

COUNCIL CORRESPONDENCE UPDATE TO APRIL 10, 2024 (8:30 a.m.)

Correspondence

- (1) 2 submissions, April 2, 2024, regarding Inquiry Regarding Caufeild Area**
- (2) April 3, 2024, regarding “Fwd: Second barge issue on Eagle Island”**
- (3) April 3, 2024, regarding Boulevard Bylaw Infraction**
- (4) 36 submissions, April 3-8, 2024 and undated, regarding Proposed Official Community Plan Amendment, Rezoning, and Development Permit for Lots C and D Daffodil Drive (Referred to the April 8, 2024 public hearing)**
- (5) 8 submissions, April 4-9, 2024, regarding Proposed Council Code of Conduct Bylaw No. 5289, 2024**
- (6) April 5, 2024, regarding “RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road”**
- (7) E-Comm 9-1-1, April 5, 2024, regarding “RE: E-Comm Board of Directors Nomination | 2024-2025 Term – Correction”**
- (8) April 6, 2024, regarding “Caulfield Elementary School Zone signage- 4600 Block Keith Road”**
- (9) April 9, 2024, regarding “FW: Lighthouse Park Parking”**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (10) Senior Manager of Parks, April 9, 2024, response regarding “Where do seniors walk now?”**

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 2, 2024 1:01 PM
To: correspondence
Subject: Question regarding Caulfield area

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 whom it may concern,

Our family may decide to purchase a house in Caulfield area and have noticed there is a covenant related to the Caulfield area. Would you please reply my questions below;

1) Would you please advise is there any specific covenant in the Caulfield area regarding the number of household living in one house?

Please see the covenant attached the highlighted area and advise can 2 households live in one house?

2) How long this covenant is in effect and is there any expiry date related to the covenant? Seems covenants are expired after 40 years of registration?

3) Last question, is building coach house allowed in lower Caulfield area?

Thanking you in advance for your reply,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

Noth Vancouver BC

[REDACTED] s. 22(1)

[REDACTED]

SCHEDULE OF RESTRICTIVE COVENANTS

145273

1. It is expressly understood and agreed that the covenants and agreements herein shall run with the plots of land comprising the Subdivision and shall be binding upon the Grantees and all persons claiming through, under or in trust for him and, for the purpose of ensuring that the said covenants shall continue to run with the land, the Grantee further covenants with the Grantor that he, the Grantee, and his heirs, executors, administrators and assigns, will, in every conveyance, lease or other assurance of any such plot or any part thereof, give to the Grantee, lessee or purchaser thereof express notice of the said covenants and agreements above-mentioned.
2. There shall not be erected, constructed, or made on any plot in the Subdivision any residence, building, fence or other improvement, addition or alteration thereof unless and until the proposal to erect or make the same, and proper plans (including a sitting plan) elevations and specifications thereof (setting forth all materials to be used, with details as to their quantities and qualities) shall have been first submitted to, and approved in writing by, the Grantor who shall have the right and power to approve or reject the same.
3. Construction of anything referred to in Clause 2 shall be commenced within one year from the date of the giving of approval mentioned in Clause 1, otherwise such approval shall be void.
4. No poultry, swine, sheep, cows, cattle or other livestock shall be kept on the Subdivision.
5. No building or part thereof on any plot or plots shall be used as a boarding house, rooming house, hotel, beer parlour, resort, store, restaurant, shop or place of trade or business and no trade or business of any kind shall be carried on on the Subdivision, provided, however, that (subject to the other restrictions in this Schedule) this restriction shall not prevent physicians, lawyers, writers, artists or other professional persons from having their offices or studios on the Subdivision, nor prevent the erection or use of any building or part of any building, or the use of the premises or any part thereof, for a school for children, PROVIDED such erection and use shall first have the written approval of the Grantor.
6. The Grantee will not erect, expose or maintain or permit to be erected, exposed or maintained upon the Subdivision any placard, or advertising sign other than the usual doormat of any professional person.
7. Not more than one dwelling for one family or household unit with such further structures as may be necessary for the accommodation of any servants or such unit or incidental to the use of such unit, shall be erected on any plot save as provided in Clause 5 hereof.
8. No water from any stream, culvert, ditch or pond shall be diverted, dammed or drained, nor shall any stream, culvert, ditch or pond be altered or interfered with without the consent in writing of the Grantor.
9. No trees, shrubs, or other growth shall be allowed to grow, be or remain on any plot in any manner that shall or may interfere with any telephone or electricity poles or wires erected on or near the Subdivision.
10. With the view to retaining on the Subdivision a reasonable amount of natural trees and growth, the Grantor shall have the right to specify what trees and natural growth shall be removed from any plot.

11. Whenever the approval or consent of the Grantor is required to be obtained, such approval or consent may be given by such officer, agent, committee, person or persons as may from time to time be appointed in writing by the Grantor for such purpose and such power of appointment may be delegated by the

From: s. 22(1)
Sent: Tuesday, April 2, 2024 2:18 PM
To: correspondence
Subject: Re: Question regarding Caulfield area

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

Hello Sophia,

Thank you for your response.

My name is s. 22(1) and the property that I asked questions about is at;

s. 22(1) West Vancouver.

We may want to offer to purchase this property that we heard there is a covenant related to area, Would you please advise can more than 2 households live in one house? As the wording in covenant says “accommodation of servant...” that seems is related to ancient rules.

I want to know if some day 2 households such as s. 22(1) want to live with us in the same household does this covenant has any effect on this decision?

Also is coach house allowed on this large lands?

Please advise any specific regulations that we might need to know about this covenant?

Also usually covenants expires after 40 years, does this regulations apply to this Caulfield area covenant as well?

