

COUNCIL CORRESPONDENCE UPDATE TO JULY 26, 2023 (8:30 a.m.)

Correspondence

- (1) 23 submissions, March 7 to April 11, 2023, regarding Proposed Zoning Amendment, Official Community Plan Amendment, and Development Permit for 671, 685 & 693 Clyde Avenue and 694 Duchess Avenue (Received after the close of the March 6, 2023 public hearing)**
- (2) 2 submissions, July 19 and 24, 2023, regarding Urban Forest Management Plan**
- (3) July 19, 2023, regarding “Fw: Speeding Traffic creating Hazzardous Crosswalk”**
- (4) St. Stephen’s Anglican Church, July 21, 2023, regarding “Comment on Ambleside LAP”**
- (5) July 24, 2023, regarding “2195 Gordon Avenue”**
- (6) July 26, 2023, regarding “Request for Inclusive and Fully Enclosed Playground in West Vancouver”**
- (7) July 26, 2023, regarding Access Road Maintenance**
- (8) Committee and Board Meeting Minutes – Design Review Committee meeting June 15, 2023; Board of Variance hearing June 21, 2023; and Code of Conduct Committee meeting July 10, 2023**

Correspondence from Other Governments and Government Agencies

- (9) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), July 21, 2023, regarding “Letter from MP Patrick Weiler - Government of Canada launches online consultation for the Safe Long-Term Care Act”**

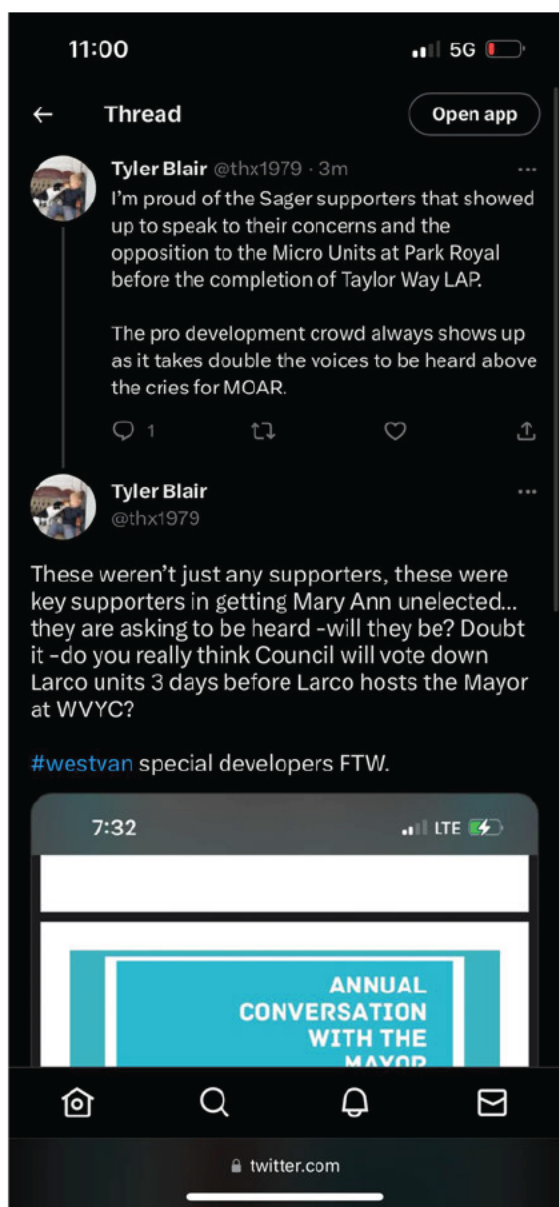
Responses to Correspondence

No items.

From: s. 22(1)
Sent: Tuesday, March 7, 2023 11:06 AM
To: correspondence
Subject: The chairperson needs to talk less

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Dear Council,



s. 22(1)

s. 22(1)

Trail Bc

Sent from my iPhone

From: [Redacted] s. 22(1)
Sent: Tuesday, March 7, 2023 12:41 PM
To: correspondence
Subject: [Possible Malware Fraud]Larco's Clyde Avenue/Duchess Avenue Development

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WARNING: Your email security system has determined the message below may be a potential threat.

It may trick victims into clicking a link and downloading malware. Do not open suspicious links.

If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

Dear Mayor and Council,

Last night I watched the public hearing and as you are deliberating your final decision about Larco's Clyde Avenue development, there's one very important issue I hope you will give some serious thought. It was mentioned a few times, but perhaps not as much as it should have.

On Taylor Way we already have The Evelyn, a work in progress, with more units to be build in the years ahead. Amica's Lions Gate just added a new building and Baptist Housing's Inglewood Care Centre is slated for major redevelopment.

The Executive on the Park at the bottom of Taylor Way has been approved and Taylorwood Place will, no doubt, get redeveloped. Over 10 years ago Polygon Homes tried to do so (160 units) and in 2019 Michael Geller represented a company that had plans for 390 units.

On Inglewood, waiting in the wings and currently in "pause' mode, is CedarLiving, a massive redevelopment project of 307 Seniors independent living units and 186 employee housing units. https://secure-web.cisco.com/1VF_yMpCS3-oW8dU2elaJ_wbZnhYOxp5D_UPcn5JTwOLdnHlekjrCdacAyaWX2095H2owkTToafCRZS_hk-BJQE3TDV7Q37wim9ySQfVurfqQqgb6btKxOARmoUzuXJgi-tVAzEjEkdplnQx3ac_0opxxxmXeerCulfdELAxVGw8SHllaEOdOvbsbDBBm-4UxNuMZ3grxMyPovt76pE0a4LBLEWJ5YWrd-v_HNavaQhVqIq0ekRHRTpP3pgk7pUOS9YXPbQ3oT3UmRSMIDNmOSpGGLk2rs5nxsZyh1Ge9fH7hr5PUTJNgnw-V6oz9-aKxqTNsZndkiZYjcOq1OV0HdPOJqXUI-22qMCFkQ5zZHifyU9sj8hs3dh6FkdKloTvk/https%3A%2F%2Fcedarliving.ca%2Fwp-content%2Fuploads%2F2021%2F03%2F530-Inglewood_20201231-Community-engagement.pdf

In addition, there are several realtors advertising "land assembly" of whatever properties that are left on Taylor Way. Just google: Land Assembly, Taylor Way, West Vancouver.

With all this in mind, i.e. the combined implications of all these possible redevelopment projects on Taylor Way, why not wait a little longer until the LAP for Taylor Way is completed? In my humble opinion, that would be a prudent decision instead of pushing ahead now with another spot rezoning. A comprehensive overall look at of all these future plans, the effect it will have on the Cedardale neighbourhood, the resulting traffic on what is already a horribly congested road, should be carefully considered first.

Larco may not be happy with a delayed decision, but it is the best, most responsible, approach.

Thank you for your time.

Kind regards,

s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, March 22, 2023 8:24 PM
To: correspondence
Subject: Fwd: Proposed Rezoning of 671,685,693 Clyde Ave. And 694 Duchess Ave.

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I'm now thinking that all emails are scrutinized according to whatever suits the council and mayor and ignored if it doesn't suit their agenda!!!! A pity that we have such people running our district!!

[REDACTED] s. 22(1)

Begin forwarded message:

From: [REDACTED] s. 22(1)
Subject: Fwd: Proposed Rezoning of 671,685,693 Clyde Ave. And 694 Duchess Ave.
Date: March 1, 2023 at 3:52:54 PM PST
To: correspondence <correspondence@westvancouver.ca>

I never did get a response to this letter! So much for our district's representatives!!!

[REDACTED] s. 22(1)

Begin forwarded message:

From: [REDACTED] s. 22(1)
Subject: Fwd: Proposed Rezoning of 671,685,693 Clyde Ave. And 694 Duchess Ave.
Date: January 16, 2023 at 11:07:26 AM PST
To: MayorandCouncil@westvancouver.ca

Mayor Sager and Council:

TOTALLY LUDICROUS!! Mayor Sager and Gambioli , give your heads a shake!!
I live at [REDACTED] s. 22(1) and have you considered what this will likely do to our property investments?.....they will plummet! Whats-more, who will want to live at the posh Amica assisted-living care home next to a bunch of bicycle-riding low-renters!!? (excuse my brashness!) We already have a crime problem of B & E's!! It's a hard pill to swallow in that we are presently having another condo complex going in right next to us. Would that be the same developer, by any chance? Not to mention the two new ugly high-rises in the old White Spot location. Don't we now already have an

impossible, congested intersection at Taylor Way and Marine Dr.??
Greed seems to be taking precedence over healthy, happy and safe living standards!!

It is suicidal trying to merge into the Taylor Way traffic as one is coming out on Clyde Ave. I suppose you're waiting until we have a couple of fatal traffic accidents before anything is done!!

