CAPITAL SAVINGS	COAST CAPITAL SAVINGS (Long Term)	BANK OF MONTREAL	BANK OF MONTREAL (Long Term)	CIBC	BANK OF NOVA SCOTIA	BANK OF NOVA SCOTIA (Long Term)	Cash	As at Sept 30, 2023	As at Sept 30, 2022
											TOTAL	TOTAL
Opening Balance (01/01/2023)	\$ 11	\$ 29	\$ 70,260	\$ -	\$ 80,000	\$ -	\$ 30,000	\$ -	\$ -	\$ 33,041	\$ 213,341	\$ 241,334
Transfers/Adjustments	\$ -	\$ -	\$ (50,260)	\$ 53,500	\$ (25,000)	\$ 25,000	\$ (15,000)	\$ 40,000	\$ 18,000	\$ 61,534	\$ 107,774	\$ 20,370
Subtotal	\$ 11	\$ 29	\$ 20,000	\$ 53,500	\$ 55,000	\$ 25,000	\$ 15,000	\$ 40,000	\$ 18,000	\$ 94,575	\$ 321,115	\$ 261,704
Interest Income	\$ 0	\$ 1	\$ 1,106	\$ 1,613	\$ 1,933	\$ 1,081	\$ 851	\$ 1,175	\$ 374	\$ 2,710	\$ 10,844	\$ 3,867
Closing Balance (09/30/2023)	\$ 11	\$ 30	\$ 21,106	\$ 55,113	\$ 56,933	\$ 26,081	\$ 15,851	\$ 41,175	\$ 18,374	\$ 97,285	\$ 331,959	\$ 265,571

## Comparison to Benchmarks

The investment portfolio balance as of the end of the 3<sup>rd</sup> Quarter is \$331,959,000 (\$265,571,000 2022).

This accumulation of funds is leading Council to believe that it has a cornucopia of money to spend on its pet projects. What safeguards is the Financial Services management taken to disabuse the Council of the notion that these monies are not free to spend on "strategic" objects and programmes? See the next paragraph and following page for analysis.

Reserve Schedule (next page) shows a total of \$219 million in appropriated accumulated surplus as at Sept. 30, 2023. Compare this to the \$332 million investments portfolio. The difference of \$113 million represents taxation in support of daily operations. Nine-month General Fund revenue amounts to \$89.5 million, Utilities nine-month revenue amounts to \$19.9 million (Sewer), \$18.6 million (Water) and \$3.4 million (Solid Waste) for a total of \$131.4 million. If the budget represents actual spending intentions then \$18.4 million (131.4 minus 113.0) of received revenues have been spent so far in the nine-months ending 9/30/2023. Ergo, the \$113 million of invested funds in excess of statutory and non-statutory reserves and deferred development cost charge revenue remains to be expended in the final quarter of the year and the first 6 months of the new year (2024). It is not available for Council "strategic plan" purposes except to the extent that the elements of the Council "strategic plan" are elements in the adopted five-year financial plan in plan years 2023 and the H1 of 2024.