Thanks for your reply in advance,

s. 22(1)

Noth Vancouver BC

s. 22(1)

Sent from Yahoo Mail for iPhone

On Tuesday, April 2, 2024, 1:44 PM, correspondence <correspondence@westvancouver.ca> wrote:

Thank you for your correspondence.

The District’s Correspondence Policy requires the correspondent’s name and civic address in order to be included in a correspondence package. Your name and civic address may be provided in a reply to this email, or you may wish to re-send the correspondence with your name and civic address included.

Please do not hesitate to contact Legislative Services at 604-925-7004 if you have any questions.

With regards,

Sophia Kim

Legislative Services | District of West Vancouver

t: 604-925-7018 | westvancouver.ca

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 2, 2024 1:01 PM
To: correspondence <correspondence@westvancouver.ca>
Subject: Question regarding Caulfield area

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 whom it may concern,

Our family may decide to purchase a house in Caulfield area and have noticed there is a covenant related to the Caulfield area. Would you please reply my questions below;

1) Would you please advise is there any specific covenant in the Caulfield area regarding the number of household living in one house?

Please see the covenant attached the highlighted area and advise can 2 households live in one house?

2) How long this covenant is in effect and is there any expiry date related to the covenant? Seems covenants are expired after 40 years of registration?

3) Last question, is building coach house allowed in lower Caulfield area?

Thanking you in advance for your reply,

[REDACTED] s.
22(1)

SCHEDULE OF RESTRICTIVE COVENANTS

445273

1. It is expressly understood and agreed that the covenants and agreements herein shall run with the plots of land comprising the Subdivision and shall be binding upon the Grantees and all persons claiming through, under or in trust for him and, for the purpose of ensuring that the said covenants shall continue to run with the land, the Grantee further covenants with the Grantor that he, the Grantee, and his heirs, executors, administrators and assigns, will, in every conveyance, lease or other assurance of any such plot or any part thereof, give to the Grantee, lessee or purchaser thereof express notice of the said covenants and agreements above-mentioned.
2. There shall not be erected, constructed, or made on any plot in the Subdivision any residence, building, fence or other improvement, addition or alteration thereof unless and until the proposal to erect or make the same, and proper plans (including a sitting plan) elevations and specifications thereof (setting forth all materials to be used, with details as to their quantities and qualities) shall have been first submitted to, and approved in writing by, the Grantor who shall have the right and power to approve or reject the same.
3. Construction of anything referred to in Clause 2 shall be commenced within one year from the date of the giving of approval mentioned in Clause 1, otherwise such approval shall be void.
4. No poultry, swine, sheep, cows, cattle or other livestock shall be kept on the Subdivision.
5. No building or part thereof on any plot or plots shall be used as a boarding house, rooming house, hotel, beer parlour, resort, store, restaurant, shop or place of trade or business and no trade or business of any kind shall be carried on on the Subdivision, provided, however, that (subject to the other restrictions in this Schedule) this restriction shall not prevent physicians, lawyers, writers, artists or other professional persons from having their offices or studios on the Subdivision, nor prevent the erection or use of any building or part of any building, or the use of the premises or any part thereof, for a school for children, PROVIDED such erection and use shall first have the written approval of the Grantor.
6. The Grantee will not erect, expose or maintain or permit to be erected, exposed or maintained upon the Subdivision any placard, or advertising sign other than the usual doormat of any professional person.
7. Not more than one dwelling for one family or household unit with such further structures as may be necessary for the accommodation of any servants or such unit or incidental to the use of such unit, shall be erected on any plot save as provided in Clause 5 hereof.
8. No water from any stream, culvert, ditch or pond shall be diverted, dammed or drained, nor shall any stream, culvert, ditch or pond be altered or interfered with without the consent in writing of the Grantor.
9. No trees, shrubs, or other growth shall be allowed to grow, be or remain on any plot in any manner that shall or may interfere with any telephone or electricity poles or wires erected on or near the Subdivision.
10. With the view to retaining on the Subdivision a reasonable amount of natural trees and growth, the Grantor shall have the right to specify what trees and natural growth shall be removed from any plot.

11. Whenever the approval or consent of the Grantor is required to be obtained, such approval or consent may be given by such officer, agent, committee, person or persons as may from time to time be appointed in writing by the Grantor for such purpose and such power of appointment may be delegated by the

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 3, 2024 10:49 AM
To: Mark Sager; Christine Cassidy; correspondence; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson
Subject: Fwd: Second barge issue on Eagle Island

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

Dear Mayor and Councillors,

I am compelled to write to you regarding the second barge issue on Eagle Island because of the hardship it has created for all other residents.

In the past, each household on Eagle Island operated one barge and one dinghy. Pier parking has always been an issue because of tides and limited space, and will forever remain a concern.

Two years ago, a family on Eagle Island purchased a second barge. This has created huge problems for ALL other Islanders.

Several residents have encountered lack of space to moor their barges on the Eagle Island pier late at night and/or at low tide.

Barge space was at capacity BEFORE the second barge was purchased.

The fact that this family, after having lived on Eagle Island for several years and being clearly aware of limitations on the docks, still chose to purchase a second barge, shows a total lack of consideration for the hardship this has caused to ALL other Islanders.

Many, if not ALL Islanders would benefit from having a second barge. Currently, any resident could conceivably purchase a second or even third barge, as there are no rules, other than an understanding that we share the same space and therefore, must be respectful of existing limitations.

The unwritten understanding has always been that every household can also have one dinghy to get to and from the mainland.

Residents have, until two years ago, managed to be respectful of the unwritten rules, as dinghy moorage is also limited.

