

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

Correspondence

- (1) February 23, 2023, regarding “Please invest in refurbishing and building new tennis courts on the North Shore!”**
- (2) February 24, 2023, regarding “Reconsideration Application -Le Cadeau Homes Realty Ltd. to occupy 1502 Marine Drive, West Vancouver, BC File: 1605-08. Agenda item #6 of 2023-02-27 Regular Council Meeting” (Received at the February 27, 2023 Council meeting)**
- (3) 4 submissions, February 25 - March 1, 2023, regarding Proposed Zoning Amendment, Official Community Plan Amendment, and Development Permit for 671, 685 and 693 Clyde Avenue and 694 Duchess Avenue (Referred to the March 6, 2023 public hearing)**
- (4) February 26, 2023, regarding “WV Council, Feb 27, 2023 - Item 7: BC Energy Step Code”**
- (5) February 26, 2023, regarding “Mayors Presentation at ADRA AGM”**
- (6) West Vancouver Chamber of Commerce, February 27, 2023, regarding Upcoming Events and Programs**
- (7) February 28, 2023, regarding “Budget and service delivery/Election promises”**
- (8) February 28, 2023, regarding “Fwd: Why Rental housing is a hot topic in West Vancouver”**
- (9) Committee and Board Meeting Minutes – Heritage Advisory Committee meetings November 30 and December 21, 2022**

Correspondence from Other Governments and Government Agencies

- (10) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), February 28, 2023, regarding “February 2023 Newsletter”**

Responses to Correspondence

No items.

From: [Redacted] s.22(1)
Sent: Thursday, February 23, 2023 10:51 PM
To: mayor@cnv.org; CityCouncil@cnv.org; mayor@dnv.org; council@dnv.org; Mark Sager; correspondence
Subject: Please invest in refurbishing and building new tennis courts on the North Shore!

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

To Mayors and Council of District of North Vancouver, City of North Vancouver and District of West Vancouver:

As a member of the [Redacted] s.22(1), I am writing to you all to please invest in refurbishing and building new tennis courts on the north shore so we may be able to continue to enjoy this fabulous sport.

To the Mayor and Council of the CITY OF NORTH VANCOUVER

Given that five of North Vancouver City's 18 tennis courts (28%) have been lost to development or pickleball and the City is now planning to close its only two night-lite courts at Derek Inman Park (bringing the total lost courts to 38%) I believe it is vitally important to invest in replacing lost tennis courts.

Your proposed plans allow for new "sports courts - does that mean tennis courts or???) at Loutet Park and funds to rebuild Cloverly Park, but does not allocate funds to replace lost tennis courts.

I believe it is vitally important to invest in replacing lost tennis courts in the City of North Vancouver, where I live.

To the Mayor and Council of DISTRICT OF NORTH VANCOUVER

Six District tennis courts have been lost to pickleball and many of the District's courts are in serious need of resurfThe District is now considering not moving ahead with the planned new park at Delbrook Centre, which will mean no refurbishing of the three tennis courts (the District's only night-lit courts).

I believe it is vitally important to invest in refurbishing tennis courts, including Delbrook Centre tennis courts, in the District of North Vancouver, where I play tennis 2 or 3 times weekly.

To the Mayor and Council of DISTRICT OF WEST VANCOUVER

The District's 2023 budget (like 2022) contains no capital allocation for tennis courts which are in much need of refurbishing, yet has included \$800,000 in its capital budget to build four new pickleball courts.

I believe it is vitally important to invest in refurbishing tennis courts in West Vancouver so that all North Shore residents may continue to enjoy the wonderful game of tennis.

Sincerely,

[Redacted] s.22(1)
 [Redacted] North Vancouver [Redacted] s.22(1)
 [Redacted] s.22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, February 24, 2023 7:21 PM
To: correspondence; Mark Sager
Subject: Reconsideration Application -Le Cadeau Homes Realty Ltd. to occupy 1502 Marine Drive, West Vancouver, BC File: 1605-08. Agenda item #6 of 2023-02-27 Regular Council Meeting

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Dear Mayor and Council,

A close reading of the above captioned report finds that the District has issued business licences to two firms that were engaged in the selling of real estate on the premises of 1502 Marine Drive, West Vancouver since the zoning bylaw was amended to restrict ground floor premises selling financial service, real estate, financial service, &c.

The inspector of licensing cites the rationale for issuing a business licence to the two real estate companies in the past as follows: He asserts that the licences issued were for presentation of real estate developments by the owners of those real estate developments, and not for real estate services.

Regardless of the rationale the inspector puts forward, it should be clear to all that the activity and sole purpose of real estate presentation is principally about real estate sales and not much else.

Furthermore, there is no specific provision in the zoning bylaw allowing a waiver for real estate presentation sales services, whether undertaken by a property developer or by the agent of the property developer, at 1502 Marine Drive.

By licensing two real estate sales operations (irrespective of howsoever styled, e.g., as a "presentation centre") to operate on the premises of 1502 Marine Drive, West Van., the District Municipality has effectively waived the application of the relevant zoning bylaw prohibition on that site. Real estate sales is "grandfathered in" as a retail store in that location, notwithstanding the inspector's convoluted reasoning.

Special interests would have us believe that real estate sales from 1502 Marine Drive would be detrimental to the broader public interest of promoting the Ambleside commercial area along Marine Drive as a retail and services destination. It is hard to credit that view given the location and the street-front nature of 1502 which encourages walk-in traffic and fits naturally into a anchor retail building, formerly a retail bank office.

Certainly there is no difference between real estate presentation sales at that location and real estate sales of listed properties at that location. Semantics is the only difference between the two.

If Dr. Estes's application is rejected on repeal, then there arises a contradiction in the application of the bylaw. The inspector is splitting hairs. It is on Council to ensure that there is a level playing field in West Van, not one that is tilted towards special interest pleading in public or behind closed doors.

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

From: [REDACTED] s. 22(1)
Sent: Saturday, February 25, 2023 12:14 PM
To: [REDACTED] s.22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

25 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

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

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

This is my vote:

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

With only one bridge , I think traffic would be a disaster

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, February 27, 2023 2:39 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

27 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

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

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

This is my vote:

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

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

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, March 1, 2023 1:51 AM
To: correspondence
Cc: Mark Sager; Sharon Thompson; Peter Lambur; Christine Cassidy; Scott Snider; Linda Watt; Nora Gambioli
Subject: Debunking the Larco Myths Surrounding its Proposed Clyde Avenue Studio Apartment Market Rentals

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Dear Mayor and Council,

Larco's marketing strategy for its development projects appears to be as per that old saying "A lie gets halfway around the world before the truth has a chance to get its pants on". Well, my aim here is to debunk four myths (misinformation / disinformation / deceptions / lies / gaslighting / porkies) being spouted by Larco regarding its proposed Clyde Avenue studio apartment market rentals.

It is hoped my letter will preempt all those who plan to perpetuate these myths in the upcoming public hearing being held this upcoming Monday, Mar 6th/23, in their support of the proposed rezoning of 671, 685 & 693 Clyde Avenue and 694 Duchess Avenue to thus accommodate Larco's Clyde Avenue studio apartment market rentals. They are but fools and I have some swampland in Florida I would like to sell them.

1) MYTH #1 - Estimated Rent will be in the order of \$1,600 to \$1,900 (another variation spouted is \$1,400 to \$1,900)

We've all heard the phrase "If it's too good to be true, it probably is". This certainly applies to Larco's claim that its proposed Clyde studio apartments will rent in the order of \$1,600 to \$1,900. The educated amongst us will know this is all a ruse to gain public support for this project.

Those who've done their research will know the cheapest 1-bedroom apartment on the 3rd floor at Larco's Gateway Residence (East building) went for \$2,520 per month and, every floor you move up, it costs you \$30 more e.g. 15th floor is \$2,880. Larco's subsidiary, Maple Leaf Property Management, recently advised me that the only studio in that complex, in the yet to be marketed West building, is estimated to rent for \$2,500! Even the 50 year old International Plaza at Capilano Road in North Vancouver recently advertised it had up to 400 sq ft studios renting for \$1,830 to \$1,925.

In Council Correspondence received January 25th, 2023, reference #4 Subject "How high can it go?", an astute citizen has captured a recent advert on Craigslist for a studio apartment at 15th & Esquimalt (a 50 year old 20 storey building) can be yours for \$2,100 per month! So Larco's brand spanking new "built at a very high quality" studio unit in prime West Vancouver will go for under \$2,000 per month. Pull the other leg, Larco!

Contrary to what our out-of-touch previous Mayor Booth had touted and Larco continues to tout, the Clyde Avenue market rentals will not be housing people living on retail, childcare, or caregiver salaries! Based on the BC government 'Define affordable housing' webpage, which states "Many organizations, programs and even mortgage lenders consider housing affordable if it costs no more than 30% of household income before taxes.", thus only those with a one or two-person income of \$80,000 can consider \$2,000 affordable ($\$80,000 \times 30\% / 12$). Of course, affordability is relative to the

individual i.e. "A person's financial status and stage of life affects what is affordable for them." But when the affordable term is used generally, we only have the 30% as a reference point until the BC government defines it otherwise.