DISTRICT OF WEST VANCOUVER  
As at September 30, 2023

RESERVE SCHEDULE (\$ 000's)											
	Opening Balances	Current Transactions			Current Balances	2023 Forecast Transactions			Forecast Balances	Ending Balances	
	2023/01/01	Revenues & Transfers	Interest	Expenditures & Transfers	2023/09/30	Revenues & Transfers	Interest	Expenditures & Transfers	2023/12/31	Committed	Uncommitted
<b>GENERAL FUND</b>											
<b>Asset Reserves</b>	<b>18,814</b>	<b>14,802</b>	<b>0</b>	<b>0</b>	<b>33,316</b>	<b>1,427</b>	<b>0</b>	<b>-34,525</b>	<b>218</b>	<b>0</b>	<b>218</b>
<i>Statutory</i>											
Capital Facilities Reserve <sup>1</sup>	5,733	6,782	0	0	12,516	0	0	-12,516	0	0	0
Capital Infrastructure Reserve <sup>2</sup>	6,890	4,033	0	0	10,723	0	0	-10,723	0	0	0
Capital Equipment Reserve <sup>3</sup>	5,076	2,905	0	0	7,981	1,427	0	-9,350	58	0	58
<i>Non-Statutory</i>											
Capital Operational Reserve <sup>4</sup>	1,314	782	0	0	2,096	0	0	-1,936	160	0	160
<b>Environmental Reserve</b>	<b>1,215</b>	<b>1,200</b>	<b>0</b>	<b>0</b>	<b>2,415</b>	<b>0</b>	<b>0</b>	<b>-542</b>	<b>1,873</b>	<b>-849</b>	<b>1,024</b>
<b>Endowment Fund</b>	<b>20,586</b>	<b>474</b>	<b>0</b>	<b>-1,324</b>	<b>19,736</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>19,748</b>	<b>0</b>	<b>19,748</b>
Cash	20,586	474	0	-1,324	19,736	12	0	0	19,748	0	19,748
Letter of Credit	0	0	n/a	0	0	0	0	0	0	0	0
Threshold Value <sup>5</sup>	18,000										
<b>Community Amenity Contributions Fund <sup>6</sup></b>	<b>35,607</b>	<b>9,872</b>	<b>0</b>	<b>-3,412</b>	<b>42,068</b>	<b>0</b>	<b>0</b>	<b>-10,358</b>	<b>31,710</b>	<b>-20,002</b>	<b>11,709</b>
Non-Restricted	30,855	4,099	0	-500	34,454	0	0	-9,021	25,433	-20,002	5,431
Restricted <sup>7</sup>	4,753	5,773	0	-2,912	7,614	0	0	-1,337	6,278	0	6,278
<b>Affordable Housing</b>	<b>5,348</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,348</b>	<b>47</b>	<b>0</b>	<b>-93</b>	<b>5,302</b>	<b>0</b>	<b>5,302</b>
<b>Growing Communities Fund</b>	<b>0</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,000</b>	<b>0</b>	<b>8,000</b>
<b>Public Art Reserve (Est 2016)</b>	<b>688</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>778</b>	<b>0</b>	<b>0</b>	<b>-95</b>	<b>683</b>	<b>0</b>	<b>683</b>
<b>Archived Fund Reserve</b>	<b>87</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>94</b>	<b>0</b>	<b>0</b>	<b>-8</b>	<b>86</b>	<b>0</b>	<b>86</b>
<b>Land Reserve Fund</b>	<b>3,285</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,285</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,285</b>	<b>-100</b>	<b>3,185</b>
<b>Operating Reserves</b>	<b>11,784</b>	<b>492</b>	<b>0</b>	<b>-45</b>	<b>12,198</b>	<b>0</b>	<b>0</b>	<b>-2,099</b>	<b>10,099</b>	<b>0</b>	<b>10,099</b>
<b>Other Capital Reserves</b>	<b>2,827</b>	<b>581</b>	<b>0</b>	<b>-155</b>	<b>2,953</b>	<b>175</b>	<b>0</b>	<b>-594</b>	<b>2,535</b>	<b>0</b>	<b>2,535</b>
<b>OTHER FUNDS</b>											
Golf Development Reserve	1,124	0	0	0	1,124	17	0	-220	921	0	921
Cemetery Development Reserve	1,615	0	0	0	1,615	148	0	-792	970	0	970
Solid Waste Reserve Fund	1,396	0	n/a	0	1,396	0	0	-265	1,131	0	1,131
Water Capital Reserves	16,652	0	0	0	13,166	8,650	0	-13,087	5,513	-2,967	2,526
Water Operating Contingency Reserve	0	0	0	0	3,354	0	0	0	3,354	0	3,354
Sewer & Drainage Capital Reserves	25,884	0	0	0	25,884	10,733	0	-21,577	15,040	0	15,040
Sewer & Drainage Operating Contingency Reserve	0	0	0	0	3,743	0	0	0	3,743	0	3,743
<b>TOTAL RESERVES</b>	<b>146,613</b>	<b>35,219</b>	<b>0</b>	<b>-4,935</b>	<b>180,474</b>	<b>21,209</b>	<b>0</b>	<b>-84,254</b>	<b>114,214</b>	<b>-23,938</b>	<b>90,275</b>
<b>DEVELOPMENT COST CHARGES (DCCs)</b>	<b>30,174</b>	<b>625</b>	<b>0</b>	<b>-6</b>	<b>30,793</b>	<b>0</b>	<b>0</b>	<b>-1,182</b>	<b>29,641</b>	<b>-16,900</b>	<b>12,741</b>
<b>TOTAL RESERVES &amp; DCCs</b>	<b>176,787</b>	<b>35,844</b>	<b>0</b>	<b>-4,940</b>	<b>211,268</b>	<b>21,209</b>	<b>0</b>	<b>-85,406</b>	<b>143,854</b>	<b>-40,838</b>	<b>103,016</b>
<b>TRUST FUNDS</b>											
Seniors' Accounts	472	140	0	-56	515	0	0	0	515	0	515
Cemetery Care Fund	7,090	0	0	0	7,090	0	0	0	7,090	0	7,090
Other	544	13	0	-1	555	0	0	0	555	0	555
	<b>8,106</b>	<b>153</b>	<b>0</b>	<b>-98</b>	<b>8,161</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,161</b>	<b>0</b>	<b>8,161</b>
<b>TOTAL RESERVES, DCCs &amp; TRUST FUNDS</b>	<b>184,893</b>	<b>36,997</b>	<b>0</b>	<b>-5,038</b>	<b>219,429</b>	<b>21,209</b>	<b>0</b>	<b>-85,406</b>	<b>152,015</b>	<b>-40,838</b>	<b>111,177</b>

# Heritage BC



Dear Mayor and Council,

**We are sending you this poster to celebrate Heritage Week, Layer by Layer, which takes place on February 19-25, 2024.** Heritage Week is an annual event, established by the National Trust for Canada in 1973, that encourages Canadians to learn about and advocate for the heritage in their communities.

Heritage BC is a member-based non-profit that educates and builds awareness for heritage stewardship in the province, and every year we promote Heritage Week with posters, proclamations, and themed events to raise awareness for the importance of learning about our diverse heritage across the province.