So, the ongoing issue for the Island is, if one household has already purchased a second barge without consequence, what is stopping potential future home buyers of Eagle Island property, or existing residents, from deciding to purchase a second barge?

Ideally, the DWV will address the second barge issue and allow only one barge per household to use/have access to both the mainland dock and Eagle Island dock.

To summarize, there are only 5 points the DWV council needs to consider regarding the second barge issue:

1. Availability of current space, which can only be recorded accurately in the LATE EVENING, when residents most need to use the island dock.
2. Availability of current space, which can only be determined accurately at LOW TIDE, when several docking spots become inaccessible.
3. Availability of dock space, IF ONE OR MORE OWNERS DECIDE TO PURCHASE A SECOND BARGE, as there is currently no written rule

regarding the number of barges allowed for each household.

4. Availability of docking space for FIRST RESPONDERS.

5. The inequality of the 'FIRST COME FIRST SERVED' mentality of the current owners of the second barge, who obviously have no regard for other Eagle Islanders and their needs.

I sincerely hope that the DWV Mayor and Council appreciates the level of concern residents continue to experience.

Sincerely,

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Wednesday, April 3, 2024 8:24 PM
To: correspondence; Bylaw Dept
Subject: Boulevard Bylaw Infraction - [REDACTED] s. 22(1)
Attachments: Boulevard Infraction.pdf; Boulevard Enforcement.pdf

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

Please find attached correspondence in regards to Boulevard Bylaw Infraction.

BYLAW AND LICENSING SERVICES
750 17th Street West Vancouver BC V7V 3T3
t: 604-925-7152 f: 604-925-7451



March 24, 2024

[REDACTED]
WEST VANCOUVER BC [REDACTED]

Dear Madam / Sir:

RE: Municipal Boulevard Infraction – [REDACTED] West Vancouver

Our records indicate that you are the registered owners of [REDACTED] in West Vancouver. Our office has received a complaint regarding the rocks on the boulevard adjacent to this property.

An inspection of the boulevard was conducted on February 11, 2024, and was found to be in contravention of the District of West Vancouver *Boulevard Bylaw No. 4886, 2016*.

Section 5.2 states:

5.2 No person shall improve any boulevard in such a way as to:

5.2.1 Interfere with access to, bury, expose or damage any pipe, hydrant, valve box, service post, manhole or other utility infrastructure;

5.2.2 Pose a hazard or obstruction to vehicles, cyclists or pedestrians using the highway;

5.2.3 Obstruct sight lines from driveways or sidewalks or, when located near an intersection, obstruct driver sight lines from intersecting streets;

or 5.2.4 Restrict public access to any public place.

Section 6.4.3 states

In locations at least 3 m from the edge of the roadway:

(a) Measured to the nearest portion of the stem, shrubs whose foliage does not extend closer than 2 m from the edge of the roadway, provided that no hedge is permitted in the Altamont Area;

(b) Measured to the nearest portion of the trunk, a tree whose location takes into consideration the location of utilities and any District policy regarding the planting of trees on boulevards; and

(c) Rocks or similar landscaping features under 0.6 m in height, not forming a continuous wall.

Section 7.5.2 states:

In locations at least 2 m from the edge of the roadway, or such greater distance as may be required to maintain unobstructed access to water meters and ensure visibility at intersections, but not on a boulevard adjacent to the natural boundary:

(a) Landscape berms between 0.6 and 1.2 m in height above adjacent grade;

(b) Rocks or similar landscaping features between 0.6 and 1.2 m in height and up to 1.2 m in width, not forming a continuous wall; and

(c) Mailbox and address pillars up to 1.5 m in height and 0.6 m in width.

We ask that you complete by **April 7, 2024**, the following tasks,

1. Remove or relocate boulders/rocks under 0.6 meters in height to be three meters away from edge of roadway.
2. Remove or relocate boulders/rocks between 0.6 and 1.2 meters in height and up to 1.2 meters in width to be two meters away from edge of roadway.

If you would like to discuss this matter further, please contact me at 604-925-7052.

Regards


J. Wilson
Bylaw Enforcement Officer
District of West Vancouver

April 3, 2024

s.22(1) Bylaw Enforcement Officer, District of West Vancouver

Mayor and Council, District of West Vancouver

To whom it may concern,

Thank you for your letter dated March 24, 2024 (letter attached) putting us on notice we are in contravention of West Vancouver Boulevard Bylaw No. 4886, 2016. Your letter has explicitly outlined Section 5.2, Section 6.4.3 and Section 7.5.2 so that we may fully understand the bylaw and the referenced contravention. I am pleased to report that the offending rocks have been removed. Fortunately, it took less than a minute to remedy the situation.

BUT.... Now that our property and presumably other s. 22(1) properties are on your radar, it is time to address the real situation and the real problems. The fact that property owners feel compelled to place barriers on the boulevard adjacent to their property is simply a result of the ongoing contravention of existing parking regulations and the lack of enforcement resources from the Municipality of West Vancouver. It seems you are a complaint driven Bylaw Enforcement Officer so please accept this letter as a formal complaint of ongoing parking bylaw offences in our block of s. 22(1). **I hope that this complaint will trigger the enforcement action that is needed in our area.**

Our section of boulevard has a NO STOPPING sign that applies to most of our block of s. 22(1). Presumably the complainant in this case is someone who wishes to park on our boulevard in contravention of the existing regulation. Otherwise, why would they complain? After 5:00 on school days and on weekends, the streets and boulevards are clear of cars and there is lots of available parking and it is only during school hours that there is significant pressure on our roads and boulevards. I hope that you can see the irony of a person complaining about one by-law contravention so they may violate an existing parking bylaw.