Kudos to you Scott Snider and Linda Watt (and Lambur and Cassidy) for suggesting further consultation with the public. Perhaps Larco should build a couple low-cost housing developments in the vicinity of Sager and Gambioli's neighbourhoods and see how they like it!! Please don't allow the next thing to be a "pot shop"!!! West Vancouver used to be such a wonderful community!

s. 22(1)

s. 22(1)

West Vancouver, B.C.

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 27, 2023 11:51 AM
To: correspondence
Cc: [REDACTED] s. 22(1); ADRA; [REDACTED] s. 22(1)
Subject: March 6 Hearing & Minutes

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Good morning, Mayor and Council:

I find the minutes surprisingly omit facts in favour the development.

For example, the minutes gave the impression that community concerns were minimal, and that the proposal data was factual.

In fact, the minutes failed to include that the number of written complaints received by the City against the proposal exceeded those for the development; that a study completed by WV stakeholders showed most were against the proposal; that the developer admitted he did not consult with many in the immediate vicinity; that the proposal failed to consider wider community impacts; that the proposal failed to consult with most of those impacted, including the province and other impacted municipalities; and that the proposal data was flawed, leading to faulty conclusions.

In my opinion (and I believe in law, basic honesty, ethics, and the democratic process), we are entitled to accurate and complete information, including a proper consideration of impacts.

Trust is a fragile thing.

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

From: Luis Molina [REDACTED] s. 22(1)
Sent: Sunday, April 2, 2023 6:24 AM
To: lmolina.gva@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic density = +

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Luis Molina
205-2202 Marine Drive
West Vancouver V7V 1K4

02 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic density

My name is Luis Molina and I am a resident of West Vancouver.

I am disappointed with your decision on the Taylor Way development. Your credibility is lost when you solicit citizen participation in planning and then violate that request with spot zoning.

We thought we were electing a council with greater integrity. That seems to now be in question.

Please **do not redact** my name or my home address or my email address.

Thank you.

Luis Molina
lmolina.gva@gmail.com

From: Maureen Woodrow <[REDACTED] s. 22(1) >
Sent: Sunday, April 2, 2023 8:46 AM
To: bajamaureen@hotmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic on Taylor Way =+

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Maureen Woodrow
150 24th St
West Vancouver BC
V7v4g8

02 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic on Taylor Way

My name is Maureen Woodrow and I am a resident of West Vancouver.

I am disappointed to hear council is going ahead with the Clyde Ave development after it has been shown that this development does not have the support of the majority of West Van residents.
I am loosing faith in our new Mayor and Council.

Please **do not redact** my name or my home address or my email address.

Thank you.

Maureen Woodrow
bajamaureen@hotmail.com

From: Michael Carter <[REDACTED] s. 22(1) >
Sent: Sunday, April 2, 2023 11:56 AM
To: michaelcarter@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Clyde Avenue Development = +

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Michael Carter
2925 Mathers Avenue
West Vancouver
V7V 2J7

02 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Clyde Avenue Development

My name is Michael Carter and I am a resident of West Vancouver.

I am not happy with the council and mayor voting on the Taylor Way and Clyde project. I do appreciate the voting by Councillor Cassidy and Thompson as I agree with their vote. However, I do not think Council should vote on projects like this one. Council should make their recommendations and citizens should vote on it. The voters should be people who own property and live here and not developers that own property.

Please **do not redact** my name or my home address or my email address.

Thank you.

Michael Carter
michaelcarter@shaw.ca

From: [REDACTED] s. 22(1)
Sent: Sunday, April 2, 2023 4:02 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic on Taylor Way =+

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[REDACTED] s. 22(1)

[REDACTED] s. 22(1),

West Vancouver,

[REDACTED] s. 22(1)

02 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic on Taylor Way

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

I had very high hopes and believed and trusted in our new West Vancouver Municipal Mayor and Councillors I voted for but, ALL but Christine Cassidy and Sharon Thompson have let me down!

Where is the common sense here?

One is dreaming to think that anyone could afford these micro suites, let alone 'enjoy' living in them! They do not represent value for money!

Meanwhile, many suites in the huge towers on the south side of Park Royal are still sitting vacant.

Putting the blame on Premier Eby is the easy way out!

Meanwhile, we ALL suffer with even more traffic congestion!

Next time around, I will not be voting for anyone but the only two with some common sense, as shown here!

This is so very disappointing as they are all nice people.

The trust is now broken when I now see more of the same old same old and our opinion votes are again ignored - the West Vancouver Residents opinions count for nothing - AGAIN!

I shudder to think what will become of the Ambleside Local Area Plan opinions! Should I even bother?

Call me disillusioned!!

Thank you.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: Mike Butterfield <[REDACTED] s. 22(1) >
Sent: Sunday, April 2, 2023 4:03 PM
To: mikebutterfield97@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: More development and traffic but no more infrastructure. Parks, hospitals, etc are all ignored. =+

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Mike Butterfield
2495 Palmerton ave
V7V2W4

02 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

More development and traffic but no more infrastructure. Parks, hospitals, etc are all ignored.

My name is Mike Butterfield and I am a resident of West Vancouver.

These are not affordable at +- \$1800.00 for 350 sq ft of living area, if you want to call that living.
Let's define affordable and quit using it to describe a destination which is never reached.

Please **do not redact** my name or my home address or my email address.

Thank you.

Mike Butterfield
mikebutterfield97@gmail.com

From: [REDACTED] s. 22(1)
Sent: Sunday, April 2, 2023 9:45 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; 'correspondence@westvancouver.ca'
Subject: Approval of Clyde Ave. Rental Project

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I want to thank Council for approving this development project at the March 27th Council meeting. Lower price market rental and for sale housing projects like this one are long overdue. I have spoken to more than 20 people this past week (many in the 20-40 age bracket) who were delighted to hear of the approval and most felt that it was a welcome change from past Councils' reluctance to encourage or approve sound development decisions for lower market housing options. As I explained in the past, I am for proper analysis and good decision-making by our Mayor and Council on key decisions to help WVan regain its sustainability as a community that has slipped for decades. Although I am aware of some residents who do not want to see development, they provide no other solutions for dealing with the lack of financial and community sustainability that our District faces due to lack of development of a variety of market housing that has been needed for many years. As several of you know, I committed last summer to work with many other West Van residents who are concerned about these issues to provide input and helpful feedback to Council on key sustainability issues facing WVan make more decisions that are in the best interest of all West Van residents. I only wish I had been able to take the time to make this contribution several years ago.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED], West Vancouver

From: Gisela parkins [REDACTED] s. 22(1)
Sent: Monday, April 3, 2023 5:07 PM
To: gmparkins@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic taylor way =+

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Gisela parkins
3964 Sharon place
West vancouver
V7v4t66

03 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic taylor way

My name is Gisela parkins and I am a resident of West Vancouver.

Voted for you because did not want the same as what we were dealing with with mary ann booth. And here we are again.

Taylor way is a traffic disaster. Entrance to andout if Clyde a nightmare. And now coincell has approvd more housing

We were told that counsel would listen to the residents. Clearly did not happen.

Gm

Please **do not redact** my name or my home address or my email address.

Thank you.

Gisela parkins
gmparkins@gmail.com

From: [REDACTED] s. 22(1)
Sent: Monday, April 3, 2023 5:25 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Taylor way traffic =+

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

03 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Taylor way traffic

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

I feel that a proper traffic assessment be done in regards to further development and density increase in the Taylor Way/ Marine Drive area.

Thank you.

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

From: Josephine Thrift <[REDACTED] s. 22(1)>
Sent: Monday, April 3, 2023 6:53 PM
To: jcthrift37@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic on Taylor Way =+

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Josephine Thrift
962 Taylor Way
West Vancouver BC
V7T2K1

03 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic on Taylor Way

My name is Josephine Thrift and I am a resident of West Vancouver.

As a lifelong WV resident and as one who lives on Taylor Way, I vehemently oppose the proposed project on Clyde Ave. Most days I cannot exit my driveway due the traffic up and down on Taylor Way and on the weekends I am confined to our house after lunch. God forbid we need an ambulance or have another emergency, there is no way that Taylor Way can handle the current traffic level let alone adding another 200 plus people to the street. Something needs to be done. This is becoming an awful place to live and I have lived here [REDACTED] s. 22(1)

Please **do not redact** my name or my home address or my email address.

Thank you.

Josephine Thrift
jcthrift37@gmail.com

From: Al Chmelauskas <[REDACTED] s. 22(1) >
Sent: Tuesday, April 4, 2023 1:17 PM
To: albchemistry@telus.net; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Development approval at Clyde and Taylor Way =+

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Al Chmelauskas
1290 Ottawa Avenue

04 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Development approval at Clyde and Taylor Way

My name is Al Chmelauskas and I am a resident of West Vancouver.

With the exceptions of Councillors Cassidy and Thompson I am deeply disappointed in my new Councils decision to approve this development by Larko. In my opinion these mini apartments will be overly expensive for service workers to rent, and does little if anything towards providing "affordable" housing (the proponents pitch) for these types of workers. From what I've read, the math of expected income and cost doesn't jibe. Apart from the above, this project will obviously add to auto congestion turning up Taylor Way from the intersection past Clyde and bring even more impasse at this intersection and to Marine Drive.