**As the leaders of your community, your initiative will play an important role in stewarding local heritage for future generations.**

There are a few key things that you can do to promote awareness of and advocate for heritage.

- **Declare Heritage Week through a Municipal Proclamation**  
Every year, the Provincial Government and local governments across BC make proclamations for Heritage Week, signaling the importance of the stewardship of heritage in this province. We have attached a template for your reference. Share your proclamation with us at [info@heritagebc.ca](mailto:info@heritagebc.ca).
- **Visit a Heritage Site, Museum, or Cultural Centre**  
Consider a local government 'field trip' to a local heritage site, museum or heritage organization to learn more about your community's history. Your visit can have a lasting impact on a small not-for-profit, and signal the value they bring to the community as stewards of history and heritage.
- **Learn About the Basics of Local Heritage Conservation**  
Local Governments have the capacity to conserve local heritage in all its forms through tools outlined in the Local Government Act. Familiarize yourself with these important tools by reading the free one-pagers on our website: [heritagebc.ca/heritage-quick-studies](http://heritagebc.ca/heritage-quick-studies).
- **Support Your Heritage Commission**  
Heritage BC offers workshops and webinars for members of local heritage committees. These workshops help educate volunteers who care about heritage conservation, so they can make better informed decisions in their work.
- **Become a Member**  
For \$100 a year, a Government Membership to Heritage BC provides all staff planners and associated committee members with free access to our on-demand and live webinars, as well as discounts for heritage workshops and our annual conference. Promoting continuing education will create a strong foundation for the protection of your community's unique heritage.

Have questions about what we do at Heritage BC? Learn more on our website, [heritagebc.ca](http://heritagebc.ca) or reach out by email at [info@heritagebc.ca](mailto:info@heritagebc.ca). We would love to hear from you.

Thank you from all of us at Heritage BC!

s. 22(1)

**Kirstin Clausen**  
Executive Director  
604 417 7243  
[kclausen@heritagebc.ca](mailto:kclausen@heritagebc.ca)

*As a not-for-profit organization of provincial scope, Heritage BC recognizes that its members, and the local history and heritage they seek to preserve, occupy the lands and territories of B.C.'s Indigenous peoples. Heritage BC asks its members to reflect on the places where they reside and work, and to respect the diversity of cultures and experiences that form the richness of our provincial heritage.*

## Sample Statements

Heritage Week 2024 Proclamation  
Sample Statements

WHEREAS the (name of the local or regional government) recognizes the importance of protecting and stewarding our rich and diverse heritage by proclaiming Heritage Week;

WHEREAS the theme for Heritage Week 2024 is Heritage : Layer by Layer;

WHEREAS Heritage Week is held to recognize the histories that make the foundation of our community, connecting citizens through shared values and creating a place of pride and social well-being;

WHEREAS heritage creates and encourages economic activity, job creation, and tourism;

WHEREAS our community is enhanced and sustained by its heritage places and spaces;

WHEREAS our community celebrates the past and future by embracing, exploring and enjoying our enduring heritage;

WHEREAS preserving heritage places is a key element of building a sustainable community;

WHEREAS we acknowledge that all people of our community contribute to our rich and cultural heritage;

WHEREAS we recognize our cultural and natural heritage are irreplaceable sources of life and inspiration, our touchstone, our reference point, our identity;

Be it resolved that the (name of the local or regional government) hereby proclaims February 19 – 25, 2024 as “Heritage Week”





# LAYER

*by*

# Layer



## Heritage Week

**FEBRUARY 19 - 25, 2024**

Heritage Week is an annual event that celebrates and showcases local heritage across the province. During Heritage Week, organizations around the province host local heritage events for their communities, and municipalities issue proclamations formalizing the week. Visit our website to learn more [heritagebc.ca/heritage-week](https://heritagebc.ca/heritage-week)

HeritageBC



BRITISH  
COLUMBIA

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
AWARDS COMMITTEE MEETING MINUTES  
RAVEN ROOM, MUNICIPAL HALL  
WEDNESDAY, JUNE 7, 2023**

---

Committee Members: C. Burns (Chair), S. Mani, C. McLaughlin, M. Ware; and Councillor S. Thompson attended the meeting in the Raven Room, Municipal Hall.

Absent: S. Hennessy, L. Paton, and J. Saba.

Staff: C. Rosta, Cultural Services Manager (Staff Representative); and F. Costa, Cultural Services Department Secretary (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

**1. CALL TO ORDER**

The meeting was called to order at 5:07 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the June 7, 2023 Awards Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the May 24, 2023 Awards Committee meeting minutes be adopted as circulated.

CARRIED

**REPORTS / ITEMS**

**4. Council Liaison Update**

There were no comments.

It was Moved and Seconded:

THAT the verbal report regarding Council Liaison Update be received for information.

CARRIED

**5. Preparation for Awards Ceremony**

Staff gave a brief overview of the format for the ceremony, which will be held in person at the Kay Meek Arts Centre on June 20, 2023, at 7 p.m. The Committee discussed flow and format for the ceremony considering that there are 17 award recipients this year.



It was Moved and Seconded:

THAT the discussion regarding Preparation for Awards Ceremony be received for information.