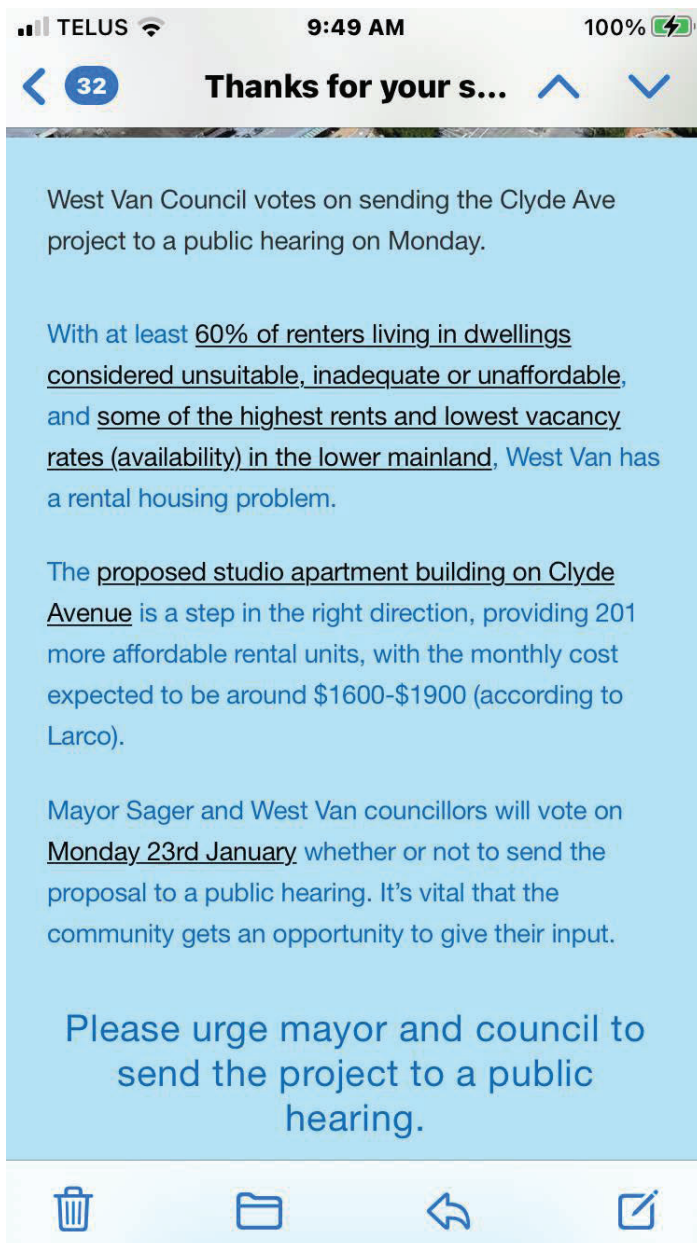
So the cost of housing will continue to be out-of-reach and WV employers will continue to struggle to recruit and retain service worker staff (like all other employers in Metro Vancouver). This development will not in any way meet the needs of the local labour force!

From Larco's published FAQ:

How much will rent for the apartments be?

The studio apartments will be at market rent. West Vancouver's' inventory of studio apartments is almost non-existent, but based on the housing reports for our community a typical 1-bedroom apartment rents for approximately \$2,500 per month, therefore we estimate these new studio apartments will be in the order of \$600-\$900 less than this.

Unfortunately, the uneducated amongst us fall for Larco's misinformation and perpetuate it, such as this from a non-profit society in West Vancouver whose stated mission includes to "inform fellow citizens" - whether or not its information is fact-checked, it would seem.



But now I see the District of West Vancouver is also in on this affordability ruse, claiming even that the rents are estimated to be as low as \$1,400 per month (per the below screenshot from Plannings presentation to WV Council in the Jan 23rd/23 council meeting). I later asked a WV District's senior planning manager, what is the District's source of its "current market conditions" data to support their quoted \$1,400 to \$1,900 estimate? No surprise, the manager confirmed Larco as its source and that the \$1,400 was not a typo!

Am I the only one that thinks our Planning department should not be publishing information from developer applicants ad verbatim without doing their own due diligence! But now we know!

Financial Implications

Community Amenity Contribution: \$4 Million

- Current assessed value of site (land): \$8.4 Million

Development Cost Charges: \$2,568,981

- District of West Vancouver DCCs = \$1,848,597
- Metro Vancouver DCCs = \$408,030
- TransLink DCCs = \$312,354

District Taxation: (approximate per year)

- Current total taxes paid: \$24,919
- Potential total taxes to be paid upon redevelopment: \$140,453
- Difference: \$115,534

Potential Rents:

- Rents could range from \$1,400 to \$1,900 per month (estimate based on current market conditions)
- Rents would adjust to supply and demand, provincial rental restrictions, market costs, etc.
- Proposed studio units will provide a broader choice of more affordable and attainable housing (as smaller studio units are not widely available within the District)

On and Off-site Upgrades:

- In addition to the expected cash contributions, the applicant would be responsible for funding all on and off-site upgrades and infrastructure (i.e. pipes, sidewalks, etc.)

671, 685, 693 CLYDE AVENUE & 694 DUCHESS AVENUE
RENTAL APARTMENT PROPOSAL

west vancou

To Larco's delight I'm sure, the North Shore News has now published the same misinformation (see its Feb 1st/23 newspaper) without so much as questioning the viability of the estimated rental value. Makes you wonder, do reporters not do their due diligence anymore either (if they ever did).

To the benefit of the lazy, here's the definition of Estimated Rental Value (ERV) - "Current rent at which space within a property could **reasonably be expected to be let** given current market conditions." Larco's estimates don't even meet the definition of ERV for today's rental market let alone years from now should this project materialize.

2) MYTH #2 - WV is in dire need of more market rental housing

Another one of Larco's "selling points" is that WV needs more market rental. That non-profit in its screenshot above has parroted this phantom "low vacancy rate" notion too. Councillor Gambioli was heard in the council meeting to also tout "rentals are needed".

This myth is best busted using Larco's own Gateway Residences, the two nondescript behemoths built at the south-west corner of Marine Drive and Taylor Way. Both the East and West buildings received their occupancy permits on October 25th/22 and both contain 149 units. 287 of these units are market rentals, the remainder being the 11 District owned supportive housing units (which incidentally also remain unoccupied to this day).

As of February 14th/23, Maple Leaf Property Management had only rented 55 units in the East building. That's it! After nearly 4 months of marketing! As for the West building, I learned that Larco does not want to put it on the market until the East building is nearly full. I wonder if the poor rental uptake so far means Larco will be yanking some or all of its 92 'unsecured rental' units at Gateway from the rental market anytime soon and instead stratify and sell them (it's within its rights to do so).

So how can it be spouted that WV has a low vacancy rate when there are 232 market rentals + 11 supportive housing units still sat waiting for the masses to beat down its doors, after months of being available?

To conclude, WV needs rental housing alright (and so does every other municipality/city in the Metro Vancouver area) but more supportive/government subsidized housing not more market rental housing.

3) MYTH #3 - There is an exceptional level of support for this project in WV

Similar to myth #1, the information in the below screenshot from Plannings presentation to WV Council in the Jan 23rd/23 council meeting came from Larco. The information is very misleading. So much so that Councillor Gambioli was heard in the council meeting to be blown away (or words along those lines) by the supposed high amount of support. But the level of support shown for the January 11th/23 info meeting has been combined with the results of the November 24th/21 info meeting instead of showing the results separately and then a final total of the two.

Summary of Public Engagement

Nov. 22 - 29, 2021 - Applicant-hosted Virtual Public Engagement

- 159 people visited on-line Virtual Public Information Meeting website
- 29 comment forms were completed
- 97% were supportive or supportive with additional suggestions

Nov. 24, 2021 - Applicant-hosted in-person Public Information Meeting

- 30 attendees
- 100% were supportive or supportive with additional suggestions

Jan. 4 – 11, 2023 - Applicant-hosted Virtual Public Engagement

- 200 people visited on-line Virtual Public Information Meeting website
- 89.5% were supportive or supportive with additional suggestions
- 10.5% were non-supportive
- 79% of comment forms were from West Vancouver residents

Jan. 11, 2023 - Applicant-hosted in-person Public Information Meeting

- 45 attendees
- 83% were supportive or supportive with additional suggestions
- 17% were non-supportive
- 78% of the comment forms were from West Vancouver residents

*Mar. 6, 2023 - Targeted Public Hearing/Public Meeting

671, 685, 693 CLYDE AVENUE & 694 DUCHESS AVENUE
RENTAL APARTMENT PROPOSAL

To the District presenter's credit, they did verbally mention there were many letters received by correspondence with the majority opposed but they did not include the correspondence results in their slide. So I've done that work for them in the tables below.

Table 1 - Larco's results from its Nov 24th/21 and Jan 11th/23 info meetings shown separately and as a combined total. WV support (the only number that matters) is highlighted in yellow. So 100%/94% support respectively in 1st meeting. This drops to 67%/77% support in 2nd meeting. Combined is 83% support. But we're only talking a sampling of 48 WV residents here!

	24/11/21	Nov 2021	11/01/23	Jan 2023	Total	Total	Total
	In Person	Virtual	In Person	Virtual	In-Person	Virtual	
Public Attending	29*	159	43*	200	72*	359	431

Comments	9 not 7!		25 not 29!		14		13		23		38		61	
Supported	9	100%	24	96%	10	71%	10	77%	19	83%	34	89%	53	87%
WV Comments	6	67%	17	68%	12	85%	13	100%	18	78%	30	79%	48	79%
WV Supported	6	100%	16	94%	8	67%	10	77%	14	77%	26	87%	40	83%

* Removed 1 staff member that attended both In Person meetings. Removed 1 council member that attended the Jan In Person meeting.

Table 2 - Here's where things get interesting. I've added in the correspondence results from Nov 23, 2022, to Feb 22, 2023. The combined total below includes the above total. So now we're down to only 52% of WV residents are in support of this project. Now the sampling of WV residents is 128.