As background to the problem I will explain how the real world works in our residential neighbourhood. First, you must recognize that s.22(1) school is located in the neighbourhood and is a serious disruptor that brings an excessive amount of traffic twice a day on school days. Most of this traffic passes through for pickups and drop offs but there is a certain percentage that would like to park on the residential boulevards wherever possible. This issue has been somewhat curtailed by the parking restrictions effective in our neighbourhood along s. 22(1). I have examined the signs and would like to point out that the signs on s.22(1) do not have the resident exempt provision that all other signs do. I HEREBY REQUEST THAT THE RESIDENT EXEMPT SIGN BE ADDED TO OUR BOULEVARD.

Our boulevard is particularly problematic in that it is a preferred pick up spot in the afternoon. Our boulevard is a preferred pick up spot because it allows the driver to avoid the congestion of cars following the recommended pickup route which is to enter the area from s. 22(1) and proceed in an orderly fashion to the designated school pickup zone. Some drivers prefer to avoid

the congestion and long lineup so they enter the area from [REDACTED] s.22(1) [REDACTED]. They then park on our boulevards and wait in our block of [REDACTED] s. 22(1) [REDACTED] for their pickup. This pattern usually involves an illegal U-turn at the corner of [REDACTED] s. 22(1) [REDACTED] to facilitate a quick exit southbound out of the neighbourhood. Essentially our street becomes a parking lot for those not prepared to follow the school's pickup protocol. Again, the irony is that the only people that would complain about barriers on our boulevard are those that do not want to follow the rules that are already in place.

I would also like to recommend a No Idling sign which is in effect at other West Van schools. These signs should be installed in our neighbourhood to mitigate the pollution caused by all these cars idling while they wait for the students. It is surprising these signs do not already exist in the [REDACTED] s. 22(1) [REDACTED].

Another point I would like to make is the fact that part of the boulevard adjacent to our property (from [REDACTED] s.22(1) [REDACTED]) has no parking restrictions whatsoever and is essentially a parking lot for students. This section of boulevard should be treated exactly the same as all the other boulevard property in the neighbourhood. No Stopping/No Parking, Resident Exempt. I HEREBY REQUEST THAT THE BOULEVARD ON [REDACTED] s.22(1) [REDACTED] HAVE CONSISTENT PARKING RESTRICTIONS APPLIED.

In summary, some additional signage, expanded restrictions and some daily enforcement should remedy the situation (at least temporarily) and eliminate the need for residents to implement their own solutions.

While I am on the topic of traffic patterns and problems I would like to point out a serious issue related to the stop sign at [REDACTED] s. 22(1) [REDACTED]. Casual observation will confirm that the majority of drivers roll through this stop sign and as a result of the forward motion take an extra wide turn southbound on [REDACTED] s. 22(1) [REDACTED]. On occasion we have had to stop travel northbound [REDACTED] s. 22(1) [REDACTED] to allow for the southbound car(s) to finish the turn and get back onto the proper side of the road. This matter should be referred to the Police Department for their observation and enforcement action.

And finally, a restricted left turn sign at the [REDACTED] s. 22(1) [REDACTED] stop sign is needed to stop drivers from turning left and circling counterclockwise along [REDACTED] s. 22(1) [REDACTED] to avoid the traffic congestion at [REDACTED] s.22(1) [REDACTED]. This turning restriction should be in effect during the morning and afternoon times in order to keep school traffic to the designated traffic routes and out of the closed [REDACTED] s. 22(1) [REDACTED] area.

While the majority of drivers follow the recommended traffic patterns there are outliers who like to "skip the line" by travelling in the opposite direction, waiting in unauthorized areas and using the residential streets as thoroughfares. And then complain when residents try to protect their neighbourhood.

Thank you for your attention to this matter.

Sincerely,

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

Subject: FW: Concerns about Rezoning Proposal for Aquila Development

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 3, 2024 7:41 AM
To: Mark Sager <mark@westvancouver.ca> [REDACTED] s. 22(1)
Cc: Christine Cassidy <ccassidy@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>
Subject: Concerns about Rezoning Proposal for Aquila Development

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: Mayor Mark Sager and Councilors:
Christine Cassidy
Peter Lambur
Sharon Thompson
Scott Snyder
Linda Watt
Nora Gambioli

I am writing as a resident of [REDACTED] s. 22(1) for the past [REDACTED] s. 22(1) years to express my concerns about the rezoning of the 4.5-acre land owned by Sterling Development.

My opposition stems from several key concerns that have not been adequately addressed since it was initially submitted for development. Primarily, the proposed plan presented by the developer deviates significantly from what is permitted according to the OCP. We purchased our home based on review of OCP [REDACTED] s. 22(1) and, served as a guiding document for any future development in our community pertaining to land use, and sustainability goals.

Deviating from the OCP not only undermines community values but also risks adverse environmental impacts. The proposed rezoning with a larger footprint than permitted will result in removal of more mature trees exacerbating issues such as erosion, hillside degradation, creek overflow, and water runoff down Daffodil Drive, which [REDACTED] s. 22(1) experienced many times during heavy rainfalls whereas, easements had to be repaired restricting water flow, soil erosion problems yet needs to be addressed.

Another significant concern is the fact that 24 out of 36 units will have Daffodil Drive as their main access point. This concentration of traffic poses significant safety risks for current and future residents, especially children, in the neighborhood. Furthermore, lack of infrastructure due to increased population especially, availability of childcare, public transportation to/from schools and their safety in our community needs to be addressed before any variance is considered.

I urge Mayor and Council to reconsider this current proposal in favor of one that is more clearly addresses of the neighborhood's expressed concerns and ramification for our environment.