CARRIED

**6. PUBLIC QUESTIONS**

There were no questions.

**7. NEXT MEETING**

It was Moved and Seconded:

THAT

1. the next Awards Committee meeting scheduled for July 5, 2023 at 5 p.m. be cancelled; and
2. the next Awards Committee meeting be scheduled for October 4, 2023 at 5 p.m. and held in-person in the Raven Room at Municipal Hall.

CARRIED

**8. ADJOURNMENT**

It was Moved and Seconded:

THAT the June 7, 2023 Awards Committee meeting be adjourned.

CARRIED

The meeting adjourned at 5:49 p.m.

Certified Correct:

s. 22(1)

\_\_\_\_\_  
Chair

s. 22(1)

\_\_\_\_\_  
Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
DESIGN REVIEW COMMITTEE MEETING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
THURSDAY, NOVEMBER 16, 2023**

---

Committee Members: E. Fiss (Chair), R. Ellaway, A. Hatch, S. Khosravi, D. Tyacke, and N. Waissbluth attended the meeting via electronic communication facilities. Absent: M. Avini, J. Leger, L. Xu; and Councillors S. Snider and N. Gambioli.

Staff: L. Berg, Senior Community Planner (Staff Representative); E. Wilhelm, Senior Community Planner; M. Roberts, Assistant Planner; and C. Mayne, Executive Assistant to the Director of Planning & Development Services (Committee Clerk) attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

The meeting was called to order at 4:32 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the November 16, 2023 Design Review Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the October 19, 2023 Design Review Committee meeting minutes be adopted as circulated.

CARRIED

**REPORTS / ITEMS**

**4. Introduction**

- a. Introductory presentation by staff.
- b. Applicant presentation.
- c. Clarification questions to applicant by the DRC.
- d. Roundtable discussion and comments.
- e. Recommendations and vote.

## **APPLICATIONS FOR CONSIDERATION**

### **5. Applications Referred to the Design Review Committee for Consideration:**

#### **5.1 Address: 150 24th Street**

**Background:** M. Roberts, Assistant Planner, introduced the proposal for 150 24th Street:

- The proposal is to upgrade the balcony railings on the building due to life safety issues.
- The building, known as “The Seastrand”, is a 16-storey residential apartment with 114 units. The building is a prominent feature at the western end of the seawall.
- The Design Review Committee reviewed the project for the first time on November 4, 2021, and recommended resubmission of the application to address several concerns including:
  - Engage with a designer;
  - Provide a report from a building envelop consultant to confirm the cable wire railings meet code; and
  - Consider replacing the railing with alternative colors.
- Since the DRC reviewed the proposal, the design has been revised by removing the “webnet” pattern and simplifying the overall look with vertical steel cables.
- Due to the randomness of the balcony enclosures and varying styles of enclosures, the architect proposes a continuous design for the railings to improve the cohesiveness for the building.

**Project Presentation:** A. Terrett, Architect, provided a brief presentation to the Committee on the proposal.

#### **Committee Questions:**

The Committee went on to question the presenters, with responses in *italics*:

- Scope of work for project, just changing guard rails, painting? *Just changing guard rails.*
- On November 21, 2021, the DRC asked to review again, and consider changing colour? *Painting the building was not included within the scope of work. Strata could investigate.*
- Are the frames and balconies changing? Biggest issue with this building? *Not at this time, addressing railings, cannot use railings for last two years for life-safety issues.*
- Is the finishing of the railings supposed to be raw steel look? *Yes, not going to be painted.*
- Is there a commitment to build all railings at once? *Likely that all railings will be replaced at the same time.*
- Last July had opportunity to go on the Modern Gems of Ambleside walking tour around the waterfront. On this building, the guard rails are character defining



elements. Are you aware of guard rails and done research on ones around the area? *Yes, we reviewed, proved to be difficult as the balconies, some are enclosed and some not, openings are different. Working with the strata and finding something everyone will approve was challenging.*

**Committee Comments:**

The Committee went on to provide comments on the proposal:

- Looking at this with the lens of a heritage professional, really great approach, guard rail style is appropriate, given number of changes with closing some and not all balconies, really simple solution. Great solution.
- This will be a nice improvement, with a view from the seawall, sympathy for trying to deal with strata. Terrific job, going to make a nice cosmetic improvement.
- Changing something on the face, looking at it all together, very busy building. Some openings are larger, and some are smaller, adding lines to the face of it, not sure it will look good. Simpler to minimize the lines, would be a better solution. So many vertical lines. Understand they are cables, think considering the whole thing together, not the right decision.
- A very sleek and elegant solution and not something that will draw attention. Minimal as you can get without going to glass. There is a lot going on in the building, won't further add to that.
- Dealing with a strata of this size, compliments to you, it is slick and very transparent. Worry is the execution on when it gets done, metallic finish will it look and not fit the context in sheer mass of the building. Such a popular place on the seawall, how will it look on an angle. Hope they do it all at once, and not piece by piece and not a 10-year project. The strata hopefully has money left to do a paint job.
- Support this approach, appreciate going from the name Seastrand and using a nautical and detailing, appropriate, agree to do project all at once. Good solution.