Those two councillors got it right in terms of what the electorate wanted from this new Council....more rationale consideration at the outset to the physical limitations of our existing infrastructure to accommodate proposed developments and minimize it's impact to citizens.

I believe we are past overdue for needed planned and executed major improvements to our infrastructure to meet common municipal standards that have been lacking in this community on many fronts over the ^{s.}22(1) years I have been a resident of West Vancouver.

I believe this city seriously needs to employ a "seasoned professional municipal engineer" at the highest level with responsibility to plan, budget and execute infrastructure that can service municipal plans to accommodate its citizens, developments and our budget.

Like the solid foundation for the superstructure of a building, a sound municipal infrastructure is the foundation to carry the municipality's planned superstructure.

Until then you will have "spot" developments proposed within "spitting distance" of our few existing major roadways that are already becoming clogged such as Marine Drive, Taylor Way, 15th and 21st Streets.

Please **do not redact** my name or my home address or my email

address. Thank you.

Al Chmelauskas

albchemistry@telus.net

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 4, 2023 6:17 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic on Taylor =+

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[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

04 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic on Taylor

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

Very disappointed in the Mayor and Councillors who ran on a platform of no spot zoning yet approved the Development at Taylor Way and Clyde.

Thank you.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 4, 2023 6:47 PM
To: [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Development at Clyde avenue west Vancouver = +

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[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West vancouver

04 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Development at Clyde avenue west Vancouver

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

Please listen to the residents of west Vancouver who elected you due to your promises NOT to spot zone as you've voted to do on Clyde avenue . Your residents voted 84 percent against more high density on Clyde around Taylor way. How can you ignore such a large amount of Resident's wishes? We need to preserve our quaint seaside town. We have something special here that no other municipality has. We do not have the infrastructure to handle large amounts of residents and high density. It's not fair to change our city just to make money for developers. It makes us wonder who is getting paid off to do this?

I will not be voting for those who voted to do this to our city and broke their campaign promises.

[REDACTED] s. 22(1)

Thank you.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: AMAHRA JAXEN <[REDACTED] s. 22(1)>
Sent: Tuesday, April 4, 2023 7:34 PM
To: amahraj@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: TRAFFIC ON TAYLOR WAY = +

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**AMAHRA JAXEN
303 - 606 14TH STREET
WEST VANCOUVER, BC
V7T 2R3**

04 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

TRAFFIC ON TAYLOR WAY

My name is AMAHRA JAXEN and I am a resident of West Vancouver.

I'm against development along Clyde Avenue due to the nightmare of traffic already at Taylor Way and Marine Drive. It would always seem to be about the money and tax breaks etc from the Developers yet we all suffer with the terrible traffic. You promised us that this project would not go through and that you would listen to the constituents. Yet all but 2 council members voted to pass this development. The Mayor promised he would listen to the people. Yet 84% of us VOTED NO! And yet still this project is being pushed through. Clearly there is no keeping of promises and NO listening to the desires of the residents here. We don't need more residents here, it's all overpriced anyway!

Please **do not redact** my name or my home address or my email address.

Thank you.

AMAHRA JAXEN
amahraj@shaw.ca

From: Andrea Ridgedale <[REDACTED] s. 22(1) >
Sent: Tuesday, April 4, 2023 9:03 PM
To: aridgedale@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic on Taylor Way =+

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.

Andrea Ridgedale
1233 - 235 Keith Road
West Vancouver, BC
V7T 1L5

05 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic on Taylor Way

My name is Andrea Ridgedale and I am a resident of West Vancouver.

I'm very disappointed to learn that council has voted to go ahead with the development at Taylor Way and Clyde. More traffic on Taylor Way is certain.

84% of West Vancouver residents had voted to oppose the proposed development. Thank you to Councillors Cassidy and Thompson who voted against the Clyde Avenue development.

Please **do not redact** my name or my home address or my email address.

Thank you.

Andrea Ridgedale
aridgedale@shaw.ca

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 5, 2023 8:35 AM
To: [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic on Taylor Way =+

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

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

west Van,

[REDACTED] s. 22(1)

05 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic on Taylor Way

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

If our opinions on Development at Taylor Way are ignored our only option is to make changes at the next election.. fool me once etc.....

Thank you.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: Penny Cooling <[REDACTED] s. 22(1)>
Sent: Wednesday, April 5, 2023 11:20 AM
To: cooling@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic on Taylor Way =+

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.

Penny Cooling
96 Glenmore Drive,
West vancouver, bc
V7S 1B1

05 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic on Taylor Way

My name is Penny Cooling and I am a resident of West Vancouver.

I am totally opposed to any more development around Taylor Way. Hundreds more people and cars. You can't get a parking spot now! Every time there is development we need more roads, parking, sewers etc. Who is paying? Well, you know the answer to that.

Please **do not redact** my name or my home address or my email address.

Thank you.

Penny Cooling
cooling@shaw.ca

From: Desmond Bell <[REDACTED] s. 22(1) >
Sent: Wednesday, April 5, 2023 11:14 PM
To: desbell2@mail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic on Taylor Way =+

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.

Desmond Bell
2215 Chairlift Road, West Vancouver V7S2T4

06 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic on Taylor Way

My name is Desmond Bell and I am a resident of West Vancouver.

In public surveys West Vancouver residents have consistently voted to reduce traffic volume and congestion on Taylor Way, Upper Levels Highway, Second Narrows Bridge and Lions Gate bridge. Despite voting against the Gateway Project it went ahead under the previous mayor adding to congestion. Despite voting, by a large majority, against density development on Taylor Way at this time Council plans to proceed.

Our current mayor, Mark Sager, was voted into office by citizens who believed him when he agreed traffic congestion was a serious issue and he would limit density until such time as the traffic issue was resolved by means of another crossing, a tunnel, a ferry system or rapid transit coming to the North Shore.

Adding more density, without first solving the traffic congestion issue, is putting the cart before the horse, and doing exactly what you, Mr Mayor, promised you would not do. Please honour your promises and don't make West Vancouver unliveable.

Please **do not redact** my name or my home address or my email address.

Thank you.

Desmond Bell
desbell2@mail.com

From: [REDACTED] s. 22(1)
Sent: Friday, April 7, 2023 2:15 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Development at Clyde and Taylor Way = +

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

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

07 Apr 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Development at Clyde and Taylor Way

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

I was extremely disappointed in your vote to approve the development of Micro Units at Taylor Way and Clyde Avenue. I voted for you believing that you were against Spot Zoning and that you had listened to West Vancouver residents wishes not only on that issue but also the issue of adding more congestion to the ongoing serious traffic problems on Taylor Way. This is a great disappointment to those in our community who believed that development decisions would be very different with our new Mayor and Council at the helm.

Thank you.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 11, 2023 9:17 AM
To: correspondence
Subject: Commendations on approval of rental building

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

Dear Mayor and Council

I'd like to commend and thank each one of you who voted in favour of the new all-rental building destined for Clyde and Taylor Way.

I was pleased to see some dissent among the Council on this issue. It's reassuring that West Van's democracy is not entirely dead. I've been concerned that 99% of the councillors lean in the same political direction and this can be a threat to our democracy. Diversity of opinion is a good thing as it's more representative.

I am delighted, however, that the majority voted for progress and I hope this is but the first new all-rental and that more are to come - and more affordable too.

Thank you.

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

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 19, 2023 11:54 AM
To: correspondence
Subject: Urban Forest Management Plan

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

Dear Mayor and Council

We have been resident in West Vancouver for [REDACTED] s. 22(1)

We love it here in Ambleside - it is peaceful, quiet and green.

However, in the relatively short time we have lived here, we have noticed a disturbing trend. More and more of the precious green tree canopy has been dying, or is already dead.

It is essential that this trend be reversed - and quickly. Therefore we strongly support the Urban Forest Management Plan to be presented to Council.

Best regards,

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

From: [REDACTED] s. 22(1)
Sent: Monday, July 24, 2023 2:03 PM
To: correspondence
Subject: Presentation to Mayor and Council Just 17, 2023
Attachments: July 1723 Presentation to Council.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.

Please find enclosed a copy of my 3 minute presentation of July 17.

Regards,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

Presentation to Mayor and Council / July 17, 2023

Mr. Mayor and Council

My name is [REDACTED] s. 22(1)

I have lived in West Vancouver for the [REDACTED] s. 22(1),

As an [REDACTED] s. 22(1) I continue to have an interest in development and construction in my neighbourhood and its impact on our Urban Forest.

Some of us here have argued for up to 10 years without success for a reasonable tree protection bylaw.