Sincerely,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 3, 2024 11:42 AM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Aquila Development

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 Mayor and council
West Vancouver
RE Aquila Development Daffodil drive

To Mayor and Council,

I am writing to express my opposition to the proposed development (Aquila) currently under consideration for approval by council. My concern is that the entire development proposed, which consists of 2 single family , and 17 Duplexes is significantly out of context for this single family neighborhood. The current community plan , allows 10 SFDs. but if this plan is approved it will create a template for communities in West Vancouver that far exceed ,the capacity for infrastructure and roadways in the District.

This project will increase traffic on Daffodil Drive of up to 45 vehicular trips per day (minimum) and will create significant traffic management and increased safety concerns for the neighborhood .

It is understood that the District is under considerable pressure from the province to increase density ,however the appropriate sites should have access to walkable retail , public transit ,and sufficient civil infrastructure to support the development.

Regards,

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

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 3, 2024 2:02 PM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Daffodil Drive Development Proposal

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

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

To: The Mayor, Council and staff of The District of West Vancouver.

We are residents at [REDACTED] s. 22(1) West Vancouver BC. We bought the house and have lived in the house [REDACTED] s. 22(1)

My wife and I are strongly opposed to this development proposal. This does not meet with the OCP official community plan. This is a spot rezoning.

This is not a transit oriented neighbourhood as the ability to get around for the simple basics requires steep hills and long distances trying to pretend otherwise as the developer has done in the past is just ridiculous.

This proposal does not meet the character of the neighbourhood, our house will be greatly affected by this development as it's [REDACTED] s.22(1).

We have many other concerns with this proposal from the scope of it to the environmental impact to the overshadowing of other residents.

We understand that the developer can develop the land for which 10 houses have been approved which was within the current regulation not requiring a rezoning. This does not improve upon that in any way for the community.

We are not opposed to development that is planned but putting a square peg in a round hole because the land is available does not make sense to us. If the district wishes to increase the population base around business districts it would be easy to do that with a plan.

Let me ask council if this is approved do they approve further developments of the sort by landowners putting together parcels of land. If this is the precedent where does it end. I believe this proposal only serves to enrich the developer and doesn't do any good for the community at large.

Please deny this proposal.

Regards,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 3, 2024 2:28 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Rejection of Aquila Development Proposal
Attachments: Aquila.pdf

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

Hello,

My name is [REDACTED] s. 22(1) and I live at [REDACTED] s. 22(1) West Vancouver and I am completely against the Aquila Development proposal, for all the reasons that have already been stated to Mayor and Council by the members of the Eagle Harbour community.

The attached letter aptly captures the nature for the argument against this development. I strongly feel in particular the traffic congestion alone is argument enough for council to reject this proposal. I've brought this to the attention of council previously and am still hoping for some major improvements in pedestrian safety along the 5600 Block of Marine Drive. This development would only further exasperate the already dangerous safety conditions we face daily in our community.

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

[REDACTED] s. 22(1)

March 27, 2024

To: Mayor and Council, District of West Vancouver

RE: Eagle Harbour (Aquila Development Proposal)

I am writing to you to express my concerns and **opposition** to the Aquila duplex proposal for Daffodil Drive.

I know the Eagle Harbour area very well. I have lived in the area from [REDACTED] s.22(1) [REDACTED] had children attend [REDACTED] s.22(1) [REDACTED] schools. I walk in the area daily, but of course drive to services as none are in close proximity and this community cannot thus be labelled as walkable in regard to services. [REDACTED] s.22(1) [REDACTED] children had the benefit of school buses but now the vast majority of families drive their children to nearby schools. Certainly, with the traffic on side roads and Marine Drive, it is simply not safe for children to walk to school in the Eagle Harbour area.

I have watched larger properties be subdivided and more single-family homes join the landscape of the area over my years here.

I have attended a meeting presented by the developer at Gleneagles Community Centre and have tried to faithfully review the various documents provided originally and then again more recently.

Given the marketing antics of the developer, any trust in their messaging and the project has been lost. For example, at the Gleneagles meeting I met and spoke to individuals who did not live in the area and yet who voiced their support for the project. Their ignorance of the community's concerns was startling as was their sense that their opinion represented the local community. I see that some of these same individuals have written in from homes quite distant from the Eagle Harbour neighbourhood. I would hope that their voices will be dismissed by Council.

Further, it is now also clear that the development bias held by the Mayor and certain members of Council is preventing them from addressing the evidence and clearly understanding the legitimate concerns voiced by those individuals who know the area the best – the long term residents of Eagle Harbour. I would hope personal biases will be set aside and that the Mayor and all councillors will not approve the proposal.

The property should remain zoned as single-family residences. No changes in zoning should be supported and the duplex proposal should be voted down. Access from those single-family homes should not be via Daffodil Drive to Marine Drive. The Daffodil/Marine Drive corner has significant safety flaws in its present form. These are fixed, cannot be improved, and definitely

should not be added to. Instead, the development's artery road should connect to Westport Road where clearer view lines exist.

Just to add, the idea that a single-family home could include a rental suite would suit the area well - by potentially supporting multi-generational living and benefiting families trying to manage the finances of home ownership.

The original single-family home proposal if done thoughtfully and if following the guidelines of the Riparian Areas Protection Act could also more readily support functional greenways connected to the existing riparian corridor associated with Eagle Creek. Such greenway corridors are critical ecosystems for the maintenance of the area's biodiversity and importantly serve to reduce human-wildlife conflicts. This point has not been raised high enough in the conversation of any development proposal brought forward thus far for the Eagle Creek area. See references below.

There are several other concerns I could raise, and statements made by the developer that I could address to indicate that they have neither been transparent nor truthful. I know, however, that many residents have already sent through more in-depth letters and included such concerns.