It was Moved and Seconded:

THAT the Design Review Committee support the 150 24th Street application subject to further review of the following items with staff:

- The work to replace the balcony railings be completed in one contract.

CARRIED

## 5.2 Address: 2905 Marine Drive

**Background:** E. Wilhelm, Senior Community Planner, introduced the proposal for 2905 Marine Drive:

- The proposal is for a five-unit townhouse project at 2905 Marine Drive, located at the northwest corner of Marine Drive and 29th Street. The site is 1,225.9 sq. m. (13,195.8 sq. ft.) and is currently zoned RS2.
- Site Context: The site is 'kitty-corner' to the "29th Street Tennis Courts" and across 29th Street from the West Vancouver Presbyterian Church. There is a single-family dwelling (planned for removal) located on the site currently. Given the amount of surrounding vegetation, the single-family dwelling is currently obscured from the street. This area is considered the "Altamont Neighborhood".
- As described in the memo to the DRC, there was a previous 8-unit townhouse proposal which was supported by staff and the DRC yet was denied by Council in May of 2022. The applicant has now revised the proposal to address staff and Council comments.

**Project Presentation:** F. Adab, Architect, provided a presentation to the Committee on the proposal:

- This project went to Council and was rejected. Some councillors said it is not affordable and doesn't meet the OCP, must reduce units. We revised it and this is the revised plan.
- Went from eight to five units, reduced square footage and parking stalls and bike storage.
- Allowable Floor Area Ratio is 1.0, this proposal is 0.89. Location is one of the best sites to be allocated for more density. Close to parks, transit, school, and shopping.
- Moderate income earners, young families, OCP encourages this and offers missing middle accommodation.
- Immediate building around it, larger trees on the north side.
- Except for two units that have direct access from 29th Street, three units have access from the walkway and on Marine Drive.
- There is a tree to be protected on the west side of the property. There is a little area that is an outdoor amenity for residents. The underground parking is from middle of the site, could not change it further north because there are so many trees and rock wall. We wanted to keep and respect. Planters stepping down to Marine Drive.
- The intention was to design a building to look like a single-family dwelling. Local material and West Coast look. The footprint in the back, respects the tree and dominant material is stone, wood and windows and gables and zinc roof. Entries to the units are identified by pitch and wood posts.

- The neighbour to the north is close to the property line, to the west there is no need for privacy, south is 29th Street and opposite is the church. Set back property from property line. The bulk of this building is two storeys except for third floor that is set back on three sides: north, east and west. This roof is not an active green roof it is self maintained. Bird friendly. Squamish stone and wood is from anywhere.
- Colours are very simple: zinc roof, stone is grey, and wood is stained natural.
- Underground parking, every unit has a lobby and elevator and storage.
- Three units can be accessible on the ground floor.
- Not encroaching properties or blocking views.
- The site itself, Step 4 compliance. Site is close to public facilities and transit. Presenting the trees on the north side and on the west. Providing electrical charges to all units, highly efficient fixtures, offering more densified development that with the rest of the green roof and items from mechanical engineer and energy consultant, it will be provided.

**Project Presentation:** J. Zang, Landscape Architect, provided the following:

- The landscape design is comprised of street frontage on Marine Drive and site yard access and courtyard. The street frontage along Marine Drive and 29th Street are planters to provide a smooth visual transition. Small deciduous trees, low shrubs, and perennials provides colour and contrast. Street boulevard trees, The site yard on north and the west, paved walkway along direct access to patio units and courtyard. Amenity to the west, red cedar tree. Amenity design is a floating treatment. Six-foot-high privacy fence will remain intact on the west. Paving has been introduced in patios and walkways.

#### **Committee Questions:**

The Committee went on to question the presenters, with responses in italics:

- Do you have the arborist report. *Yes. Would be great if included in package. Large trees in southeast corner, planned to be cut, wanted to look through the arborist report and want to know size.*
- Unit 5, living area is very small, is there any reasons that you minimized outdoor spaces. Nice design on a pedestal, don't have much outdoor space to sit outside and enjoy, any reason why? *No there is no reason.*
- There is a flat access floor from the northeast side to all units, landscape plan there is something interrupting path, no path for people with disabilities because of landscape? *Accessibility to three units, west side and two units with access to west side. We can have a ramp inside. If somebody wants to access could via by underground units. From ground floor, can provide for three units on the west.*
- Slope doesn't meet slope for disabled people. *Grade elevation works. No way, there is some landscape, the path is disrupted.*

- Living room for the two top units, have a nice view (to do a reversed floor plan). *Usually from a marketing point of view, want to have it on the ground floor. Believed view is limited because of trees, north there is so many trees. Altamount area is very dated, and everything everywhere is trees, can discuss with developer. We can do it. May not be feasible the footprint is bigger, make the building bulkier.*
- Is there any reason you didn't have a small balcony on second floor of units? *We have terraces on second floor. There are four balconies on the second floor.*
- *Staff note: All trees are located on the district boulevard, transportation network study, installing sidewalks on Marine Drive. These trees are impacted due to this work.*
- Is there a garbage staging area? *There is a garbage room at parking. The garbage collection is a pullout from the parking.*
- What is around existing tree now? *Just planting and a rock wall supporting a row of trees. Garden right now and the one around Marine Drive and corner, close to the boulevard we are staying away from it.*
- Roof on the third level. Will it require any maintenance? The watering of it, will it change colour with the seasons? Tempting for the owners to look at that areas to be converted in to deck area? *Four-inch growing medium, dry times will come back in the rain season. Proposed with no irrigation and no maintenance. Privacy concern with the neighbours to the north, Staff Note: Yes, anything is possible to expand deck space would have to be approved by director of planning.*