Given the accelerating climate crisis and the urgent need for action I am very thankful that you will now consider an effective tree protection bylaw that will protect trees 20 cm in diameter and larger instead of the current 75 cm diameter and larger which was totally ineffective. Likewise the goal of a 52% tree canopy is equal important

While these two aspects of the Urban Forest Management Plan proposal present great progress, the suggestion that payment in lieu or replacement trees could be accepted when protected trees can not, or do not want to be saved, is extremely problematic.

[REDACTED] s. 22(1) have shown me how sensitivity to overall site context, existing topography and vegetation are essential to responsible home design, particularly in our unique hillside setting.

Today the vast majority of homes built are spec homes with focus on ease of construction and little concern for site topography and existing vegetation.

Home size, and as much panoramic view as possible are often the key drivers.

As a result, topography is massively manipulated to make house construction as efficient as possible. The site is often excavated, or grades

manipulated, from property line to property line. Trees seldom survive this process.

Offering the payment in lieu or replacement tree alternative will be highly attractive, no penalty is too high when it furthers the primary goals of the spec house construction.

I strongly suggest you do not offer this alternative given the high price we all will pay for the subsequent destruction of our mature tree cover.

Instead, I suggest we tighten the design and approval process and unload some of the cost of protecting our precious urban forest resource on the developer through the following actions.

- A No cutting of protected trees, no site clearing, grade reconfiguration or excavation before an official Predesign Meeting.
- B The developer brings a professionally prepared tree survey and his preliminary design for the proposed home including ancillary buildings, driveway configuration etc. to this meeting.
- C Staff may request modification to secondary structures, driveway configuration, patios etc. to retain protected trees.
- D An updated zoning bylaw may even allow minor setback variations to retain protected trees.
- E A binding agreement is reached as to which protected trees must be retained.
- F The developer is to hire a professional arborist to put in place measures that ensure that these agreed to protected trees will actually survive the construction process.
- G And finally a bond of significant size is to be posted by the developer to guarantee that the agreement is adhered to.

In conclusion I would like to thank you again for considering the protection of trees 20 cm in diameter and larger, a most important step.

From: s. 22(1)
Sent: Wednesday, July 19, 2023 10:09 PM
To: correspondence
Subject: Fw: Speeding Traffic creating Hazzardous Crosswalk

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

From: s. 22(1)
Sent: July 12, 2023 10:07 AM
To: engineeringdept@westvancouver.ca <engineeringdept@westvancouver.ca>
Subject: Speeding Traffic creating Hazzardous Crosswalk

To whom it may
concern
2023

July 12

I would like to bring attention to the elevated speed of commuters and high level of traffic on Headland Dr which is making it dangerous and difficult to enter and move through the crosswalk at Edendale Court (west side of Headland Dr) to Vista Place (east side of Headland Dr). My neighbors and my family are finding it hazardous and scary to cross Headland Dr so we can utilize the only sidewalk on the east side which allows us to walk up or down Headland Dr.

Headland Dr has become a main artery for commuters of all forms of transportation to transverse from Marine Dr to the Upper Levels Hwy and upper West Vancouver or vice versa. The windy road above the aforementioned crosswalk hinders visibility for speeding drivers to see pedestrians in the crosswalk therefore creating a perilous setting. All forms of transportation are speeding up and down Headland Dr which is making it dangerous for pedestrians. Electric cars and scooters are concerning because you do not hear them coming and you don't have time to rush out of the crosswalk safely. We have had some near incidents over the last few years. Many seniors who live in our neighborhood like to go for walks and are finding it threatening to try to cross Headland Dr.

Another issue is the overgrown trees and shrubs below the crosswalk on the east side of Headland Dr, are crowding the only sidewalk forcing pedestrians to sometimes walk onto Headland Dr. These pedestrians are at risk of being hit by speeding commuters. The possibility of two low level speed bumps above and below the aforementioned crosswalk might slow down the speeding commuters and make it safer for pedestrians.

As s. 22(1) resident in our community I want to bring this safety concern to your attention and pass liability on so someone can hopefully address this safety concern. I look forward to hearing from you.

Sincerely

s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)

From: Kenneth Vinal <rectorststephenswv@gmail.com>
Sent: Friday, July 21, 2023 4:29 PM
To: correspondence
Cc: Sharon Thompson; Nora Gambioli; Mark Sager
Subject: Comment on Ambleside LAP
Attachments: 2023.07.21_St.Stephens_Ltr_to_council.pdf

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

Please find attached a letter to the Mayor and Council regarding the Ambleside LAP. I will attend the council meeting on Monday and plan to speak on behalf of St. Stephen's.

Ken Vinal

Rev'd Kenneth Vinal (he, him, his)
St. Stephen Anglican Church
West Vancouver, BC V7V 1W1
s. 22(1)

*Located on the traditional, ancestral, and unceded territories of the x^wməθk^wəyəm (Musqueam),
Sḵw̓x̓wú7mesh (Squamish), and Səlilwətaʔt (Tsleil-Waututh) nations*

ST. STEPHEN'S CHURCH
The Anglican Church of Canada



885 22nd Street
West Vancouver, B.C.
V7V 4C1
Telephone: 604.926.4381
Email:
st.stephenswv@shawlink.ca
www.ststephenschurch.ca

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

July 21, 2023

Re: Ambleside Local Area Plan (LAP) Engagement Summary, Proposed Framework, and Next Steps (File: 2520-17)

Dear Mayor and Council:

We at St. Stephen's Anglican Church (885 22nd St) are excited to see the Ambleside LAP continue to progress forward. Staff's work on this to-date has been undertaken with care and dedication to the community and we would like to thank and commend them on their efforts in developing this Proposed Framework. **While we appreciate all of the efforts made, when it comes to the redevelopment potential of our property, we have concerns with some possible limitations of "Framework Number 6 - Guide Community Use and Housing Objectives". We ask you to consider that there be additional room for density in cases where a development includes a community or public assembly use as well as new rental housing.**

As you are likely aware, our facility is nearing the end of its useful life and will require costly repairs in the very near future, including stained glass window maintenance/replacement, a new roof, and other major structural repairs which the Church cannot afford. As such, we are exploring the option of redeveloping the property with a brand new church facility along with the addition of market rental housing above to help secure the longevity of the Church, offset financial burdens, and provide a beautiful new space for the community to enjoy.

We appreciate the intent conveyed in item B of Framework Number 6, however, it unintentionally prioritizes the development of rental housing over community and public assembly uses based on highest and best use principles which then discourages the inclusion of uses like a church in future redevelopment. If we value these community uses, then there needs to be an intentional effort to preserve these meaningful spaces that help build community.

Our concern is that Framework Number 6 currently does not take into consideration the unique community space needs that a facility like a church requires. Churches require larger footprints of space at the ground level because of the need for spaces like a sanctuary, administration or office space, multi-purpose community gathering spaces and more parking than residential uses. This design represents a sizable portion of the ground floor area of a project and when all factored together adds additional construction costs for recreating our church than compared to a purely residential focused development. Ultimately, buildings with community and public assembly uses are designed and look differently than purely residential rental ones. Policy should then reflect when community and residential uses are combined.

We have conducted several feasibility studies and have found that at minimum, the density required to redevelop the property is 2.75 FAR when public assembly or community use is contemplated at the ground level in addition to the market rental housing above. This would also allow us to stay within the maximum height limit of up to six storeys. With rising construction costs, increases to interest rates, and the subsequent cost of borrowing, other similar facilities like St. Stephen's will likely have similar concerns. Anything less than 2.75 FAR will not generate enough market density for the necessary reinvestment into the Church space nor meet the threshold we need to establish new operational seed funding for the Church which is all enabled by having rental housing.

St. Stephen's Church has been an important part of this community since 1913, and we hope to continue to remain here for decades to come. We hope staff and council see the merits in this and suggest that the language from option B of Framework Number 6 be amended from:

Consider rezoning applications for up to 4-storeys and 1.6 FAR where residential-only, or up to 6 storeys and 2.5 FAR in total where community use, and/or public assembly, and/or inclusion of rental housing is provided.

To:

Consider rezoning applications for up to 4-storeys and 1.6 FAR where residential-only, or up to 6 storeys and 2.5 FAR in total where 100% rental housing is provided and 2.75 FAR in total where community use, and/or public assembly, and/or rental housing is provided.

We are confident you know the importance of maintaining uses that are an integral part of the community, such as our church, which has a long legacy and has impacted thousands of lives in our community. We hope you will consider this amendment prior to staff implementing the next steps of the LAP Framework.

Should you wish to discuss this further, please contact the undersigned.

Best,

s. 22(1)

Kenneth Vinal
Rector, St. Stephen's Anglican Church
rectorststephenswv@gmail.com

s. 22(1)

From: s. 22(1)
Sent: Monday, July 24, 2023 12:53 PM
To: correspondence
Subject: 2195 Gordon Avenue

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

Hello

With the earth burning up, West Vancouver Council continues to cut down mature trees that could provide much needed shade, now and to future generations, all in the name of progress. Sad.