I would like to go on record that I support the concerns voiced by other Eagle Harbour residents who have taken the time to become thoroughly knowledgeable about the proposal on the table and sent in their letters of firm opposition.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

References of use:

Riparian Areas Protection Act.

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/00_97021_01

Urban Wildlife Corridors: Building Bridges for wildlife and people.

<https://www.frontiersin.org/articles/10.3389/frsc.2022.954089/full>

Wildlife Corridors

<https://www.in.gov/dnr/fish-and-wildlife/files/HMFSCorridors.pdf>

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 3, 2024 3:06 PM
To: correspondence
Subject: RE: Proposed Rezoning of Lots C and D Daffodil Drive

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

Mayor, Council, and Planning Department:

This development should comply with British Columbia's Fire Smart Program in order to reduce the impacts of wildfire in this neighbourhood.

Landscaping should follow the Fire Smart B.C. Landscaping Guide to increase the wild fire resiliency of this property.

Landscaping should also be desert scape, ferns, or salal to reduce the need for watering, as West Vancouver's water supply is limited to Eagle Lake and Capilano Water Sheds.

Thank you,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Wednesday, April 3, 2024 6:22 PM
To: correspondence
Subject: Eagle Harbour - Aquila development at Daffodil - NO!!!

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 whom it may concern:

I'm writing to urge you at West Vancouver municipal hall and council to vote to ***REJECT*** this proposed Aquila development in our Eagle Harbour neighbourhood.

I concur with the overwhelming views of our neighbours in Eagle Harbour that oppose this proposed development which is deemed detrimental and deleterious to the character and life of our neighbourhood. Further, this proposed development shouldn't even merit support given that it contravenes the OCP and seeks special bylaw amendments which aren't warranted and don't consider the welfare of our Eagle Harbour neighbours.

Please respect the views and considerations of the vast majority of the Eagle Harbour neighbourhood who are against this massive and inappropriate development in our community. Thank you for your attention.

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, April 4, 2024 8:29 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Aquila development Eagle Harbour

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

Mayor and council,

I've lived in West Vancouver for the better part of [REDACTED] s. 22(1) years. I grew up in the [REDACTED] s. 22(1) area and was fortunate enough to be able to afford moving back as an adult. I currently live [REDACTED] s. 22(1) on a [REDACTED] s. 22(1) lot with old growth trees and [REDACTED] s. 22(1) the back yard. I know my neighbors and my street is quiet and a regular route for people out walking at all times of the day.

I absolutely understand the need for increased density in West Vancouver, but within the existing Community Plan, and as long as the infrastructure is capable of handling the increase.

West Vancouver is already seeing a substantial increase to its density, but in expected places. This is no surprise. I can't say the same for what is being proposed by Aquila for Daffodil Drive. The aforementioned areas already have increased density and so it is reasonable to expect that these already established bases would expand. It is not reasonable to expect approval for increased density in the middle of a single family community such as Eagle Harbour.

Eagle Harbour is one of the last somewhat affordable single family, traditional neighborhoods in West Van. It's quiet, everyone knows their neighbours, and similar to our street there are always lots of people out walking and visiting. [REDACTED] s. 22(1) grew up in Eagle Harbour and [REDACTED] s. 22(1) still reside there. We spend a lot of time at their house, at Eagle Harbour [REDACTED] s. 22(1) in the summer and even have [REDACTED] s. 22(1). I know the area well and have often thought it would be a nice spot if we decide to downsize once [REDACTED] s. 22(1) kids are out of the nest. Many older homes in the area have been renovated and they all fit in nicely with the original homes in the area.

The owner of the property in question from what I understand already has approval to build 10 single family dwellings. This makes sense and is keeping with the neighbourhood. The new proposed high density development is not.

The new proposal is not in keeping with the neighbourhood, nor the community plan. I hate to imagine the impact that would be felt by adding that many more homes, people and vehicles into such a small little gem of West Vancouver.

Approval would set a terrible precedent and my family is not in favour of it at all.

Sincerely yours,

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

From: s. 22(1)
Sent: Friday, April 5, 2024 9:23 AM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Sterling Pacific Proposed Development

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 whom it may concern,

I live s.22(1) the proposal at s.22(1). I realize that there is a public hearing next week that I am not available to attend, however I would like to voice my support of the development as I believe it has numerous benefits over the already approved plan of 10 large homes. As s.22(1), I understand that the proposal offers increased community park area, an access trail from Westport to Daffodil, lowered overall building heights and less expensive price points. These are all positives for the community.

I hope that you will approve this development.

s. 22(1)

s. 22(1)

The information contained in this electronic message (including attachments) is intended solely for the use of the individual or entity to whom it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under law. Any review, retransmission, dissemination or other use that a person other than the addressee makes of this communication is prohibited and any reliance or decisions made based on it, are the responsibility of such person. We accept no responsibility for any loss or damages suffered by any person other than the addressee as a result of decisions made or actions taken based on this communication or otherwise. If you have received this electronic message transmission in error, please immediately notify us by telephone or by electronic mail and delete the original transmission and its attachments.

From: [REDACTED] s. 22(1)
Sent: Friday, April 5, 2024 9:29 AM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Aquila Daffodil Project

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

Dear Council members

As a resident of Eagle Harbour Area [REDACTED] s. 22(1) and a former [REDACTED] s.22(1), I have witnessed significant development in the vicinity of my residence. While I acknowledge the necessity of certain development, I believe that the proposed Daffodil Project significantly exceeds acceptable levels for our community. If approved, this project would fundamentally alter and potentially destroy the community we cherish.