	23/11	30/11	04/01	11/01	18/01	25/01	01/02	08/02	15/02	22/02	Total	Combine d
WV Letters	9	1	1	1	32	18	5	3	3	7	80	128
WV Supported	7 78 %	1 100 %	1 100 %	0 0 %	4 13 %	7 39 %	1 20 %	0 0 %	1 33 %	0 0 %	22 28 %	66 52 %

So the project no longer looks the rosy picture of support that Larco has painted and there's still the last set of correspondence letters to be published March 1st/23 as well as Monday's public hearing to see if support continues on this downward trend.

4) MYTH #4 - The .25 stalls per unit is adequate and traffic generated will not impact the Taylor Way/Marine Drive intersection

There was a rather pathetic exchange between Councillor Gambioli and Larco's Rick Amantea in the Jan 23rd/23 council meeting (see 8:07 mark on meeting video). It was obviously staged but their show fell flat on its face and left the audience none the wiser.

Councillor Gambioli started off mentioning she's had a lot of feedback from the public on the issue of traffic and parking and how she thinks it's important for the people to have the correct information. So far so good.

Her first question was to make sure the public was clear that parking would be 'decoupled', so the renter would pay extra for it. So as long as only 40 of the 201 units will have cars, we're golden (I've omitted the 10 visitor stalls because they are after all not for resident parking). Sorry, this is not a realistic amount of parking. Larco's going to have to dig deeper into their pockets and build another level of parking (I hear the going cost is between \$80K per \$100K per underground parking stall so no wonder Larco wants to keep parking stalls to a bare minimum). It's ludicrous that this project has got this far on a proposed .25 ratio (should be a .2 ratio really i.e. 40/201).

They used Gateway Residence parking as an example of a decoupling. Mr. Amantea said that as of last Friday "we are north of 50 units rented so far and 30 parking stalls have been taken so we're well on track to maintaining our .5 parking ratio that a previous council approved". Huh? Why didn't Mr. Amantea state the actual number of units rather than his non-specific "north of 50" answer. Was it to trick our brains into thinking 59 units were rented and hence it was indeed on track with its .5 ratio? Well, I know he couldn't have been talking more than 55 units since on Feb 14th/23 I had confirmed the number of units rented to be only 55. So I'm willing to bet, "north of 50" = 51 or 52 and 30 divided by 52 does not equal a ratio of .5 (nor does 30/55 for that matter) when I went to school. At that rate of parking uptake, Gateway is well on its way to running out of parking stalls.

But then I guess you can save yourself Gateway's \$150/\$200 parking stall rental fee and just park in the shopping centre. Similar to the Clyde Avenue location, there's a big, free, mostly unused Park Royal parkade right across the

street. Of course, when Larco come to council to redevelop that parkade into another apartment or condo tower, that's when the you know what will hit the fan, with the Clyde Avenue market rentals having a measly 40 stalls. Now where are all the parking freeloaders going to park! But by then, it will no longer be Larco's problem so what does it care.

The most absurd exchange was when Councillor Gambioli asked what about the parking at Park Royal Towers. Not sure how that helps Larco justify the Clyde Avenue's 40 stalls when Park Royal Towers was built in the 1960's (I think) when the parking ratio was probably well north of 1.0 (I would think). Mr. Amantea answers that "We have an extreme excess of 30% to 40%." What does that percentage even mean when you're not being provided with the number of rental units and the number of stalls? So a total non-answer.

Councillor Gambioli ended up not addressing the Taylor Way traffic issue in her questioning of Mr. Amantea but I guess the audience was expected to surmise that, by reducing the number of parking stalls = reduce the amount of traffic. That swampland in Florida is still available folks.

The irony is this. The young professionals who might be interested and can afford to live in a studio unit (and most likely will work over town, not in West Vancouver) are going to own cars and thus cannot live here unless they are one of the lucky 40 who nabbed a spot. Those without cars, will not be able to afford these studio units and thus cannot live here. Catch 22.

So the audience went away scratching their heads, the parking/traffic issue remaining unaddressed and unanswered, and we are all still waiting "to have the correct information" that Councillor Gambioli had alluded to, whatever that may be.

Finally, in Larco's FAQ, it has a question "How does this proposal comply with the OCP?". In their answer, they refer to their three Clyde Avenue lots being located within and the zoning changes compliant with the OCP's Clyde Avenue Area East of Taylor Way development permit area, which "has been part of the OCP since 2002". I implore council to keep their campaign promises and not let this spot zoning proceed based on a 21-year old development permit area plan! Back then, market rentals were affordable and would have been a "community benefit" but those days are long gone, not only for West Vancouver but for all of Metro Vancouver.

I'll leave you all with this to ponder, as reported by Global News Hour at 6 on Feb 16th/23:

"The towers keep going up {in Metro Vancouver} and so do the prices. Rents in Metro Vancouver at an all time high. According to [rent.ca](https://www.rent.ca) the average price of a 1-bedroom rental is now \$2,755 up 23.9% from this time last year. Burnaby has pushed through an aggressive agenda of building. Metrotown, Brentwood, and Lougheed unrecognizable even from a few years ago. But any thought that this increased supply would push prices down has been quickly dismissed. Economists say more supply is necessary but more affordable supply is critical, an area governments have been neglecting for decades. It's really a critical role right now for governments to reinvest in housing at a much larger scale than it has been doing."

Sincerely,

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 28, 2023 6:23 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Submission for proposed rezoning of 671, 685, 693 Clyde Ave. and 694 Duchess Ave.

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.

Thank you for the opportunity to provide a submission regarding the proposed development of the Clyde Avenue studio residential rentals.

Given that the subject properties for rezoning are all contained within the boundaries of the official community plan area designated as the Upper Taylor Way Corridor, we strongly request that Council initiate the local area planning and development process for this entire area, rather than follow an inconsistent, unfair, piecemeal development process, that we believe significantly weakens the integrity and believability of any planning in West Vancouver.

The OCP includes the statement related to this study area "Council will determine the initiation of the local area planning and engagement process based on resources and priorities."

Since the OCP was last updated, development proposals have been presented and rejected for developments on Taylorwood Place, 660 and 694 Esquimalt Ave., 610-660 Inglewood Ave., and possibly others. All of these have been turned down by Council because there was a desire to plan for zoning changes and development for the entire area, not lot by lot.

Another example of this planning inconsistency are the current commercial-size real estate signs on Taylor Way for lots at 693 Duchess/694 Esquimalt. These signs must have received special approval as they significantly exceed the bylaw-approved sign size for residential lot sales. It would be absurd to have approved these large signs if there is no chance that these lots could also be rezoned separately.

Just because zoning is approved, it does not mean that development will be carried out in a timely manner. A 109 rental unit development was approved more than a decade ago as part of the Evelyn Drive development, across from the rental development proposed in this application. There are no indications that construction will start anytime soon, yet residents living in the area surrounding Evelyn Drive have been putting up with near constant construction for more than a decade.

Please be decisive and get on with planning, or stop all development in this area. Far better to have a large area zoned for ongoing development as residents know development will be continuing, and more importantly, they also know the type of development that will be built. This current proposal does not fit any cohesive plan.

Thank you for your consideration, [REDACTED] s. 22(1)

From: s. 22(1)
Sent: Sunday, February 26, 2023 10:35 AM
To: Christine Cassidy; Linda Watt; Mark Sager; correspondence; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson
Subject: WV Council, Feb 27, 2023 - Item 7: BC Energy Step Code

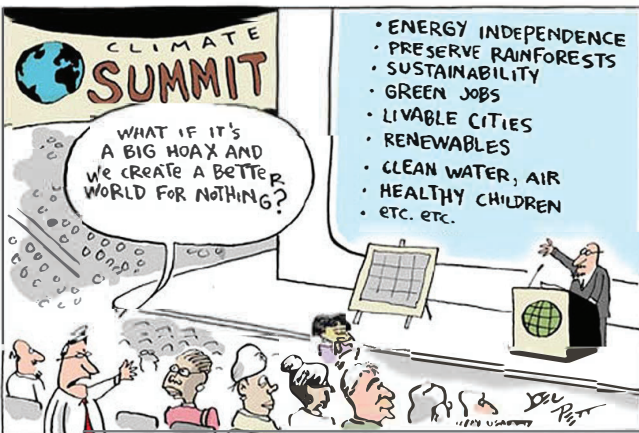
CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

To Mayor and Council,

I am writing to support the staff recommendations for the 'Proposed BC Energy Step Code Building Requirements: Direction to Proceed with Consultation' supporting a move to a higher level of BC Energy Step Code. This is an important evolution of building standards as we head towards Net Zero in new homes. I only wish we were at Step 5 today.

Based on research in WV's CEE Plan Report (2016), West Vancouver has the highest residential GHG emission in Metro Vancouver. This is due to our aging housing, dependence on cars and our waste. (CEE Plan-Technical Report, page 10 footnote #9). As a community with a high per-capita income and a high household net worth, I think we can do better.

Imagine if this Council's legacy was to support programs that significantly lower our GHG emissions -- while at the same time, improving the health of residents. We have 7 years to meet our OCP target of 45% GHG emission reductions by 2030.



Thank you,

s. 22(1)
 s. 22(1) WV

From: [REDACTED] s. 22(1)
Sent: Sunday, February 26, 2023 8:00 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Mayors Presentation at ADRA AGM

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Dear Mayor Sager:

Thank you very much for an excellent presentation yesterday afternoon at the ADRA AGM. We found your presentation very helpful and informative and now appreciate the number of initiatives on which you provide leadership, along with members of your council. For this, we the residents of West Vancouver are grateful. Thank you.

It was a pleasure meeting you and in particular, we were gratified to hear that the LAPs will be completed within six months. We look forward to your and Council's leadership in the revitalization of Ambelside. It's overdue.!