This photo was taken at 2195 Gordon Avenue, the site of future development. I voted for Mark Sager because he was against this development...and then the trees came down. Won't vote for your council again.

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

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 26, 2023 8:17 AM
To: correspondence; Mark Sager
Subject: Request for Inclusive and Fully Enclosed Playground in West Vancouver

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.

July 26, 2023

mark@westvancouver.ca

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

Subject: Request for Inclusive and Fully Enclosed Playground in West Vancouver

Dear Mayor and Council Members,

I am writing to request your consideration for the creation of a fully enclosed, fenced playground in West Vancouver. Our community currently lacks a safe and inclusive play area for toddlers, wanderers, and children with disabilities. As a parent of a toddler with a disability, I understand the need for a space where our children can explore freely without elopement dangers, such as roadways, water areas, and nearby wooded wildlife areas.

While accessibility is important, an inclusive playground ensures that children with disabilities can actively participate in play alongside their peers. Currently, West Van residents must travel to access safe playgrounds outside our community, in places like North Vancouver's St. Andrews Park, Bridgeman Park, and Princess Park. I believe that by providing a similar facility in West Vancouver, we can enhance the quality of life for many families.

I kindly urge you to allocate resources for the development of an inclusive, safe, and fully enclosed playground in West Vancouver. Your support in creating such a space would make a significant difference in the lives of children with disabilities in our community.

Thank you for your time and consideration.

Yours sincerely,

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

(Please keep phone number off public record BUT do contact me if you'd like more details or further information. thx.)

From: s. 22(1)
Sent: Wednesday, July 26, 2023 8:24 AM
To: correspondence
Subject: s. 22(1)

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

Hello,

I would like my email to be forwarded to both Mayor Sager and all the Councillors, Christine Cassidy, Nora Gambioli, Peter Lambur, Scot Snider, Sharon Thompson and Linda Watt as I do not have their individual email addresses please.

As per the below email string, I have tried to reach someone re the condition of the only access road to our home at s. 22(1) (also referred to as s. 22(1) though not a lane as it is the only access). As they have been working on s. 22(1), including the stretch between s. 22(1), where our access is, it seemed cost effective to include the repair of our s. 22(1) street as well. Unfortunately, this has not occurred other than the largest hole being patched. It has been obvious that our street is the only access as the workers have had to allow us exit to get to work, stopping work to allow this. I have been writing since early January and have also left a phone message as directed but have not had a response in 2023. Having paid our taxes diligently for s. 22(1), I would truly believe these homes deserve the only access road to be in a reasonable condition. My ordinary car thinks it is on a roller coaster and it is embarrassing when visitors make rude comments about the road condition.

I would truly appreciate someone letting us know that this road will be fixed at some time within the not too distant future.

Regards,

s. 22(1)

West Vancouver, BC, s. 22(1)

s. 22(1)

From: Dispatch <dispatch@westvancouver.ca>
Sent: Friday, June 9, 2023 1:42 PM
To: s. 22(1)
Subject: RE: s. 22(1)

Good afternoon s. 22(1)

Thank you for your e-mail which has been received by the District of West Vancouver Non-Emergency Dispatch office. Your request has been referred to the Roads & Transportation Department for consideration and they will be in touch in the near future.

Kind regards,

Engineering Operations Dispatch | District of West Vancouver

e: dispatch@westvancouver.ca

t: 604-925-7100 | westvancouver.ca

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

From: [REDACTED] s. 22(1)
Sent: Friday, June 2, 2023 5:36 PM
To: Dispatch <dispatch@westvancouver.ca>
Subject: [REDACTED] s. 22(1)

Hello Jan,

I phoned following this email, left a message, and never heard back. [REDACTED] s. 22(1), our only access road, has deteriorated even more since my last email. They are again working on [REDACTED] s. 22(1) and it seems cost efficient to repave [REDACTED] s. 22(1) at the same time. No one has ever contacted me re the situation and I truly believe that after [REDACTED] s. 22(1) of paying taxes, we should have relatively decent road access to our home. It is embarrassing, and many people coming to see us, make comment about the street.

Regards,

[REDACTED] s. 22(1)

From: Dispatch <dispatch@westvancouver.ca>
Sent: Thursday, March 23, 2023 7:39 AM
To: [REDACTED] s. 22(1)
Subject: [REDACTED] s. 22(1)

Good Morning [REDACTED] s. 22(1)

Thank you for your email. Did you follow up with the Road Supervisor at the number given?

If you wish to follow up you may call 604-925-7144 and leave a message for the Supervisor to call you back.

Kind regards,

Jan Simmons
Engineering Operations Dispatch | District of West Vancouver
e: dispatch@westvancouver.ca
t: 604-925-7100 | westvancouver.ca

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

From: [REDACTED] s. 22(1)
Sent: Wednesday, March 22, 2023 5:14 PM
To: Dispatch <dispatch@westvancouver.ca>
Subject: [REDACTED] s. 22(1)

Hello,

Following up on the below email, our portion of [REDACTED] s. 22(1), otherwise known as [REDACTED] s. 22(1), continues to deteriorate. As this is not a lane but the only access to these homes on [REDACTED] s. 22(1), it seems very important that the road is maintained in a drivable condition. It would be wonderful if someone could respond to let us know when this would be possible.

Thank you very much for your kind attention to this matter.

Regards,

[REDACTED] s. 22(1)

From: Dispatch <dispatch@westvancouver.ca>
Sent: Wednesday, January 18, 2023 7:47 AM
To: [REDACTED] s. 22(1)
Subject: RE: [REDACTED] s. 22(1)

Good morning [REDACTED] s. 22(1)

Thank you for your e-mail which has been received by the District of West Van Non-Emergency Dispatch office. A Work Order has been created for the Roads Supervisor, Rob Harrington, to attend and assess the condition of the lane. He will be in contact in due course. **If you wish to follow up you may call 604-925-7144 and leave a message for the Supervisor to call you back.**

Kind regards,

Jan Simmons
Engineering Operations Dispatch | District of West Vancouver
e: dispatch@westvancouver.ca
t: 604-925-7100 | westvancouver.ca



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

From: [REDACTED] s. 22(1)
Sent: Friday, January 13, 2023 4:59 PM
To: Dispatch <dispatch@westvancouver.ca>
Subject: [REDACTED] s. 22(1)

Hello,

Since [REDACTED] s. 22(1), we have lived at [REDACTED] s. 22(1), otherwise known as [REDACTED] s. 22(1). This is not a lane as there is no other access by car. During these past [REDACTED] s. 22(1), our street has deteriorated drastically with rollercoaster bumps and holes in the blacktop. Never once during these [REDACTED] s. 22(1) has the road ever been improved. As my car is very ordinary and not a truck or SUV type vehicle, I must now drive very slowly and to the right side of the road to avoid my tires becoming damaged.

There is major work currently being done on [REDACTED] s. 22(1), right outside our street, and it would seem practical and cost effective to resurface [REDACTED] s. 22(1) at the same time. Naturally, it could be fixed at any time but it does seem more cost effective with all the machinery close at hand.

Thank you for your kind attention to this matter.

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

[REDACTED] s. 22(1)

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, JUNE 15, 2023**

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

Staff: L. Berg, Senior Community Planner (Staff Representative); M. Roberts, Assistant Planner; and Naomi Allard, Administrative Assistant (Committee Clerk) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 4:35 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the June 15, 2023 Design Review Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the May 18, 2023 Design Review Committee meeting minutes be adopted as circulated.

CARRIED

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.

5. APPLICATIONS FOR CONSIDERATION

Applications Referred to the Design Review Committee for Consideration:

5.1 Address: 2229 Folkestone Way

Background: L. Berg (on behalf of M. Roberts, Planner), introduced the proposal and spoke relative to its context, including:

- Project for townhouse and restaurant redevelopment
- Context images displayed showing parcel and other parcels as a part of development, multi-family and commercial.
- This development considered as a mixed-use development under OCP Policy 2.1.5: speaks to redevelopment of commercial sites and allowing residential and additional uses.
- Proposal includes two separate buildings:
 - West portion of site: 8 townhouses; 1,520 square metres; 2 storeys with basement; 16 underground parking stalls; 8 visitor parking stalls.
 - East portion of site: is commercial restaurant (Salmon House) and office building; 858 metres square; 2 storeys; 26 surface level parking spaces; site FAR of 0.43 and site coverage of 27 %.

L. Xu joined the meeting at 4:52 p.m.

Project Presentation: P. Mallen and P. Cotait, Architects, provided a presentation on the proposal including:

- Existing building is approximately 40 years old.
- Parking to east/northeast of building; vehicular access will be to the north.
- Low density project with townhomes; two separate buildings both under three storeys provides opportunity to integrate with residential neighbourhood.
- Displayed context images; setup as a theatre; attempt to reduce site disruption and not impacting existing views.
- Office to the east; underground parking set back in the landscape.
- Architecture responding to West Vancouver character and West Coast Modern Contemporary style by inclusion of natural forms.
- Restaurant has horizontal roof with panels; point of entry will be wood; use of landscaping on top to screen.
- Townhomes have similar design elements with use of natural materials; wood and cubic forms; cladding of bottom siding and landscaping.
- Site signage included in the architecture.