#### **Committee Comments:**

The Committee went on to provide comments on the proposal:

- The massing is a lot more in tune for the neighbourhood. Unique part of Marine Drive, overall massing works well. The intersection of Marine Drive and 29th Street, whether we need to soften up the corner. Nice to see tiered landscape, does it need to be a softer landscape there. Works well, the areas on level two should be patios, wrap around balconies.
- Appreciate the use of natural materials, commitment to stick with that. It a nice departure. Do have a concern with trees that are coming out, transportation is getting rid of everything, doesn't look like it would take a lot to avoid taking out the trees. Seems unnecessary. The amount of work being done around existing tree on the west, lots of paving, not seen many arborists go for that. Green roofs do need maintenance. Some sort of access to them and maintain them. Recommend being irrigated, potential fire hazard. Love to see Unit 5 dropped a few feet, so that whole corner comes closer to grade. Decrease the wedding cake approach to retaining walls. Good West Coast plant pallet.
- There is no utility lines or poles shown in renderings, hopefully that means that they will be buried.

- The trees on the southeast corner are valuable trees, worth saving them. Find another way to deal with transportation. Project is successful in terms of material and set back on the north side. Additional patios on the first floor for the residents. Very minor and you are expecting to have outdoor life on the ground level. Continue the path on the north side and give access to all units. From the ground level access. Landscape can be slightly revised on the north side.
- This is the first proposal I have seen that has high quality materials on it. I think the density is great. The design has improved by simplifying the roof. Don't want to tinker too much, the overhang that is going around the top story could be increased to be a bit more West Coast modern. Not a condition I would apply to this. Nice if the roof could be a bit reddish.
- Support most of the comments. Looking at it from above, will be a bit alarming to the neighbours, ground level and second level are a better view. Softening corner would help. Show new boulevard trees, add to the rendering, would help. Want to get a sense of reality if there are street trees please show. Work with district staff on boulevard to save trees. Confirm if utilities will be undergrounded. Show a transformer pad and impact. Support additional patios. Second level is what you are going to see, seems a bit weak and a bit thin on design. You need to have a more robust roofline. Large blank walls and openings on second floor. Roof overhang could be used on the second level. Look a bit incomplete.

It was Moved and Seconded:

THAT the Design Review Committee support the 2905 Marine Drive application subject to further review of the following items with staff:

- Soften the corner at 29th Street and Marine Drive.
- Work with the District to retain trees on the perimeter.
- Review access to green roof for maintenance.
- Remove some planter terraces to provide larger patio spaces at grade.
- Consider additional grade access to all units at grade.
- Further design development to the roof overhangs at third storey as well as considering an overhang at the second level.

CARRIED

The Committee took a five-minute break and resumed at 6:08 p.m.

### 5.3 Address: 14 Glenmore Drive

**Background:** E. Wilhelm, Senior Community Planner, introduced the proposal for 14 Glenmore Drive:

- The proposal is for three duplex buildings with suites for a total of 12 units.
- The subject property is located within the 'Glenmore Neighbourhood' at 14 Glenmore Drive (east of Collingwood School in the British Properties). The site is relatively flat, 1,830.1m<sup>2</sup> (19,699ft<sup>2</sup>) in area and is zoned Multiple Dwelling Zone 4 (RM4). Currently, there is a two-story fourplex onsite currently (which was built in 1959). The area is adjacent to Capilano River Regional Park.
- The immediate area is characterized by a mix of new and old multiplex housing, intermingled with single family homes along Glenmore Drive. This mix of housing types differs from the surrounding areas of the British Properties which are predominantly single-family dwelling neighbourhoods.
- The duplexes will be part of one strata lot and the access to the site is provided in the northeast corner of the site.
- The duplexes are two storeys tall, provide conventional duplex setbacks and overall, there are eight parking stalls (six residential and two visitor) at the rear of the property.
- The development allows for the front doors to face Glenmore Drive and includes a new separated sidewalk and parking pockets along Glenmore Drive.

**Project Presentation:** J. Harper and D. Harper, Stirling Pacific Developments, provided the following presentation to the Committee:

- Building in West Vancouver for 35 years, unique is we have been able to create a rear lane. Brought in a safety factor as all the homeowners don't have to back out on the street from individual driveways. Will be coordinated when the adjacent properties are developed, they will use the lane as well.
- Similar building form to what we built across the street. Major difference is the laneway and how homes are access in the rear. They were the first duplexes to have Step 4 with low carbon heating, air to water heat pump, radiant heat to heat the houses. These houses would be similar.
- Objective of creating the lane would be to increase the street appeal, safety and liveability by reducing garages and driveways and reduce massing on Glenmore Drive. New sidewalk and boulevard and parking along Glenmore.
- The houses have been designed as a cohesive but different. Materials have been selected working with wildfire engineer. Cement composite material and real brick on the façade. Fire resistant.
- Front doors are accessed from Glenmore, garages on the back. Each unit has two-bedroom suites in the basement. Connection from Glenmore to the back or can park in back.
- Landscape plan goal was to ensure maximum useable area. Dedicating the lane, it took up substantial amount. Front yards access from main floor, family can be inside the house and have the kids can play in the yard. Below grade suites, ensure tenants have ample outdoor space and on grade outdoor space.