Best Regards,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: West Vancouver Chamber of Commerce <info@westvanchamber.com>
Sent: Monday, February 27, 2023 5:01 PM
To: correspondence
Subject: 📧 Last chance to get your Early Bird Tickets

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West Vancouver Chamber of Commerce

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ANNUAL CONVERSATION WITH THE MAYOR

West Vancouver Yacht Club

March 30, 2023

5:30 pm - 8:30 pm



Join Us

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westvanchamber.com/events

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Join us on March 30th for an evening with Mayor Mark Sager, his first major address to businesses since being elected in October and hear his outlook for local business and priorities in our community.

The Annual Evening with the Mayor is a long-standing tradition hosted by the West Vancouver Chamber of Commerce. This popular event provides the opportunity for Chamber members, guests and sponsors to meet the Mayor, and hear about some of the priorities for the community in the coming year. The evening is known for lively and candid discussions ranging from business area improvements, local planning, private-public partnerships to housing, transportation, and growth.

This event includes appetizers, sweets and lots of time for networking with new and established business colleagues. Limited parking is available on site and WVYC is accessible by Blue Bus #250.

Ticket includes appetizers and glass of wine, beer, or highball. Cash bar
Early Bird tickets available until February 28

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From: s. 22(1)
Sent: Tuesday, February 28, 2023 10:43 AM
To: correspondence
Subject: Budget and service delivery/Election promises

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Dear Council,

May I present to you the most excellent Mayor Brad West of POCO.



While you were busy making West Van more expensive (once again) last night and making it a higher bar for entry for new families... Mayor West was delivering on his election promises.

I heard much ado about engagement, transparency from some of you during the campaign. Surprisingly, you have not lived up to it.

Agenda's are now regularly released at 4 days out from a Council meeting when the previous Council regularly accomplished this 10 days out from a Council meeting.

Apparently you take no reservations in ignoring engagement and make no investment in it...

Rumours that the Strategic plans were concocted by the Mayor only... and the 1200 foot line being in jeopardy at the secret Cypress Village pro forma level...

Sounds like you ALL could use the introduction to Mayor West - and a refresher in living up to campaign promises.

Sincerely,

s. 22(1)

Maple Ridge BC

Sent from my iPhone

From: s. 22(1)
Sent: Tuesday, February 28, 2023 10:54 AM
To: Robert Bartlett; correspondence
Cc: publisher@nsnews.com
Subject: Fwd: Why Rental housing is a hot topic in West Vancouver

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

Good morning Mr Bartlett - why is DWV not enforcing its Short Term Bylaw?

Rental housing is a hot topic in West Vancouver, just after Traffic and the Budget. Why build new rental buildings when enforcing the bylaw could creat 200+ Long Term Rentals

Here is a article well worth reading https://secure-web.cisco.com/1ZBTYazM1a_JFtqYdnAZnHgOqFV5mjY4CXtZ2Pbk5-lvnPAZifFGb3LyWifuKZiRrsJlb3FcSm4PTrdqzv_st14Wi2Cso3CWruaZu7NVqJSWCQy8l75XO_hcLnFQYIz28_Un8fz4U9OsWc56fMiSKk4mqdIJ_bHUfbftzZ4es-BHaijSFeNO3XrImYmWm8G39FNOOiiK6MGDDF9CetdsySaswKvy8yZNAtyxqlyPOIVQqUVT9A27m3lOKyYW_Fd5LBc2SikSPI9mQxXGXwJZbshL2j7XxkRfZhkcckFoFpqWY-YRhEW3R1Rrl2JCZZo4eGMG4_1Z59NC0PewLoVgGNw/https%3A%2F%2Fwww.nsnews.com%2Flocal-news%2F30-per-cent-of-city-of-north-van-condo-owners-dont-live-in-their-apartments-6604284

As of Feb 7, AirBnB claimed over 1,000+ homes in West Vancouver. VRBO says it has nearly 1,500 properties available.



All homes



Private rooms

Amaz

Over 1,000 homes in West Vancouver

West Vancouver vacation rentals

We found 1,496 vacation rentals — enter your dates for availability

Where West Vancouver, British Colu...	Check-in Mon, May 1	Check-out Mon, May 15	Guests 2 Guests	Search
--	------------------------	--------------------------	--------------------	--------

Airbnb is the most popular platform West Vancouver with 92% of the market share of short term rentals renting for around \$500/night to \$2,500 for a house and \$350/night to \$450 for a suite. There are AirBnB property management companies that will manage a ST rental for the non-resident property investor.

These Short Term rentals to tourists are crowding out regular West Vancouver residents needing Long Term rentals. Investors take homes that could be rented to local residents and put them out of reach. They are the commodification of housing at its worst. Why do short term Visitors get Housing over long term Residents?

Officially, short-term rentals of less than 30 days are banned in West Vancouver (see Bylaw No. 4662, 2010). **But those rules are only enforced on complaint.** [West-Van-party-house-fined-for-short-term-rental](#). Example Jan 2023: [Long term renter evicted to allow Short Term visitor rental](#). **Why does DWV not enforce its Bylaw?**

If West Vancouver enforced its bylaws, would it be reasonable to assume that 200+ units could be returned to the Long Term rental market and might this avoid the construction of a building like Gateway or Clyde micro-units. If so why approve rental apartment buildings, when DWV can create more LT rental units without more density. Will the Clyde micro-unit project have a covenant not to do short term rentals of less than 6 months (nearly a hotel?)

In 2021, West Van had 27 complaints about short-term rentals, which resulted in 13 warning letters and four bylaw tickets. In 2022, there were 24 calls resulting in nine warning letters and seven tickets (at \$300 each).

Under West Van's bylaws, a host could be fined \$300 versus ST renting for say \$500/night. In North Van district, the fine is \$500 (which is lowered to \$375 if paid within 14 days). **But neither municipality proactively seeks out short-term rental hosts for ticketing.** It would be better if the \$500 fine was based on the number of bedrooms rented = say \$1,500 for a 3 bedroom property renting for \$2,000 per night.

While DWV needs the revenue, residents need LT rentals more. Residents need stability with long term rentals, not short term rentals for visitors

Residents are invited to complain about Bylaw offence to bylawdept@westvancouver.ca or 604-925-7152 between the hours of 8 a.m. to 8 p.m. seven days per week. If Squamish has an online complaint form why doesn't West Vancouver?

Which option should our Council implement?

1. To proactively enforce the current bylaw OR
2. Allow West Van principal residence owners to ST rent a licensed suite in their principal residence to defray taxes and utilities OR
3. Generate more revenue for DWV by regulating without limit (or limit to say 50 units) the number Short Term Rentals at the cost of West Van residents seeking long term rentals.

Cheers s. 22(1)

s. 22(1)

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
HERITAGE ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, NOVEMBER 30, 2022**

Committee Members: P. Grossman (Chair), L. Anderson, M. Geller, A. Hatch, P. Hundal, and H. Telenius; and Councillor C. Cassidy attended the meeting via electronic communication facilities. Absent: S. Abri, B. Clark, and J. Mawson.

Staff E. Syvokas, Community Planner (Staff Liaison); and C. Mayne (Committee Clerk) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

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

Chair introduced and welcomed the new Council Liaison, Christine Cassidy.

Chair thanked Councillor Thompson for her time on the Committee.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the November 30, 2022 Heritage Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the September 28, 2022 Heritage Advisory Committee meeting minutes be amended by:

- Correcting the spelling of Michaels Geller's last name on the Committee Members list;

AND THAT the minutes be adopted as amended.

CARRIED

REPORTS / ITEMS

4. Proposed Heritage Sign for 985 Duchess Avenue

E. Syvokas introduced the topic and explained a memo was circulated with the agenda package. The purpose of the memo was to obtain feedback from the Committee on a proposed heritage sign at 985 Duchess Avenue. This is the Boyd House which was municipally designated through the Heritage Revitalization Agreement process in 2020. A condition of the Heritage Revitalization Agreement was that an information "heritage sign" be installed at the bottom of the panhandle to inform the public of the heritage asset.

The sign is proposed to be metal, have approximate dimensions of 18" x 18" and be installed on a 6" x 6" post.

The memo seeks comments from the Committee on two questions:

1. Are there any specific improvements (whether materiality, design or text) that should be incorporated into the final sign?
2. Should streetside informational signs of this nature be required in all future Heritage Revitalization Agreement's within the District?

Committee Comments with staff responses in italics

Regarding Question 1:

- The proposal has too much text and is not easy to read; reducing the text is suggested to encourage people to read it.
- The picture of the house should be more prominent, so it catches the eye.
- Suggest adding a link to the sign for where to get more information.
- The colors are pale, may not stand out enough.
- Is the photo of Ron Thom necessary?
- It is a Ron Thom designed house, having a picture of him is appropriate.
- Suggest making the photos larger and reducing the text - general rule of thumb is 50% photos and 50% text.
- Regarding the proposed location of the sign on Duchess Avenue:
 - it might be confusing for people as the house is up the slope, behind a bunch of bushes, so it is not visible from the street.
 - it is important to have a photo of the house on the sign because you cannot see the house.
 - it may make more sense to put the sign in the lane adjacent to the house; the lane is fairly active.
 - is there any flexibility in moving the location from the street to the lane?

Staff would have to look at the wording in the Heritage Revitalization Agreement bylaw. An amendment may be required to change the location. Alternatively, rather than changing the location it might be helpful to have a context map on the sign showing the relationship of the Boyd House and the infill dwelling. The street would be a more public location that would be seen by a larger audience than just those who live in the immediate area.

- Is this sign intended to be similar to the heritage plaques in Vancouver?

The heritage plaques in Vancouver are very minimal in content and are posted on the building. This sign is proposed to be more informational and would be used specifically for properties designated through Heritage Revitalization Agreement's. We have not determined if this is a template, but it could be.