Project Presentation: M. Vaughn, Landscape Architect, provided a presentation on the proposal including:

- Site is iconic due to historic Salmon House Restaurant presently situated on site.
- Existing landscaping set on a windswept hill which creates a California-Modernist

60's West Coast feel.

- Ivy, rhododendrons, and pine trees are part of existing landscaping species; proposed planting will include maples, Japanese Pieris, and sumac; on north side pine trees.
- Landscaping to provide privacy; intent to leave the north side of property mainly as is, therefore, majority of planting is on the south side; goal to retain as much of existing planting as possible.
- Proposed parking is almost the same as existing.
- East side: clean up the corner and to plant vines, clean up siding; remove invasive species.
- West side: pines and rhododendrons, shrubs; intent to clean this area up.
- North side: existing healthy trees to be retained; stairway path retained and pathways will be supplemented.
- South side: sidewalk will be extended, and street trees will be planted to assimilate with other tree planting in West Vancouver.
- Plan to remove five trees due to building encroachment; a tree retention plan will be provided.
- Year-round colour through planting of Heather, California lilac and other colourful species; working with pines and windswept coastal feel.
- Displayed plan showing neighbouring landscape context with similar pallets.
- Steep drop to the site which will be leveled, buildings quite small in comparison to the grade.

Committee Questions:

The Committee went on to question the presenters, with the applicants' and staff responses in *italics*:

- Woodgrain siding indicated on the drawings. Is this from a specific species of wood? *Material has not been decided on; we are testing materials.*
- Is there exposed architectural concrete on the buildings? *We wanted to go with concrete, but we have not finalized decision on material; want to bring a grey colour to the project; suspect we will go with a hardy-type material.*
- One of the three concepts shows townhouses at Folkestone Way. Why was this project rejected initially at first submission, and why are townhouses on the south and not the north side? *Felt it would benefit the project to have them on the north side. We played around with the location of the townhouses but wanted to utilize the south views; explored different arrangements but decided on this one to buffer existing neighbours from the restaurant; trying not to disturb as much of site as possible; blocking views of parking as it is well screened with this layout; uniform edge along Folkestone provided.*
- Will the siding material be real wood? *Specific material has not yet been chosen but real wood will be used where possible; screen material around eastern edge of commercial areas will be synthetic, but soffit and fascia material will be mass*

timber or green wood.

- Did you consider a patio terrace for the restaurant? *Yes, but client did not want this due to high level of the winds and potential for temperature which can be extremely hot.*
- Are there flat accesses to offices for accessibility? *There is one assigned accessible parking stall on the east side of building; entrance would be at grade through east side; west side only accessed by stairs and not through main entry due to aggressive grades.*
- How will pedestrian access from the street to the townhouses be? *From Seacliff Road to Folkestone pedestrian access will be via existing stairs along east side of townhouses that connect to Folkestone connection; there is a proposed flex parking stall for deliveries; for residents, most will arrive via the private vehicle entrances off the street.*
- A large circular window is displayed on the plans. Is there something special about this window? *Yes, this is a historic window which exists in the present building; client wants to salvage this window and incorporate it in new design; we are integrating it into the building where the bar will be located.*
- Is this proposal for a rezoning or development permit application? *The proposal requires both rezoning and a development permit, as well as amendments to the Land Use Contract as it is still in affect.*
- Do we have requirements for an outdoor amenity area development? *Asking for feedback from staff on this. Applicable OCP guidelines encourages the provision of outdoor component for residents.*
- Is there a requirement for temporary bike parking? *Yes, Zoning Bylaw requires secured bike parking, including short-term.*
- Are the patios on the north side of the townhouse development considered accessible, or are they just garden space? *What is elevation of patio height? They are accessible through stairway and entrance from the parking area. The planter height varies as sidewalk slopes (level to raised depending on the side of the building) but centred on grade. This is an entrance patio; enjoyable sitting area is on the south side due to aspect of sun.*
- Is there a full planting list provided? *No as this is required at the building permit stage. It is a redundant to prepare intensive plans currently with the development permit. Honeysuckle, flowers, lots of colour will be planted in the planter spaces. On sidewalk side is a low planter wall.*

DWV Staff response: Development Permit submission requirements require detailed landscape and planting plans; landscape bond determined by planting.

- On the south of property on upper highway there is a parking pull out. Who is using this parking? *Traditionally used for buses; this pull-out is not within the site property, and I do not know the official use.*
- How is storm water management plan being handled? *No increased disturbance to site; not adding water to the site; the tied into the storm system; parking lot tied into storm systems; no net increase in hardscape; Creus Engineering will be handling the storm water systems.*

Committee Comments:

The Committee went on to provide comments on the presentation, including:

- This is an important site for West Vancouver due to the historic Salmon House; anomaly for commercial restaurant right beside townhouses; overall, I think this is a good proposal; in terms of landscaping I hope there is more than asphalt in the parking area; space for HVAC could be used as a patio, perhaps enclosed by trees; could relocate HVAC; hope to see raw concrete or architectural concrete as well as wood finishing or contextual finish. I don't think a play structure is required.
- The landscaping shows more parking space on site than actual landscaping; with respect to commercial use I think re-development is a good idea due to historic aspect of the Salmon House; suggest toning down on impervious materials.
- Appreciate the architectural design; in terms of restaurant parking area, I think more pavers or warm aspects other than asphalt should be considered; should provide a full plant list; outdoor amenity requirements need to be met; I think there should be a buffer from the north side of townhouses and garden areas; perhaps setting back planter from the sidewalk would allow for this.
- Appreciate the sensitive choice of planting and design however, design appears as a flat building; need a site context analysis to display neighbouring site in context to development permit area guidelines; need to see how analysis meets the guidelines. I do not believe the present plan meets the requirements of the guidelines.
- Commercial parking spaces already exist; need separation between parking and townhouses; siding materials need to be determined; not in support of parking asphalt; suggest pavers; signage and garbage cover is good; suggest shaders for parking in order to incorporate trees or landscaping so it appears more friendly; guidelines ask to avoid large blank walks however there are blank walls along north side; place emphasis on entry of offices to break up massing and make units identifiable; restaurant looks bulky from exterior; explore terraces or patios, tall glasses could be incorporated to frame the glazing which would help break bulking of the façade; canopy on top of the restaurant could be played with to make longer with wooden beams; parking underneath the townhouses adds a long façade; landscape design guidelines could help with the parking area; on townhouses I like the framework but needs to relate to the west side; for balconies on second level could have more articulation; south side shrubs should remain and be retained.
- Support the general elements of the commercial and residential development; floor plans appear nice and livable; suggest adding more usable outdoor space that is not facing the highway; architectural design is attractive although it would be helpful to know what materials will be used; this is a corner site and should be celebrated but it is a garbage and mechanical enclosure with a Pad Mounted Transformer (PMT); this could be redesigned as a landmark space to anchor the community; parking space does not seem compliant with the guidelines; suggest underground spaces and/or adding landscaping to parking area to break up the asphalt appearance.

- Like the separation of the commercial from the residential; parking could be looked at and siting and integration of buildings; perhaps grades could be raised; there is an opportunity for more green space if some parking stalls were eliminated and replaced with landscaping; residents will not be happy having a bunch of parking spaces in front of their units.

Having reviewed the application for 2229 Folkestone Way and heard the presentation provided by the Applicant:

It was Moved and Seconded:

THAT the Design Review Committee require resubmission of the 2229 Folkestone Way application subject to the following considerations:

- Look at concrete and wood materials and break down the bulk; avoid large blank walls of the north and south commercial building and the south façade of the residential parking.
- Provide a building material pallet.
- Provide a complete landscape package including a detailed material list.
- Design development to activate the corner of the site.
- Reduce the amount of asphalt paving by using more permeable materials and design development to break up the parking area with additional landscaping and trees.
- Revisit the number of the parking spaces provided.
- Add more pedestrian friendly pavers along the commercial pedestrian walkway.
- Create integration of the building with the grade.
- Create a planting buffer between the parking area and the resident entrances.
- Consider incorporating a common outdoor amenity space.

CARRIED

5.2 Address: Rodgers Creek Area 5 Apartments

Background: L. Berg, Senior Community Planner, introduced the proposal and spoke relative to its context, including:

- This proposal for a multi-family development permit.
- Displayed context image showing site located in Rodgers Creek; since 2008 development has been moving along in Area 1 & 2; Area 4 nearing completion.
- Subdivision work has been completed.
- Site surrounded by trees to east, south and west and Cypress Bowl Road to north; Westmount Creek to the east; trees were removed due to part of Council-approved Development Permit for subdivision to put in access road, mountain path, and to create the development sites.
- Significant portion of timber was milled at Eagle Lake Road and used in construction of trestle on upper mountain path.