I was impressed by Mayor Sager's recent presentation to the Probus group, highlighting the progress achieved over the past year. In light of these accomplishments, I earnestly request that the Council refrain from jeopardizing the goodwill it has earned by approving the Daffodil Project.

Sincerely

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

From: [REDACTED] s. 22(1)
Sent: Friday, April 5, 2024 10:04 AM
To: correspondence
Subject: Aquila Development

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.

Hello Mayor Sager and West Vancouver Councillors

I understand that you are reviewing the Aquila Development this coming Monday. I want to add my voice as a supporter of this development. I believe it will be good for the neighbourhood and the community.

Best

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Friday, April 5, 2024 10:05 AM
To: correspondence
Subject: Aquila Development

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

Dear our esteemed Mayor and Council Members,

I am unable to attend the meeting on Monday evening but I wanted to mail in my support of the Aquila project.

I understand that some residents do not want their neighbourhoods to change but the reality is we need more housing. The younger generations housing prices and availability are not anywhere near acceptable levels, especially in West Van! More development is the only way to make a real impact. We need multifamily living. There is an abundance of single family homes on the market right now and the sales compared to multi family living speak for themselves. The demand is there. Protect our district from becoming a place strictly for the ultra rich and protect locals who grew up here.

I urge you to please try to develop in a way that is mindful of the environment and current infrastructure. Although a tall task I am confident you all share these concerns and will work your hardest to consider all elements.

Thank you for your service!

Good luck,

[Redacted] s. 22(1)
West Vancouver Resident [Redacted] s. 22(1)

[Redacted] s. 22(1)

This e-mail and any attachments are confidential. If you are not the intended recipient of this e-mail, please immediately delete its contents and notify us. This email was checked for virus contamination before being sent - nevertheless, it is advisable to check for any contamination occurring during transmission. We cannot accept any liability for virus contamination.

From: [REDACTED] s. 22(1)
Sent: Saturday, April 6, 2024 2:18 PM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Nora Gambioli
Subject: Aquila Development

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 Mayor & Council

With the Public Hearing just around the corner thought it would be worthwhile to reaffirm our households opposition to the Aquila development as proposed.

We hope you will vote no to the spot zoning and maintain the existing RS10 (single family) zoning for the subject property.

Many in our neighbourhood have researched and thoughtfully presented their position for this request.

- Character of neighbourhood - size/height of Aquila structures - not fitting with Eagle Harbour community - not the right fit for the neighbourhood
- Aquila does NOT fit within the OCP and NO amendments should be made to the OCP in order to approve this project.
- Tree canopy/wildlife/riperian zone - environmental issues of deforestation - more tree canopy can be retained with the 10 single family homes than with the 36 units. Elevated Eagle Creek stream flow.
- Safety - traffic issues with entry and exit from Aquila - Aquila does not allow for easy passage of large vehicles - fire trucks, delivery trucks. Increased traffic flow through Daffodil Drive . Blind corner at Daffodil and Marine
- adding 36 units (72 vehicles) coming and going each day from this property through Daffodil Drive does not make any sense
- Single family homes will be of reasonable size - and not monster homes - a good example of what could be built is similar to of what we see on Eagle Creek Place off of Marine Drive - quiet cul de sac with SF homes - suites could be added.

As you are aware adjacent to the Aquila property is another property that is also owned by the Developer. They have recently applied for a subdivision under the existing RS10 zoning.

The Aquila property itself shows a RS10 subdivision of 10 lots was approved in 2017. A neighbour advised that building permits were also approved.

It's disappointing that building hasn't commenced. We're in a supply crunch for housing and not one shovel in the ground for 7 years !

There should be a District expiration on a subdivision/building permits.

At a time when all levels of Government seem focussed on revenue it's interesting to note that the existing 10 lot subdivision is not assessed that way by BC Assessment.

Best regards, [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, April 6, 2024 9:15 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: I support Aquila Project

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.

Hi there,

Please note: I support Aquila development and believe it would be a positive improvement for West Vancouver.
Thank you,

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

From: [REDACTED] s. 22(1)
Sent: Sunday, April 7, 2024 10:29 AM
To: Mark Sager <mark@westvancouver.ca>
Cc: Christine Cassidy <ccassidy@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>
Subject: Daffodil Drive Development Proposal

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

Dear Mayor and Council of West Vancouver,

As long-time residents of West Vancouver and living on [REDACTED] s. 22(1) we strongly oppose this development for all the reasons that have already been brought forward by other members of the Eagle Harbour Community.

In particular – and we cannot emphasize this more - the scale and population density the developer is proposing to shoe-horn into our area is completely incompatible with the existing character of our neighborhood and is clearly riding roughshod over the interest of the current and many long-time residents who's quality of life will be affected by.

Consequently, any kind of amendment to the OCP in order to accommodate this development should be out of the question! The OCP should be there to protect us from this kind of predatory development; it should most definitely NOT be altered to benefit those whose only interest is to maximize their investment dollars regardless of who might be adversely affected by this.

We urge you to do the right and reject this development proposal without further consideration.

Thank you, .

[REDACTED] s. 22(1)

West Vancouver

s. 22(1)

A large black rectangular redaction box covers the majority of the page content below the text.

From: [REDACTED] s. 22(1)
Sent: Sunday, April 7, 2024 12:48 PM
To: correspondence
Subject: Daffodil Drive Development and Community Amenities

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.

The 634 page submittal states that the Daffodil Drive development will not create an increase in overall value of the subject site.
This cannot be true because the 36 lot development will result in a total value increase in the range of \$90 to \$100 million!
Kindly re-visit this and assign the appropriate community amenity levy before this project is approved by WV Council.

From: [REDACTED] s. 22(1)
Sent: Sunday, April 7, 2024 3:54 PM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Daffodil Drive Development

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

Dear Mayor and Council,

I wish to state my full support for the proposed development on Daffodil drive.