- There is too much text and it looks a bit dated (could appear to be from the 80's or 90's). Suggest making it more contemporary. This is not the best image of the house and there could be better images to help people understand the text.
- There is no reference to the indigenous history to the land; the sign shouldn't focus on the architect only.
- I would like Council to decide if the sign has a land acknowledgment.

Regarding Question 2:

- Would like to see a mock up before we consider using this as a template and would like to see a photo of an example of another similar sign.
- Coming up with a template is a good idea.
- We should have heritage signs. In the future might do a walking tour or driving tour, so would be a good idea to have signs.
- Was the sign for the Boyd House designed as a one-off or as a template?

This sign was designed specifically for this project; however, this sign could act as a template that can be used for future heritage projects. Installing signs at heritage sites could be part of education and awareness of heritage resources program. Therefore, getting this one right is key. Staff will work with the project's File Manager to revise the sign based on the committee's comments and then create a mock up for the Committee to review at a future meeting.

- L. Anderson indicated that she has examples of good metal interpretive signs. *Please send them to staff.*
- Support these signs for Heritage Revitalization Agreement projects. Suggest exploring 2 different templates with different but cohesive graphic styles for 1) west coast modern and 2) pre-1940's development; there would be value in identifying each category.
- What is the timing for this sign?
Staff to not have a specific timeframe required at this time; however, construction of the infill dwelling on the site has not yet begun, so there is time to get the design right.
- Don't want signs to become a hindrance; people may not want to have one in front of their house. If design is attractive and appealing maybe they would be more inclined to support a sign. I would vote for not having it as a requirement and let people decide.

It was Moved and Seconded:

THAT

- Staff bring back a proposal for a more standardized plaque layout for future Heritage Revitalization Agreement projects, as well as a further mock up for the proposed sign for the Boyd House;

- Staff come up with two different templates, one reflecting West Coast Modern architecture and one reflecting pre-1940's and other architecture; and
- Streetside information signs of this nature be encouraged in all future Heritage Revitalization Agreement projects.

CARRIED

It was Moved and Seconded:

THAT the discussion regarding Proposed Heritage Sign for 985 Duchess Avenue be received for information.

CARRIED

5. Proposed Meeting Dates for 2023

Staff have tentatively booked committee meeting dates for 2023 to secure meeting rooms. The dates have been booked for the last Wednesday of the month, with the exception of August (to be consistent with other District committee schedules). At the January 2023 meeting the Committee will have to establish by resolution the schedule of meetings for the year.

Committee Comments with staff responses in italics:

- Can meetings be hybrid?

A funding request to account for the cost and resource implications associated with this meeting format has been submitted for consideration as part of the 2023 budget process. If this budget request is approved, this option will likely not be available until 2024. In January the Committee will have to vote to hold meetings in-person or online.

- If meetings were held in-person, could this be possible in the Council Chamber?

Council Chamber is not an option for committee meetings.

- If we have Heritage Revitalization Agreement proposal on the agenda, can we choose to have an in-person meeting but otherwise hold the meetings electronically?

.Legislative Services would like the Committee to set the same default format for all meetings in 2023. This is to provide the public, committee members, Councillors, and staff with transparency, consistency, and predictability. However, staff's understanding is that the Committee could decide to schedule in-person meetings for review of projects provided the required notification requirements are met.

Councillor Cassidy will speak to Legislative Services about holding hybrid meetings.

It was Moved and Seconded:

THAT the discussion regarding Proposed Meeting Dates for 2023 be received for information.

CARRIED

6. Heritage Project Updates

E. Syvakas provided an update on the following items:

1. In response to the motion that the HAC brought forward at the September 28 meeting regarding that the HAC being involved in the process for handling plaques that require updating, it has been determined that park plaques are outside of the Committee's scope. As decisions regarding these plaques are outside of Planning staff's hands.
2. With regards to the public engagement results for the Klee Wyck Park site, Parks staff had indicated that they intended to present the survey results to the HAC, however after consultation with the Communications department it was determined that this was not possible until the results are provided to Council. I will send the results summary provided to Council once it is available.
3. Lighthouse Park Lease: Fisheries and Ocean Canada (DFO) is the lead Federal department with regards to Lighthouse Park (LHP) as the park is federal land leased to the District. The District is waiting for the DFO to present their process for the review of the Lighthouse Park lease.
4. The heritage landscape resources from the heritage inventory and the Heritage Register have been added to WestMap. This will flag them for staff to be reviewed as part of building permit and development applications.
5. Tentative date for the tri-municipal heritage meeting – Tuesday, January 17 at 6 p.m. Date to be confirmed.
6. Update from Navy Jack Citizens Group- the "Friends of Navy Jack House Society" - this group is fundraising towards the costs of the house, facilitating stewardship and advocacy over the long term and building awareness of the house:
 - o a campaign launch event was held at the Kay Meek Arts Centre in September
 - o Currently they have raised about \$25,000 through crowdfunding
 - o Campaign is looking for a "lead donor" to contribute a substantial proportion of the community's \$1.6M share of the costs (the District has committed \$1M in matching funds from Community Amenity Contributions)
 - o The District is hanging further information boards on the Spirit Trail side of the House, as well as putting up artist's renderings of what a renovated structure might look like.

Committee Comments with staff responses in italics:

- Regarding the plaques, why was the public not informed when they were removed and when they are going to be returned? Why would the Heritage Advisory Committee not have input on the plaques which are discussing heritage?

In terms of the 3 plaques removed in Ambleside Park, Lighthouse Park and Navy Jack Point Park, were removed as they contained outdated language. Parks staff are working with First Nations on language. The District is working

government to government, therefore this work has been determined to be outside of the Committee's scope. CAO's office is the lead for the project. Planning staff are not involved and therefore unable to comment on the process; the direction provided by the CAO's office and Senior Staff is that this is outside of the Committee's scope. In terms of other plaques, need to follow up with the Parks, Culture and Community Services Department as they manage these signs.

- Would like to see informational signs for heritage trails in the Lower Caulfeild Heritage Conservation Area. There are a number of heritage trails through the area. One trail goes between two houses on the Heritage Register, Kilby House I and II. Would be a great place to have a plaque describing the trail and the heritage houses. This could be the first of many signs in the area. The community might not want the trails well known, so would not recommend putting the sign at trail heads, but would probably support information well placed.

Staff will look into this with Parks Senior Managers.

- The Historical Society is creating a self-guided walking tour in Caulfeild, with plans to create in other neighbourhoods as well. Plaques or historical information boards could be incorporated. Discreet signs are an asset and an enhancement of the heritage value of potential tours of the community. Hollyburn Heritage Society has a walking tour of Hollyburn Lodge area. There are other community walking tours being planned; potential for comprehensive community plan for consistency.
- Regarding the idea that the historical records should be added to not removed, where on this Committee do we register or record our comments on this position by the District?

The Committee's previous comments on the park plaques that were removed and the motion from the previous meeting were provided to Parks, Culture and Community Services. The direction came from the CAO's office and Senior Staff.

- The information boards that were put up at the Navy Jack House are excellent. The District is hanging further information boards on the Spirit Trail side of the House, as well as putting up artist's renderings of what a renovated structure might look like.

It was Moved and Seconded:

THAT the verbal presentation regarding Heritage Project Updates be received for information.

CARRIED

7. Implementation Status of the 2006 West Vancouver Heritage Strategic Plan

E. Syvokas indicated that this agenda item is a continuation of the review of the 2006 Heritage Strategic Plan. The purpose of this agenda item is to go through each strategy in the Plan to see if the Committee has any comments on the implementation status of the action items. Following this meeting staff will add any received comments to the document and then will review outstanding actions

against the workplan to see if action items are captured in the workplan or if any warrant being added for discussion at the next meeting.

The Committee left off the review at the October meeting at Strategy 5.

Strategy 5: Introduce heritage incentives to encourage the conservation of heritage resources

Committee Comments with staff responses in italics:

Action 5.1 Introduce non-monetary incentives to encourage conservation of properties listed on the Community Heritage Register:

E. Syvokas indicated that this action has been implemented mainly through land use incentives but consideration of bed and breakfast or short-term vacation rental use, could be considered for properties on the Heritage Register; as there could be neighbourhood concerns, may be best evaluated through the Strategic Plan Update which would have a public engagement process. Could also consider a plaque program and a dedicated heritage awards program.

- Is this action specific to Heritage Revitalization Agreement applications?

Properties listed on the Heritage Register are considered eligible for municipal conservation incentives.

- Given that there are not many Heritage Revitalization Agreement projects, may want to encourage owners to maintain their properties in other ways and not only through a Heritage Revitalization Agreement, such as offering incentives for being listed on the Heritage Register.
- Other municipalities use the term “character homes” which are not officially recognized on a heritage register, but are eligible for incentives.
- Conserving a heritage home is a benefit to the community whether it is on a heritage register or not.
- Incentives could include relaxing the rules to make it easier to have a secondary suite in a heritage home. For instance, in West Vancouver there is a requirement that the suite be sprinklered. Having a secondary suite in Vancouver in an older house in Vancouver is a lot easier; they want people to legalize suites. Secondary suites are good for someone older that can help pay to maintain the house and would be a huge incentive. Also, parking, why do you have to have a dedicated parking spot for a secondary suite on your property.

There is no longer a requirement to provide a parking spot for a secondary suite if the property is within 400 m of a bus stop.

- Suggest adding this topic to the tri-municipal meeting agenda, maybe the other North Shore municipalities have some ideas?

Staff will request to add a discussion around incentives available outside of Heritage Revitalization Agreement's to the agenda.

- The BC Building Code defines ‘heritage building’ as “a building which is legally protected on officially recognized as a heritage property...”. Incentives could be

provided to properties listed on the Heritage Register or to a 'character home' if DWV creates this definition.

Action 5.2 Consider financial incentives to encourage conservation of properties listed on the Community Heritage Register.