- Zoning is C3 Rodgers Creek.
- This is a preliminary proposal and not a formal submission; this proposal will be viewed again by this Committee; this is not a requirement but given the scope of project it was felt that it would be important for Committee to see the preliminary design.
- Four apartment buildings on northern side of site; cluster of townhouses in middle area of site; total of 350 units proposed; landscaping and trail network provided.
- Guidelines have three main tenants: Context and site design; Building design and services; and Landscaping.

Project Presentation: M. Geller, Project Consultant, provided opening remarks on the proposal including:

- Intent of this submission is to have a discussion with Committee; I have been working with Developer since before they purchased the site; they have experience with other large-scale developments and the challenges of building on steep, forested slopes.
- Initially thinking of a five-tower building; while drawings do look detailed, it is really an evolving project; want to hear thoughts and comments from Committee.

Project Presentation: W. Francl, Architect, provided a presentation including:

- 354 units proposed; displayed site area within Rodgers Creek Area 5; mountain trail runs along south and connects to the north side of Cypress Bowl Road.
- 50% dedicated green space extends down to Cypress Bowl Road.
- Neighbouring developments to the north include Hawksley; displayed view angles as seen from road and below.
- Previous developments around site and elsewhere in West Vancouver to set the character to what would be appropriate architecture.
- Initially, five towers were proposed along with evolutions of the schemes; trying to develop views by rotating the last building and allowing for greater space between towers.
- Large open park space between the second and third towers, trying to give as much green space to neighbouring properties as well as throughout site.
- Shared circulation throughout site by development of pathways, parking and entrances to towers off of Jay Road followed by Cypress Bowl Rd.
- Stepped building forms of similar character that vary from side to side and progress down the road.
- Displayed images of buildings and compositions of developments north of Cypress Road in relation to development of this site.
- Working with steep slopes and cuts that will occur while keeping buildings below agreed height; using townhouses to build up and conceal the parking structures.
- Displayed images of neighbouring sites that ghost in the proposed towers, much of which will be concealed by trees that have been retained.

- Displayed renderings of point of entrance and streetscape looking westward.
- First phase would be of 16-storey tower and amenity building to the south, subsequent phases 2, 3 & 4 as one goes east.
- Amenity buildings and townhouses stepped back with generous entries.
- Parking structure buried into the hill with parking access from parkade structure behind townhouses.
- Colour pallet includes greys, blues and browns.

Project Presentation: D. Lee, Landscape Architect, provided a presentation on the proposal including:

- Part of a broader network of trails; connection of Mountain Pathway is critical and fundamental to the project.
- Exploring and showcasing all users, the trail network, and natural systems.
- Trying to draw a narrative from the surrounding context; idea of birds and building a public realm around perching, nesting, foraging, travelling; this idea manifests into views from towers; pathways, boardwalks, opportunities to discover and play; immersive experiences; framing of trees and how we utilize natural landscapes such as storm water.
- When approaching site from Cypress Bowl Road want to soften the appearance of the towers; idea of wetland at corner of site to allow for collection of storm water.
- Want to make streetscape human scale; trees with parking bays and natural entrances to the north; inside and outside amenity spaces that delineate outdoor gathering spaces.
- Want to ensure permeability, continuation of amenities to the east from the north.
- Want to create an engaged relationship between townhouses and sidewalks.
- Round about plays into concept of the 'nest'; terraced network of pathways that connect towers to the mountain path.
- Introduced creek that would be restored and act as a run off for storm water to the south.
- Local network connectivity: public pathways and pods/seating areas that could be accessed by public.
- Arching viewpoint would connect to the roundabout.
- Placemaking and idea of permeability through incorporation of trellises and seating areas.
- Identifying challenges; reinforced planting on steeper sections of hillside and using natural stone to plant trees and native shrubs.

Committee Questions and Comments:

The Committee went on to question the presenters, with the applicants' and staff responses in *italics*:

- Incredible project presentation; think excellent move towards inclusion of townhouses and decreased towers; not sure why Tower 4 is situated rigidly north-south. *Once you rotate the tower you will have east-west views; optimum compromise for resident views was north-south.*
- Exciting project with great landscaping; to the District: there was a Development Permit; can the District share these documents with us? Yes. 50% of trees and landscaping need to be protected; was this considered in this proposal? Yes, *57% of the trees on site have been retained.*
- What is the FSR for this project? *Will provide this information.*
- In documents that were sent to Committee there were no cross-sections; for next round please include these studies and diagrams; would help if you showed future neighbouring developments and views from the neighbours from the north for context.
- Towers provide a bottle-neck scenario at the entrance road which should be resolved.
- What is rational behind the height? *Height limitations were given to us from British Pacific Properties due to restrictive covenant; this is what was provided to us; height decreases as move to the east. Reason for stepping was to protect from views in Area 6 above. Height prescribed ensures that views prevail for those above.*
- Is there a reason Tower 3 was not moved slightly north so that towers are staggered? *The challenge is the amount of excavation that would occur; we are already cutting a lot of rock for parkade structure.*
- Elegant design but the north elevation looks a bit flat; suggest more work on the north facade design.
- Do you have amenities atop the towers? *No, at present they are located on ground floor; there will be a deck space.*
- The tower design is appealing; on sides cannot differentiate between towers; some sort of differentiation would be nice so that they are not identical. *Could be a progression of colour amongst towers.*
- I think this will be a great development for West Vancouver; needs to be some sort of variation between towers, townhouse, and amenity buildings as they appear copy and paste at present, more specifically, Building 4 as it will be the one most prominent. I like the points of connection that have been included.
- This is a great package and I like the streetscape view and concept in terms of building. Perhaps four outdoor amenities could be included on the rooftops of the towers? *This is still in progress, and we could do a two-tiered amenity space; concentrating the amenities on ground spaces was done intentionally to bring neighbours together and are accessible to residents within various buildings. Roof-top could also be utilized as provides a great view. Amenity buildings are presently built above street with great views from all.*
- The landscape presentation was very interesting and shows a lot can be done in terms of landscaping on the site; would like to hear more about energy

conservation; location situated in a convenient place hopefully people will want to walk as opposed to drive.

- Appreciate not just a black and white building; why did you chose teal and brown colours? *Just initial explorations of a colour pallet; there may be need for more colour variation but this was an initial attempt to respond to character of neighbourhood.*
- Is the landscaping indicative of the quality? *Yes, we have the size and density that will allow for this sort of expression in concentrated areas.*
- Height variation would bring richness amongst buildings rather than flat slab roofs; introduction of angel successfully blends into west coast aesthetic.
- In terms of layout, the buildings appear to be laid out in a grid pattern; consider rearranging the towers with contours of mountain; introduce more character to the buildings and incorporate a forest tone.
- Would be great to have an amenity space on the roof-top for community to use.
- Encourage you to pursue differentiation of buildings by means of the landscape; let the exterior differentiate the buildings.
- Presentation Centre will evolve into some other use; suggest incorporating a commercial use into here.

Having reviewed the application for Rodgers Creek Area 5 Apartments and heard the presentation provided by the Applicant:

It was Moved and Seconded:

THAT the Design Review Committee receive the concept materials for Rodgers Creek Area 5 Development Permit Application and agrees with the general design direction and looks forward to further development of the application.

CARRIED

6. PUBLIC QUESTIONS

There were no questions.

7. NEXT MEETING

Staff confirmed that the next Design Review Committee meeting is scheduled for July 20, 2023 at 4:30 p.m. via electronic communication facilities.

8. ADJOURNMENT

It was Moved and Seconded:

THAT the June 15, 2023 Design Review Committee meeting be adjourned.

CARRIED

The meeting adjourned at 7:56 p.m.

Certified Correct:

s. 22(1)
[Redacted Signature]

Chair

s. 22(1)

[Redacted Signature]

Staff Liaison

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, JUNE 21, 2023**

BOARD MEMBERS: Chair L. Radage and Members J. Elwick, D. Simmons, and R. Yaworsky attended the hearing via electronic communication facilities. Absent: Member S. Abri.

STAFF: P. Cuk, Board Secretary; T. Yee, Building Inspector; and N. Shokar, Legislative Services Clerk, attended the hearing via electronic communication facilities.

1. Call to Order

The hearing was called to order at 5 p.m.

2. Introduction

Staff introduced the Board Members and described the hearing procedure.

3. Confirmation of the Agenda

It was Moved and Seconded:

THAT the June 21, 2023 Board of Variance hearing agenda be approved as circulated.

CARRIED

4. Adoption of the May 17, 2023 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on May 17, 2023.

It was Moved and Seconded:

THAT the May 17, 2023 Board of Variance hearing minutes be adopted as circulated.

CARRIED

5. Time Limit of Board of Variance Orders

Chair Radage read out the following statement regarding Time Limit of Order Approving a Variance and noted that the time limit applied to each application approved by the Board:

Pursuant to section 542(3) of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw, and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that

time, the permission of the Board terminates and the bylaw applies. Further, if that construction is not substantially started within 2 years after the Order was made, or within a longer or shorter time period established by the Order, the permission of the Board terminates and the bylaw applies.