- Connection from front to the back, using stepping stones, along Glenmore side, low screening to provide some privacy.
- Suite livability, large windows with greenery in window wells. Two-bedroom design and private entrance. Dedicated suite patios. Still allows the main home to have the use of a basement. Main home has a recreation area that is separate from the suite.
- There are six parking stalls in garages and six in driveway plus two visitor and five on the street.

### **Committee Questions:**

The Committee went on to question the presenters, with responses in italics:

- Only 18a shows some form of a balcony, do all units have balconies. *No, differentiation of homes. That was one attempt, very easy to add a balcony to add to the middle home. On our homes across the street, two don't have a balcony and two do. The comments from the buyers, neither one made a comment pro or against.*
- Basement suites are brilliant.
- Is there a reason two have skylights and one does not? Very long hallways on the top floor. *Modeling development from across the street, had a whole bunch in 5 & 7. With the pitched roof, find it difficult to make skylight aesthetically pleasing. Makes it a chimney feel rather than a flat roof. Could add to the pitched roof but not a fan of the chimney roof.*
- Architect involved? *Just a designer is involved, we do it all in house.*
- Are you planning to irrigate the landscape? *Yes, we irrigate all properties.*
- Inconsistencies on landscape plan and renderings, trees in front yard, plans show stairs coming up from streets, renderings don't. Window wells, will probably have a railing as they are quite deep, don't show in renderings. *Yes there are a few mistakes, the cedar trees are missing. Lightwells typically don't have railings we do louvered grates, walkways there and houses are tight together.*
- This is being done at RM4? *Looking at it as a CD Zone. Proposed is 0.70 density.*
- RM4 is a quirky zone. Looked at site, why weren't you proposing townhomes, might get two additional units? *We are not the people that push, like to develop that fits in to neighbourhood that doesn't cause a ruckus.*

### **Committee Comments:**

The Committee went on to question the presenters, with responses in italics:

- Three identical duplexes, tried to differentiate them by different styles on each one, mimic the successful ones from across the street. The middle one appeals the most, has a sloped roof. Work towards the neighbourhood character use to be like. Pick one design and then vary materials on them. Its like you have three different options. Pick one and go with that style. More successful as a comprehensive development, pick a general theme and work around that.

Imagine that as a row of townhouses, you would pick a general theme and work around it. Encourage you to look at that.

- Three different building types but one consistent landscape, three different buildings, change up landscape adds to identity of each building. Go with one style then come with more consistency. The lightwells, look about two feet wide, louvered grate, not a lot of light getting through, renderings show a lot of light coming into basement suites. Don't know you need two rows of hedging in front yard and a fence. Save yourself money on maintenance with a single row. Put in at a good size and a hedge.
- Support the number of suites. Don't think its being done in a liveable way for the basement suites, no views. Design is not there, materials are random, not done in an elegant way, colours aren't thoughtful. Façades are quite large. Not fussed between pitched or flat, they are all very thick and boxy and clunky. Like the as it lane frees up the front façade. Opportunity is taken away as there is a big fence and lots of bushes. Who is going to use their front yard that much. Built up to the sidewalk, don't find it a successful neighbourhood feel. Overall, I don't support the application would want to see it come back.
- Basement needs a view to outside. Large suites. Needs to be done. The design of the units are totally off. They need to be reviewed, very bulky, proportions are not right, windows are not right. The centre one is looking very dated, suggest have designer or architect on board.
- Each one was one duplex, in past projects. One across street, taken a site and done multiple homes on site. *Slope peak roof one, we did have them all designed the same, and working with staff we felt it was better to not go down that route and have two unique buildings.*
- How can you achieve a design that doesn't look like a spec-house especially the centre one. You have in-house talent, you can do something that is nice, another round. Make landscape different, higher quality of one and do it three times.
- Agree with liveability of basement. Need something more.

It was Moved and Seconded:

THAT the Design Review Committee require resubmission of the 14 Glenmore Drive application to address the following concerns:

- Improve the streetscape appearance.
- Improve liveability of basement units and provide more light and size of lightwells and views.
- Improve the front yard landscaping for liveability of outdoor space, reducing width and hedge at the front.
- Design development of form and character, improve the materials and palette and form and composition of the buildings.

CARRIED



Additional Dialogue:

- Duplexes appearing like a single-family home, is that what the Committee wants?
  - That is a tough question, some neighbourhood that duplexes are being proposed in a single-family home, neighbourhood that is clearly a multi-use.
- Agree on the comments of the suites, beneath the grade, creating the duplexes to give more light to the basement you give liveability to the main floor, if we were to put a recess patio to give more light will impact the main floor. Do you take away from the main floor, real tough one.
- Raise the first floor.
- I would be willing to grant a height extension to make the basement more liveable. *This goes to Council. Asking the community to grant a custom zone.*
- Staff Note: Will be a CD zone, can look at increasing the height. Would have to bring to Council and rationalize the height.