The application fees for heritage projects haven't increased, a financial incentive for those projects.

- Consideration of property tax abatement is worth a discussion; would be a carrot that could encourage a lot of people.
- Relatively inexpensive to the municipality.

This could be explored through a municipal scan to see what other municipalities are doing.

- It always comes down to money; less fees would be an incentive.
- When most properties are sold, individuals viewing the house are planning redevelopment, real estate agents should be informed of incentives for heritage conservation.

A letter was sent to local real estate agents and owners of properties on the Heritage Register to inform them of the benefits and incentives available for heritage conservation, staff provide information on heritage properties on an enquiry basis as well as when building permit applications are received, and a big update the website was made to make it more user friendly, provide case studies of projects that have gone through the Heritage Revitalization Agreement process etc.; ongoing work to try to get in front of demolitions through education.

Action 5.3 Provide accelerated consideration for conservation-related development proposal.

Staff prioritize heritage applications; consideration could be given to prioritizing building permit applications for heritage projects.

Action 5.4 Provide technical assistance to owners of properties on the Community Heritage Register.

Technical assistance has been related to municipal processes.

- Is Heritage BC on the list of community organizations that staff reference?

Yes, great resource.

- How does information about incentives get communicated to the community?

Properties that have been identified as having heritage value are flagged in our system and on WestMap, information is available on the website, and hopefully real estate agent outreach has added knowledge as well.

- Suggest providing the public with a road map on rules that can be relaxed. That kind of technical assistance would work.

- Equivalencies are available for any building that meets the definition of 'heritage building' in the BC Building Code. The definition has the 2 routes, legally protected and officially recognized. A list of relaxations is provided in table 1.1.1.1.5 of the BC Building Code. Many municipal inspectors and plan checkers across BC are unaware that it exists.
- It is up to the municipality to provide interpretation of what is official recognition. Not all municipalities do the same. Recognition of character homes could add benefit.
- Need a culture of awareness of heritage within Municipal Hall; get everyone sensitive to heritage and in particular, conservation of West Coast Modern architecture.
- The culture of awareness within the community is also important. There is a gap in the community's knowledge about heritage and incentives available. Outreach and education are important.
- Having signage at Heritage Revitalization Agreement sites is a great way to educate people.

Re: Action 6.5

- Is a 0.5 FTE position sufficient staff resources to be dedicated to heritage or is there a way to get a full-time planner for this?

Budget requests for 2023 have already been submitted. Staff clarified that budget requests have already been submitted for 2023 and that typically funding requests are tied to Council's Strategic Plan (which currently does not include heritage objectives). This could be considered at a later date if Council recognizes heritage conservation as a priority. This issue could be raised in update from the Committee to Council in January.

It was Moved and Seconded:

THAT the discussion regarding Implementation Status of the 2006 West Vancouver Heritage Strategic Plan up to Strategy 5 be received for information.

CARRIED

PUBLIC QUESTIONS

8. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

9. NEXT MEETING

Staff confirmed that the next Heritage Advisory Committee meeting is scheduled for December 21, 2022 at 4:30 p.m. via electronic communication facilities.

Staff to poll the Committee for availability.

ADJOURNMENT

10. ADJOURNMENT

It was Moved and Seconded:

THAT the November 30, 2022 Heritage Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:41 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
HERITAGE ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, DECEMBER 21, 2022**

Committee Members: B. Clark (Chair), M. Geller, A. Hatch, P. Hundal, J. Mawson, and H. Telenius; and Councillor C. Cassidy attended the meeting via electronic communication facilities. Absent: P. Grossman, S. Abri, and L. Anderson.

Staff: E. Syvokas, Community Planner (Staff Liaison); and C. Mayne, Executive Assistant to the Director of Planning & Development Services (Committee Clerk) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the December 21, 2022 Heritage Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the November 30, 2022 Heritage Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Heritage Project Updates

- Tri-Municipal Heritage Meeting: the meeting will be held on Tuesday, January 17, from 5:30 pm to 8:30 pm at the City of North Vancouver Municipal Hall. Dinner will be included. The format will be presentations from CNV, DNV and DWV (brief heritage program overview and recent projects/issues/highlights) followed by discussions regarding BC Heritage Week, incentives for heritage conservation, and municipal plaque and grant programs.
- J. Mawson provided an update on the Navy Jack House project:
 - the community has started raising funds for restoration.
 - the District is now exploring the possibility of a major contributor to fund both the capital cost to restore the House and also the operating costs for a food and beverage operation (which would provide a sustainable operating model for the house's future).
 - Expressions of Interest were posted on the BC Bid website and will close mid-January.

- The District will shortlist proponents and will hopefully come to an agreement.
- The stewardship group will continue facilitating fundraising community fundraising, and building awareness about the house. The goal is to make this project a reality next year.

Question: There is one person who has been involved in supporting this, a developer who has specific experience with heritage. Will he respond to this bid? Response: There are several people who have expressed interest, any people or groups that have expressed interest have been notified the bid has gone up and have a chance to bid.

Question: How long do these processes usually take to process?

Response: We might know something in February, strategically if we can use Heritage Week, there is a lot of built-in publicity in the event. Sometimes these bids come in with different requirements, they may not want to pay for more detailed studies unless they are going to get it, it can take months.

Action: Staff will send the link to the request for submissions of Expression of Interest (EOI) to the Committee.

5. Implementation Status of the 2006 West Vancouver Heritage Strategic Plan

E. Syvokas indicated that this agenda item is a continuation of the review of the 2006 Heritage Strategic Plan. The purpose of this agenda item is to go through each strategy in the Plan to see if the Committee has any comments on the implementation status of the action items.

The Committee left off the review at the November meeting at Strategy 6.

Committee Comments with staff responses in italics:

Strategy 6: Develop the District's capacity to manage heritage resources

- Comment on action 6.5 (Ensure that heritage planning and management is a fully acknowledged function in the Planning Department, and that adequate staff, training, and other resources are allocated to this function): West Vancouver is a wealthy community with a large number of heritage resources; it is important to have a full-time heritage Community Planner instead of only 50% of the position allocated to this role.

Strategy 7: Develop sources of revenue for fundraising conservation

- Comments on action 7.1 (Consider the creation of a West Vancouver Heritage Foundation, which would raise money to support private heritage conservation efforts):
 - Agree that creation of a West Vancouver Heritage Foundation as a stand-alone heritage foundation is a good idea; it is a good opportunity to raise awareness.
 - Navy Jack is an important site and has potential as being a recognized as a national historic site which would open up opportunities for federal funding.

Strategy 8: Develop a program of ongoing monitoring and renewal of the heritage management program

- Comments on action 8.2 (Invite community input on the strengths and weaknesses of the District's heritage management activities):
 - If there is going to be an opportunity for revisiting the Heritage Strategic Plan with a facilitator or consultant, having public involvement in updating the plan would be important.
 - Thinking ahead to February, we should discuss what can be achieved for the upcoming Heritage Week. *This is an item that will be on tri-municipal agenda; it will be a good opportunity to brainstorm ideas.*
 - Idea to add on to the survey created last year, with a slightly different angle; generate interest and get people going.

Strategy 9: Raise public awareness and appreciation of the District's natural, cultural and built heritage resources

- Comment on action 9.1 (Develop guided and self-guided tours of West Vancouver's heritage resources): The webpage could be updated to include all heritage walking tours available. Pamphlets would be a good idea as well. Tours are offered for the old growth conservancy; many residents might not know this.
- Comment on action 9.2 (Encourage and support festivals and special events that commemorate the diverse heritage of West Vancouver): The Navy Jack House's 150th anniversary is upcoming. There is a federal program ("Building communities through Arts and Heritage – Legacy Fund") which supports celebration of significant anniversaries. Given that the house is District-owned, once a timeframe for renovation/repurposing is determined, the HAC, with staff assistance, could make an application for funding in time for the opening of a renovated/repurposed facility. It is a continuous intake process and there is a turn around time of 24 weeks for review of applications.
- Comments on action 9.3 (Continue the West Vancouver Heritage Achievement Awards):
 - will review awards granted to community volunteers under the heritage category to see if there are any gaps.
 - awards which recognize both individuals and projects are good for raising public awareness; awards don't need to be yearly, could be every two to three years.

Strategy 10: Enhance partnerships between the District and the community to further the heritage program.

- Comment on action 10.2 (Make funds available to community heritage organizations to enhance their programming): The possibility of having some sort of fund established at the community foundation. The City of North Vancouver established a grant program modeled after the Vancouver Heritage Foundation Grant Program. I am hoping that they will update us on the funding for the grant program at the Tri-Municipal Heritage Meeting. *Municipal grant programs are on the agenda. There will be an opportunity to ask questions if not included as part of the presentation.*

This is a very comprehensive document. Committee members can review the document further and provide any further comments in writing to Staff.

It was Moved and Seconded:

THAT the discussion regarding Implementation Status of the 2006 West Vancouver Heritage Strategic Plan be received for information.

THAT the verbal presentation regarding Heritage Project Updates be received for information.

CARRIED

6. 2023 Workplan

Committee comments with staff responses in italics:

E. Syvokas indicated that many items on the work plan (Heritage Strategic Plan Update, Assessment of Support category resources, evaluation of unidentified heritage resources, municipal scan of relevant policy tools, and economic case for heritage retention) require a budget request. It is important that the committee focuses on where available resources and time should be prioritized, noting that there is limited staff resources remaining after responding to heritage inquiries, review of projects, supporting committee meetings.

Staff reviewed the workplan with the Committee.