6. Application 23-024 (5866 Eagle Island)

Staff confirmed the following requested variances regarding an accessory building:

- a) 0.34 m to Minimum Side Yard Setback
- b) 1.0 m to Accessory Building Height.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 8, 2023	1
Redacted	June 9, 2023	2
Redacted	June 12, 2023	3
Redacted	June 12, 2023	4
Redacted	June 12, 2023	5
Redacted	June 21, 2023	6
Redacted	June 21, 2023	7
Redacted	June 21, 2023	8
E. Reisen	June 21, 2023	9
E. Reisen	June 21, 2023	10

Staff provided permit history of the subject property.

E. Reisen (representing the owner of 5866 Eagle Island) read from a written submission from the Eagle Harbour Yacht Club, described the variance application for an accessory building, and responded to Board members' questions. Staff responded to Board members' and E. Reisen's questions.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that one member of the public had signed up to address the Board regarding the subject application but has since chosen to not address the Board.

Members of the Board considered:

- All of the submissions;

- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated May 15, 2023, including the applicant’s letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of E. Reisen:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-024 regarding an accessory at building at 5866 Eagle Island with variances of:

- 0.34 m to Minimum Side Yard Setback
- 1.0 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated February 15, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

7. Application 23-025 (5935 Falcon Road)

Staff confirmed the following requested variances regarding a proposed single-family dwelling:

- a) 6.74 m to Front Yard Setback (cantilevered slab structure)
- b) 21.5 % to Highest Building Face Exemption (single-family dwelling).

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 14, 2023	1
Redacted	June 14, 2023	2
Redacted	Undated	3
Redacted	June 15, 2023	4
Redacted	June 17, 2023	5

Redacted	June 19, 2023	6
Redacted	June 19, 2023	7
Redacted	June 19, 2023	8
Redacted	June 19, 2023	9
Redacted	June 19, 2023	10
Redacted	June 20, 2023	11
Redacted	June 20, 2023	12
Redacted	June 20, 2023	13
Redacted	June 21, 2023	14
Redacted	June 21, 2023	15
Redacted	June 21, 2023	16

Staff provided permit history of the subject property.

A. Voth (representing the owner of 5935 Falcon Road) displayed images and described the variance application for a proposed single-family dwelling. Staff and A. Voth responded to Board members' questions.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

A. Voth displayed images and further described the variance application for a proposed single-family dwelling.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated May 23, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of A. Voth:

It was Moved and Seconded:

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-025 regarding a proposed single-family dwelling at 5935 Falcon Road with variances of:

- 6.74 m to Front Yard Setback (cantilevered slab structure)
- 21.5 % to Highest Building Face Exemption (single-family dwelling)

BE NOT ALLOWED pursuant to the plans dated January 23, 2022 submitted with the application.

CARRIED

8. Receipt of Written and Oral Submissions

It was Moved and Seconded:

THAT all written and oral submissions regarding the following Board of Variance Applications:

- Application 23-024 (5866 Eagle Island);
 - Application 23-025 (5935 Falcon Road);
- up to and including June 21, 2023, be received.

CARRIED

9. Public Question Period

There were no questions.

10. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for July 19, 2023 at 5 p.m.

11. Adjournment

It was Moved and Seconded:

THAT the June 21, 2023 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:52 p.m.

Certified Correct:

s. 22(1)

L. Radage, Chair

s. 22(1)

P. Cuk, Secretary

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
CODE OF CONDUCT COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
MONDAY, JULY 10, 2023**

Committee Members: D. Moss, D. Thomas; and Councillors S. Snider (Chair), N. Gambioli, and P. Lambur attended the meeting in the Raven Room, Municipal Hall.

Staff: P. Cuk, Acting Director of Legislative Services/Corporate Officer (Staff Representative); and T. Azuma, Committee & Policy Coordinator (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 12:01 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the July 10, 2023 Code of Conduct Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the June 27, 2023 Code of Conduct Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Review of Proposed Code of Conduct

Staff provided information regarding: availability of the Director of Human Resources & Payroll Services; future committee meetings; and reporting to Council on July 24, 2023.

Committee members commented on availability and timeline of work.

Chair requested staff to invite the Director of Human Resources & Payroll to the next committee meeting.

It was Moved and Seconded:

THAT the Code of Conduct Committee Meeting Schedule for 2023 be amended by adding a meeting on July 24, 2023 at 12 p.m. and held in-person in the Raven Room at Municipal Hall.

CARRIED

Committee members commented, and staff responded to the committee's questions regarding: the legislated requirement to consider a Code of Conduct; Codes in other municipalities; contents of a Code; and harmonization of bylaws and policies.

Chair invited the public to comment.

E. McHarg commented, and committee members and staff responded regarding: the legislated requirement to consider a Code of Conduct; the role of an integrity commissioner; revising the proposed bylaw; and harmonization with existing policies.

Chair confirmed the preference of the committee to revise proposed Council Code of Conduct Bylaw No. 5229, 2023 and summarized the revisions to be made to the proposed bylaw.

Member Thomas offered to draft a revised bylaw and a digital copy of proposed Council Code of Conduct Bylaw No. 5229, 2023 was requested. Staff confirmed the request.

It was Moved and Seconded:

THAT the discussion regarding Review of Proposed Code of Conduct be received for information.

CARRIED

5. PUBLIC QUESTIONS

There were no questions.

6. NEXT MEETING

Staff confirmed that the next Code of Conduct Committee meeting is scheduled for July 24, 2023 at 12 p.m. and held in-person in the Raven Room at Municipal Hall.

7. ADJOURNMENT

It was Moved and Seconded:

THAT the July 10, 2023 Code of Conduct Committee meeting be adjourned.

CARRIED

The meeting adjourned at 1:01 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk

From: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Sent: Friday, July 21, 2023 6:02 PM
To: Weiler, Patrick - M.P.
Subject: [Possible Scam Fraud]Letter from MP Patrick Weiler - Government of Canada launches online consultation for the Safe Long-Term Care Act
Attachments: Letter from MP Patrick Weiler - Government of Canada launches online consultation for the Safe Long-Term Care Act.pdf

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Good evening,

Please see the attached letter from MP Patrick Weiler regarding the launch of the online consultation for the Safe Long-Term Care Act.

Sincerely,
Kevin Hemmat



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HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Patrick Weiler

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

July 21, 2023

Dear Friends & Neighbours,

Every senior in Canada deserves to live in dignity, safety, and comfort, regardless of where they live. Budget 2023 outlined the Government's plan to provide close to \$200 billion over 10 years in funding to provinces and territories to improve health care services for Canadians. Helping Canadians age with dignity at home with access to home care or in a safe long-term care (LTC) facility is one of the shared priorities of this funding.

As we saw in our community and across the country, the COVID-19 pandemic shone a light on the problems in LTC and highlighted long-standing and systemic challenges across Canada. As the pandemic exposed uncomfortable truths within LTC, the Government of Canada is taking action to meet the evolving needs of seniors and to work with provinces and territories in order to support improvements.

Today, the Honourable Jean-Yves Duclos, Minister of Health, and the Honourable Kamal Khara, Minister of Seniors, **announced the launch of a [public online consultation](#) to support the development of a Safe LTC Act.**

The development of the Safe LTC Act builds on the Government of Canada's commitment to support seniors and persons with disabilities across the country. On January 31, 2023, the Government of Canada welcomed the release of two independent LTC standards from CSA Group and the Health Standards Organization (HSO), which provide guidance for delivering services that are safe, reliable and—most importantly—centred on residents' needs.

In the wake of the newly released LTC standards, for which the Government of Canada contributed close to \$850,000 to develop a robust consultation strategy, this important legislation will aim to help foster advancements of the quality and safety in LTC services across the country.

The 60-day online consultation will invite people, including LTC residents and their families, to share their perspectives and expertise on how to improve the quality and safety of LTC, foster the implementation of the LTC standards, address human resources challenges, and strengthen accountability in the LTC sector. Feedback will help inform the drafting of the legislation.

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Recognizing traditional jurisdictional responsibilities over the delivery of LTC, the Government of Canada will also work with provincial and territorial governments on the Safe LTC Act and how to best support the delivery of quality and safe LTC services. The consultations will also include discussions and roundtables with relevant experts and stakeholders to obtain advice on how federal legislation can help support improvements in the quality and safety of LTC.

The Government of Canada is committed to meeting the needs of seniors, including helping to ensure they can access the safe, quality health care they need and deserve.

I highly encourage everyone in our riding [to participate in the online consultation, which you can do by following the instructions on this webpage](#). As always, if you have any questions, please do not hesitate to reach out.

Sincerely,

A handwritten signature in blue ink, appearing to be 'P. Weiler', written in a cursive style.

Patrick Weiler, MP
West Vancouver-Sunshine Coast-Sea to Sky Country