**6. PUBLIC QUESTIONS**

There were no questions.

**7. NEXT MEETING**

Staff confirmed that the next Design Review Committee meeting is scheduled for December 7, 2023 at 4:30 p.m. via electronic communication facilities.

**8. ADJOURNMENT**

It was Moved and Seconded:

THAT the November 16, 2023 Design Review Committee meeting be adjourned.

CARRIED

The meeting adjourned at 7:10 p.m.

Certified Correct:

\_\_\_\_\_ s. 22(1)

Chair

\_\_\_\_\_ s. 22(1)

Staff Representative

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
ENVIRONMENT COMMITTEE MEETING MINUTES  
RAVEN ROOM, MUNICIPAL HALL  
TUESDAY, DECEMBER 5, 2023**

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Committee Members: C. van der Vorm (Chair), D. Bunsha, C. Castro, A. Gallet, E. Grdina, P. Hundal, P. Scholefield, F. Umedaly; and Councillor P. Lambur attended the meeting in the Raven Room, Municipal Hall.

Staff: H. Keith, Senior Manager, Climate Action & Environment attended the meeting in the Raven Room, Municipal Hall.

**1. CALL TO ORDER**

The meeting was called to order at 4:33 p.m.

D. Bunsha and F. Umedaly introduced themselves as they were absent at the November 14, 2023 Environment Committee meeting.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the December 5, 2023 Environment Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the November 14, 2023 Environment Committee meeting minutes be adopted as circulated.

CARRIED

**REPORTS / ITEMS**

**4. District's Greenhouse Gas Emissions Inventory and Modelling Project**

C. Strashok (Sustainable Solutions Group) entered the meeting at 4:40 p.m.

C. Strashok provided a presentation and responded to the Committee's questions with support from staff.

Committee members provided comments and queries regarding: data sources for the emissions inventory, modelling assumptions, electrical grid capacity, cost implications, solar panels, embodied emissions, building retrofits and energy efficiency.

C. Strashok left the meeting at 5:50 p.m. and did not return.

It was Moved and Seconded:

THAT the presentation regarding District's Greenhouse Gas Emissions Inventory and Modelling Project be received for information.

CARRIED

## 5. **Discussion on Committee Priorities**

Committee discussed their priorities for climate action and environmental protection. Committee members commented and staff provided information regarding ongoing District work and initiatives from other levels of government.

It was Moved and Seconded:

THAT the discussion regarding Committee Priorities be received for information.

CARRIED

F. Umedaly left the meeting at 6:29 p.m. and returned at 6:40 p.m.

## 6. **PUBLIC QUESTIONS**

A. George (West Vancouver) queried about including the cost of embodied emissions into the cost of each of the actions to reduce GHG emissions.

T. Reinsch (West Vancouver) commented on a letter from M.P. Patrick Weiler about federal environmental issues and ideas for how to address the issues. T. Reinsch will send the letter to H. Keith for information.

J. Miller (West Vancouver) requested a copy of the presentation from Agenda Item 4 and referenced an article titled "Welcome to the Great Unravelling" that could be a good resource for the Committee. J. Miller will send the report to H. Keith to distribute to Committee members.

D. Reinsch (West Vancouver) queried about the assumption of the source of electricity in BC, its emission factor, and whether BC is still trading electricity with other less clean sources.

Staff responded to the public questions.

## 7. **NEXT MEETING**

It was Moved and Seconded:

THAT the next Environment Committee meeting be scheduled for January 9, 2024 at 4:30 p.m. and held in-person in the Raven Room at the Municipal Hall.

CARRIED

## 8. **ADJOURNMENT**

It was Moved and Seconded:

THAT the December 5, 2023 Environment Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:44 p.m.

Cert

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Chair

Staff Representative

**From:** Patrick Weiler MP <patrick.weiler@parl.gc.ca>  
**Sent:** Thursday, January 11, 2024 5:01 PM  
**To:** correspondence  
**Subject:** [BULK] Join us for a Constituency Office Open House on January 18!

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MP Patrick Weiler

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# Constituency Open House

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January 18th, 2024  
4-6pm  
6367 Bruce St, West Vancouver

Dear Mayor and Council,


I'm inviting you to join us for a Constituency Office Open House on Thursday, January 18th, from 4:00-6:00pm.

This is a great opportunity to meet me and my staff and your fellow constituents in West Vancouver-Sunshine Coast-Sea to Sky Country. We're looking forward to chatting with you about the issues and priorities in our region and across the country, and answering any questions you may have.

Light refreshments will be served.

[Please RSVP using the Google Form here](#)

: January 18th, 2024, 4:00PM-6:00PM

: Constituency Office, 6367 Bruce St, West Vancouver  
(right by Horseshoe Bay Ferry Terminal)

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

**OFFICE HOURS: WEEKDAYS  
10AM-5PM**

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