Committee comments with staff responses in italics:

Economic case for heritage retention:

- the Planning Department understands the complexities of putting through a development and the process so could likely provide a lot of the information required. The value of certain benefits could be quantified, such as a reduction of taxes or value of short-term rental use. *We do not have the in-house expertise; this would require hiring a consultant.*
- Heritage BC does some economic analysis. Someone could speak to Heritage BC on that item, they might have some good resources.
- This is an important piece of work to complete ahead of the strategic planning process. The idea is to encourage people to keep older buildings and enter into Heritage Revitalization Agreement's by giving people information on the business case for doing so. Knowing the magnitude of the economics around not bulldozing a house will inform what one might look at when looking at updating the Heritage Strategic Plan; if there is a big gap, we need to look at more tools. This work is important if we are going to try and get a head of the curve of demolitions.
- At a committee level I would like us to spend some time thinking about the economic business case and start to assemble information we know and identify gaps.

Identification of Unidentified Resources:

- identifying heritage resources will have more opportunities opened to them; a listing on the Heritage Register establishes eligibility for heritage conservation incentives. It is important to focus efforts on identifying

unidentified heritage resources. Try to push for this if it requires budget. When the suggestions were put out to the public, ideas were forthcoming.

The Heritage Strategic Plan Update:

- Updates done in other municipalities have also included updates to their Heritage Register. Assessment of support category resources and previously unidentified heritage resources are related to that process, and a municipal scan of policy tools could also be included. Is there a possibility to combine the Heritage Strategic Plan Update, the assessment of support category resources, identification and review of unidentified heritage resources, and the municipal scan of relevant policy tools in the scope of work for a consultant? *It makes sense for all of the projects which require funding to be completed concurrently. Future budget requests would be based on Council's new Strategic Plan which is anticipated to be developed in 2023. However, if the municipal scan is done at the staff level, it may be completed earlier, with no budget request, and may result in adding to the incentives available to get ahead of demolitions.*
- Securing the funds for an update to the Heritage Strategic Plan might not happen straight away. It has been 16 or 18 years since this was last done, costs have increased.

Insurance issue:

- this issue has been put to Heritage BC and the National Trust for Canada so hopefully they will find solutions.
- would be good to prod our insurance colleagues to come back to us on this issue.

Municipal Scan of Policy Tools:

- it seems logical if staff could do some of the work of identifying incentives and funding opportunities. It would be helpful and quicker than hiring a consultant to do this work. This needs to be prioritized so we have a better understanding. If the consultant budget request is significant, it might not happen. A staged process for the items requiring budget requests could be considered to make it more achievable.

Placards for Heritage Designated/HRA projects:

- this is achievable and on the way.

Tri-municipal meeting:

- there is much that can be gained by sharing information.
- opportunity to split up and collaborate on work between municipalities going forward.

The Committee's work plan presentation to Council will be January 16, 2023; the presentation is a very high-level list of workplan items. Staff will circulate the work plan list of projects and members can add and modify it. Prioritize what can be done in house; what is achievable and what is possible for staff. The idea of engaging a consultant is something that needs to be considered, as well as how can we structure and stage the work so that it doesn't sound too onerous for budget

requirements. If the request is too ambitious it may not get supported. *There is limited resources to focus on these projects, therefore need to determine which projects are priorities and achievable for the year.*

If the Committee has any further comments on the workplan, please send to Staff.

It was Moved and Seconded:

THAT the discussion regarding 2023 Workplan be received for information.

CARRIED

PUBLIC QUESTIONS

7 PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

8 NEXT MEETING

The Committee would like to thank S. Abri for her contribution to the Committee.

It was Moved and Seconded:

THAT

1. the next Heritage Advisory Committee meeting be scheduled for January 25, 2023 at 4:30 p.m. via electronic communication facilities;
2. the Raven Room in the Municipal Hall be designated as the place where the public may attend to hear, or watch and hear, the Heritage Advisory Committee proceedings; and
3. a staff member be in attendance at the Raven Room in the Municipal Hall for the meeting.

CARRIED

ADJOURNMENT

9 ADJOURNMENT

It was Moved and Seconded:

THAT the December 21, 2022 Heritage Advisory Committee meeting be adjourned.

CARRIED

Certified Correct:

s. 22(1)

Chair

s. 22(1)


Staff Representative

From: Patrick Weiler MP <patrick.weiler@parl.gc.ca>
Sent: Tuesday, February 28, 2023 8:31 PM
To: correspondence
Subject: February 2023 Newsletter

CAUTION: This email originated from outside the organization from email address bounce_03b4ffbba-e9b7-ed11-a8e0-00224832e811_prod@bounce.myngp.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

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

FEBRUARY 2023 NEWSLETTER

@patrickbweiler ✉ patrick.weiler@parl.gc.ca
📱 604 913 2660

Icons for Facebook, Twitter, Instagram, and TikTok are also present.

Dear Mayor and Council,

This February marked one year since Putin launched his illegal and barbaric invasion of Ukraine. It's been a nightmare for Ukrainians all around the world, including for the 1.4 million Ukrainian-Canadians and the almost 170,000 Ukrainians that have come to Canada to escape the violence in the last year. I was proud to stand with the community at a candle-light vigil in Vancouver to mourn the suffering of the past year and to reaffirm our solidarity and support for Ukraine and its people. Canada will continue to support Ukraine for as long as is necessary to repel this unconscionable invasion from all of their homeland, and for Putin to choose to end this war. My deep appreciation goes to all those in our community that have opened their doors to Ukrainians that have arrived in our country.



Earlier this month, the [Government of Canada announced a significant investment to support provinces and territories in improving our healthcare system](#). With a \$196 billion commitment over 10 years, we announced an immediate top-up of \$2 billion to the Canada Health Transfer (CHT) to address pressure in pediatric hospitals and surgery backlog, a guarantee of 5% annual increase to the CHT for 5 years, and \$25 billion over 10 years for tailor-made bilateral agreements with provinces and territories. As we sign agreements with each province, our government will continue to deliver on our shared health priorities: family health services, health workers and backlogs, mental health and substance use services, and a modernized health system. Stay tuned for an important announcement later this week.

Modernizing our public, universal health care system



I have spoken to many Iranians here on work permits that were concerned about returning to Iran to be persecuted for having participated in demonstrations against the brutal actions of the Islamic Republic of Iran. In response to these concerns, I participated in an announcement on how we will support Iranian residents in Canada and their families affected by the regime's actions and brutal crackdown. As of March 1st, we are introducing special temporary measures for many Iranians already in Canada who are visiting, studying, working, or spending time with family to be able to extend their permits at no cost. Read below and [see this page for more information](#).

On February 22, I also welcomed the Honourable Anita Anand, Canada's Minister of National Defence, to West Vancouver where she had the opportunity to sit down, listen to, and chat with Iranian-Canadians about our government's actions to hold the Iranian regime accountable for their egregious human rights violations. I'd like to thank the Minister for taking the time to visit and hope she can make it out to our riding again soon.



We are officially less than two years away from our region again hosting a major international sporting event. Our Minister of Veterans Affairs, the Honourable Lawrence MacAulay, joined in Whistler where we attended a special countdown event for the 2025 Invictus Games and toured the Squamish Lil'wat Cultural Centre. We even got the chance to watch an awesome game of sledge hockey.

As we get closer to the 2023 Federal Budget, I had the opportunity to hear from you and our community during Pre-Budget Consultations on February 6 and 7 where we discussed how best to deliver for our communities, support businesses, and grow the economy. I would like to thank all those who attended and took the time to write in and share their thoughtful ideas. As we build the next Budget, your ideas are crucial to that work.



In Ottawa, my work continues in the House of Commons and on the Indigenous and Northern Affairs and Environment committees. Read below for more details on the important progress we've made on a number of files. The House has this month passed the Canada Disability Benefit Act, a new benefit for Canadians living with disabilities that will work in conjunction with existing benefits and become an important part of Canada's social safety net.

As always, if you have any questions about my work as your MP, please do not hesitate to reach out via email. For the latest updates, follow me on my social media channels below.



Parliamentary Updates

Indigenous and Northern Affairs Committee

On the Indigenous and Northern Affairs Committee, we have been working on a new study on Indigenous languages where we are analyzing the effectiveness of the Indigenous Languages Act in helping Indigenous people in reclaiming, revitalizing, maintaining, and strengthening Indigenous languages. This work is vital to repair the damage caused by residential schools, and we have been hearing from some fantastic Indigenous witnesses from our riding and across the country on how we can do just that. Also critical to repairing the damage to Indigenous cultures and languages is compensation and investment to support healing, wellness, education, heritage and language to help repair the damage that was done. On January 21st, the Gottfriedsen settlement was reached to provide \$2.8 million to do just that. I had the opportunity to speak in the House about this fantastic news and had the honour of recognizing the hard work of the many people who made this happen,

including hiwus Garry Feschuk of the shíshálh Nation, without whom justice would have been denied.

Watch my statement in the House on this below.



Environment and Sustainable Development Committee

On the Environment and Sustainable Development Committee, we are steadily continuing our work on S-5, The Canadian Environmental Protection Act. We have been working on this massive bill since before the holidays and, despite it being slow work, we are making good progress. I've already made some consequential amendments to strengthen the bill, including by expanding the right to a healthy environment, and I plan to continue working to strengthen this bill before we finish. For a quick primer on this bill, check out this video below with my colleague MP Lloyd Longfield!



In the House of Commons, I'm pleased that Bill C-22, the Canada Disability Benefit Act, passed 3rd reading on February 2nd and has been sent to the Senate to be debated and hopefully passed soon. Once it is through the Senate, the bill will create a new benefit for Canadians living with disabilities that will work in concert with existing benefits and become an important part of Canada's social safety net, alongside Old Age Security, the Guaranteed Income Supplement and the Canada Child Benefit. Once implemented, it will significantly reduce poverty for hundreds of thousands of Canadians with disabilities, who are twice as likely to live below the poverty line.

Bill C-35: The Canada Early Learning and Child Care Act

This month I also had the chance to take part in debate in the House on Bill C-35, the Canada Early Learning and Child Care Act, where I made a speech on how this bill will help families across the country. [Check out my speech here](#). I'm pleased that this bill passed 2nd reading and has been sent to the Standing Committee on Human Resources, Skills and Social Development and the Status of Persons with Disabilities. This legislation will make it harder for any future government to cancel or cut our child care legislation and undo the progress we've made for children and families. Fees for regulated child care across Canada have already been cut by 50% as we work towards delivering an average of \$10-a-day child care by 2026.

Announcing Support for Iranian Residents in Canada



On February 23, I was proud to announce with my North Shore colleagues new measures to support the Iranian-Canadian community on behalf of the Honourable Sean Fraser, our Minister of Immigration, Refugee and Citizenship Canada. As of March 1st, we are

introducing special temporary measures for Iranians already in Canada who are visiting, studying, working, or spending time with family. This includes:

- waiving certain fees and simplifying the process for Iranians who wish to extend their temporary stay in Canada
- Iranians can switch between temporary status streams and creating an open work permit pathway, so they can support themselves
- eligible applications will be processed on a priority basis
- waiving fees for passports, PR travel documents, and citizenship certificates for Canadian citizens and Canadian permanent residents in Iran who wish to leave

You can find more information [here](#). Our government will always be there to support Iranian-Canadians and residents in Canada, as we stand in solidarity with the millions who are fighting for their human rights.

Standing with Ukraine: One Year Since the Russian Invasion



February 24th marks one year since Russia launched its illegal invasion of Ukraine. Since day one, Canada has been there to support Ukraine and its people. We have committed over \$1 billion in military assistance, contributed tanks, armoured personnel carriers, surface to air missiles and other arms to strengthen Ukraine's defence capabilities, implemented targeted sanctions to over 2,400 Russian officials and entities, and provided economic and humanitarian assistance to help Ukrainians with the brutalities of war. Here at home, we are welcoming Ukrainians fleeing war by assisting with settlements and orientation, and we have accepted close to 170,000 people so far.

As Putin continues to expand his illegal war of aggression, we, along with our NATO allies, are united in supporting Ukraine and their fight for their homeland. We will continue to support Ukraine for as long as needed to ensure their sovereignty and territorial integrity. I was proud

to join the community at a candle-light vigil in Vancouver to mourn the horrors of the past year and reaffirm our solidarity and support for Ukraine. Check out my speech in the video above.

Slava Ukraini! Слава Україні!!

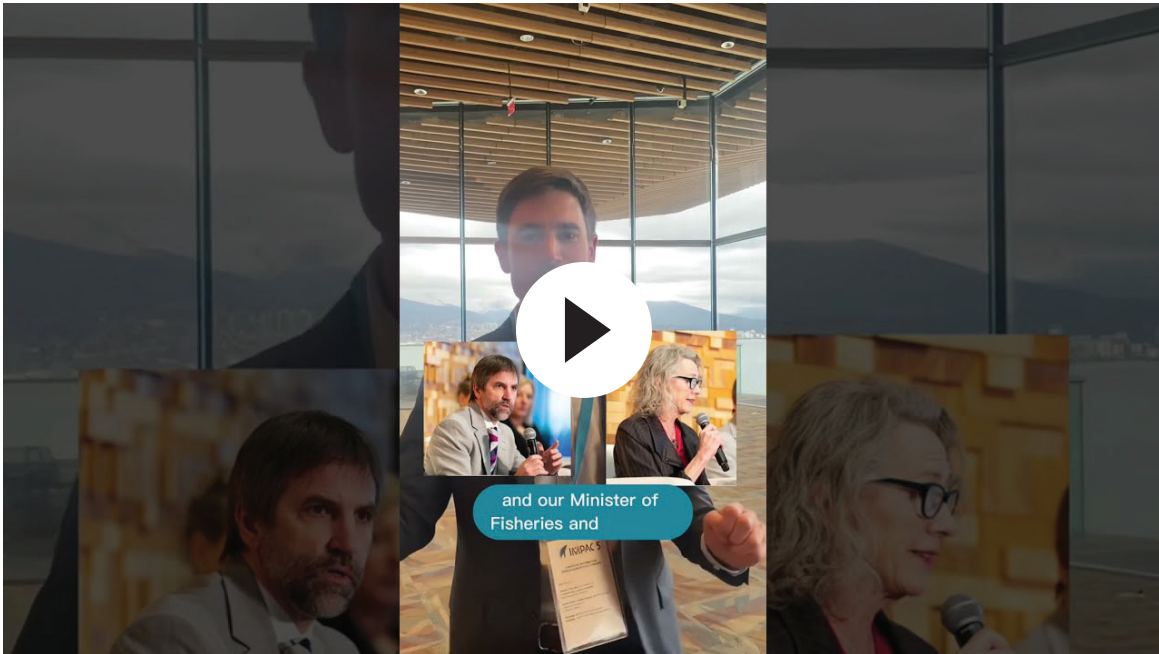
Pre-Budget Consultations



On February 6, Minister Jonathan Wilkinson and I hosted Pre-Budget Consultations on the North Shore to hear from constituents about their priorities for Budget 2023. Take a listen to hear what they had to say in this video.

Your input has gone into a letter to Finance Minister Freeland which details the priorities our community has for this Budget. With the Canadian economy facing global headwinds and Canadians contending with the impacts of global inflation and elevated interest rates, the suggestions received from you will inform measures and investments in Budget 2023 that will help build an economy that works for everyone.

IMPAC5 Conference



I was excited to be at this year's International Marine Protected Areas Congress (IMPAC5), which brings government, industry, business, First Nations, the non profit sector and others together to advance our shared marine protection goals of 30% of oceans by 2030. Two new marine protected areas (MPAs), a ban on seabed mining, and minimum standards for MPAs were all announced at IMPAC5. On February 8th, I joined four other incredible speakers (including two constituents) on a panel about regenerative seaweed aquaculture in BC. My presentations focused on the role of seaweed aquaculture in Canada's blue economy.

Check out the video above to learn more.

Community Updates in West Vancouver & Bowen Island



On February 22, the Honourable Anita Anand, our Minister of National Defence, joined my colleagues MP Terry Beech, MP Ron McKinnon and I at a roundtable with Iranian community leaders. We came together to discuss our government's actions to hold the Islamic Republic of Iran accountable for their heinous human rights violations, as well as what more we can do to support the people of Iran. The best way for us to make change is to hear directly from you, and roundtables are a productive way to do just that.

Minister Anand also dropped by the West Vancouver Seniors Centre, where we had the chance to chat with residents about the work our government is doing to support seniors. Thank you to those we chatted with for productive conversations about some important issues here in our community and across the country.

Supporting Earthquake Victims in Turkey and Syria



The destructive earthquake in Turkey and Syria has devastated countless communities and families. With the death toll at 43,000 and continuing to rise, we are doing everything we can to help those affected. Currently, our government is matching donations made to the Canadian Red Cross of up to \$10 million. Last week, International Development Minister Harjit Sajjan announced that Canada is providing an additional \$20 million in humanitarian assistance in response to the appeals from the United Nations for Turkey and Syria. More information can be found [here](#).

On February 17th, I stopped by Park Royal to see the Rotary Club of West Vancouver fundraiser for Shelter Boxes for Turkey, with the Turkish Consul General. Thank you to everyone who has been organizing and sending donations, physical and monetary, to those affected. Our government was matching donations made to the Canadian Red Cross up to \$10 million, and due to people's generosity, this goal was reached by February 12th. You can find more information [here](#).

Community Updates on the Sunshine Coast

As part of Pre-Budget Consultations, we had a very informative meeting with community partners and stakeholders from the Sunshine Coast to share their ideas and input on how best to move our small businesses, non-profits, and the entire community towards a more prosperous and fair future. My sincere thanks to all of our Sunshine Coast Community partners for their time and valuable input.

I would also like to highlight this [amazing story](#) from Gibsons, where two women, Daria Anico-Taveras and Judy Rother have worked together to help twenty Ukrainian families who have

moved to the Sunshine Coast since Russia's invasion. From securing temporary and long-term accommodations to financial support for resettlement, they are helping so many families find refuge and a better home in Canada. I want to thank Daria and Judy for all they are doing for welcoming and supporting these families on the Coast.

Community Updates in the Sea to Sky

Veterans Affairs Minister Lawrence MacAulay in Whistler



It was wonderful to be joined in Whistler by Veterans Affairs Minister Lawrence MacAulay, where we attended a countdown event for the Invictus Games held at the Squamish Lil'wat Cultural Centre. We also met groups from Soldier On and True Patriot Love, who are working together with the Invictus Games Foundation, and watched a sledge hockey demonstration. Thank you to the Minister for making it out to Whistler!

The Invictus Games 2025 will bring together over 500 competitors from 20 nations to compete in adaptive sports, including the new winter sports: Alpine Skiing, Nordic Skiing, Skeleton, and Wheelchair Curling, in addition to the core Invictus Games sports of indoor rowing, sitting volleyball, swimming, wheelchair rugby and wheelchair basketball. With the Games being held in Vancouver and Whistler in 2025, we will welcome athletes from around the world once again to our beautiful community.

Shishálh (Sechelt) Nation Elections



I would like to send my warmest congratulations to the shíshálh Nation's new hiwus (Chief) yalxwemult Lenora Joe and all those who won hehiwus (councillor) positions during last week's elections.

I look forward to working with the Nation on all our shared priorities and goals. A special thank you as well to former hiwus Warren Paull for all his decades of service. I enjoyed learning from him, and I thank him for everything he has done for the Nation.

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

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

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