Our community needs more homes and my preference is to add "gentle" density to already established communities rather than further encroach into the forest and mountain side.

Yours Sincerely

[REDACTED] s. 22(1)

From: [REDACTED] s.22(1)
Sent: Sunday, April 7, 2024 4:41 PM
To: correspondence
Subject: Aquila proposal for Daffodil drive

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 Council Members:

As an Eagle Harbour resident that lives on [REDACTED] s. 22(1), I am strongly in opposition to a by law change that allows 36 units, mostly duplexes, in this very sensitive area.

This proposal being considered by council and being presented by Aquila is based solely on GREED! Greed for the extra tax dollars that Eagle Harbour residents will never benefit from and greed for the developer to greatly enhance their bottom line on this acreage.

It would be so nice for West Vancouver to realize that the real estate here is expensive and will never provide the ability for low cost housing....this is not North Vancouver which is surrounded by industrial waterfront while we enjoy residential and park waterfront! Quit trying to put a square peg in a round hole!!!

Density belongs in areas where infrastructure provides the necessities. This quiet treed neighborhood is NOT the place.

[REDACTED] s.22(1) and I cannot imagine another 80 cars using this road which comprises many hills, hidden driveways and people who speed. This road will become even more unsafe than it currently is. Try walking your dog down this road sometime! It is not a pleasant experience.

Leave the bylaw as is and put in your original 10 homes rather than ruin the tranquility that we are used to here in Eagle Harbour.

Council - you were voted in to protect the interests of your municipality.....do the right thing for once and support Eagle Harbour!

Best regards,

[REDACTED] s. 22(1)

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Sunday, April 7, 2024 9:26 PM
To: correspondence
Subject: Aquila Development Letter of support for April 8th meeting
Attachments: 2024 April Aquila Support.pdf

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

Hello

Please pass this letter to council members for review

Thank you

s.
22(1)

VIA Email

April 7, 2024

District of West Vancouver
170 17th Street
West Vancouver, BC, V7V 3T3

Re: Aquila proposed Real Estate development in the community of Eagle Harbour

Dear Council members,

I am writing to express my enthusiastic support for the proposed Aquilla real estate development project by Sterling Pacific Developments aimed at increasing the missing middle housing stock in West Vancouver.

[REDACTED] s. 22(1) have been members of the West Vancouver community for [REDACTED] s. 22(1) years and are deeply invested in its well-being, we firmly believe that developments like this are crucial for ensuring the continued vibrancy and inclusivity of our community.

One of the most compelling aspects of this proposal is its potential to address the housing affordability challenges faced by young professionals, like [REDACTED] s. 22(1) (dedicated North and West Vancouver [REDACTED] s. 22(1) who all make respectable incomes but could not even consider a home in West Vancouver as the available product is simply out of reach for them financially.

With homes priced within a more accessible range, this development offers a lifeline to hardworking young professionals, enabling them to realize their dream of homeownership in West Vancouver as well as utilizing the many amenities (Schools, parks, etc.) of our community.

Increasing the missing middle housing stock is not just about affordability; it's about fostering a dynamic and sustainable future for West Vancouver. By accommodating a broader range of housing types, we can attract and retain a diverse workforce, support local businesses, and ensure the vitality of our community for generations to come.

In conclusion, I urge you to support its implementation. By embracing innovative solutions like this development, we can ensure that West Vancouver remains a place where everyone has the opportunity to thrive and call it home.

Thank you for considering my input on this matter.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Sunday, April 7, 2024 9:37 PM
To: correspondence; Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Hearing April 8 on Daffodil development
Attachments: Eagle Harbour Community .pdf

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

Dear Mayor and Councillors,

As you are aware, there will be a hearing tomorrow night concerning the Aquila Development proposal.

I was hoping to use a PowerPoint to show how this development does not fit into the character of our neighbourhood and infringes on the privacy of many homes. That said, I was told that I could not present this PowerPoint, but could send it in advance to West Vancouver Correspondence.

I plan to print off my presentation whereby you will be able to follow along as I speak during my 5 minutes. I purposely added more information, references and data to this presentation so that you could review it before or after the meeting and thus make an informed decision.

Thank you

[REDACTED] s. 22(1)
West Vancouver



Eagle Harbour Community

Opposed to the rezoning of the 10 lot subdivision for the purpose of the proposed of the proposed Aquila Development:

- Does not fit into the Official Community Plan
- Does not fit into the report produced by the Neighbourhood Character Working Group.
- Infringes on the privacy of many homes in neighbourhood
- Does not address the “Missing Middle”
- Is not located in a HUB whereby amenities are in walking distance and public transportation is easily accessible and effective.
- Consists of oversized duplexes, placed side by side which substantially reduces the potential to protect our Urban Forest
- No Community Amenities Contribution
- Concern with erosion and safety with the overdevelopment of this unique site.

Lot C and D- Daffodil Drive Subdivision [\(Link to website\)](#)

The site is approved for a 10-lot subdivision under existing zoning. On October 2, 2017 Council approved a development permit that enabled the subdivision, specifically to address development on sloping sites, protect the natural environment on difficult terrain, minimize site disturbance and protect and enhance watercourses and wetlands. The development permit varied the zoning bylaw to allow for alternative site widths on three of the lots, and varied the front yard setbacks on four of the lots. Lastly, the subdivision would deliver parkland dedication and tree protection.

Since the approval of the 10-lot subdivision, new bylaws have been put in place. The FAR has decreased from 0.35 to 0.30. As well, each lot now has the potential for a single family home, suite and coach house.

Approved 10-lot subdivision

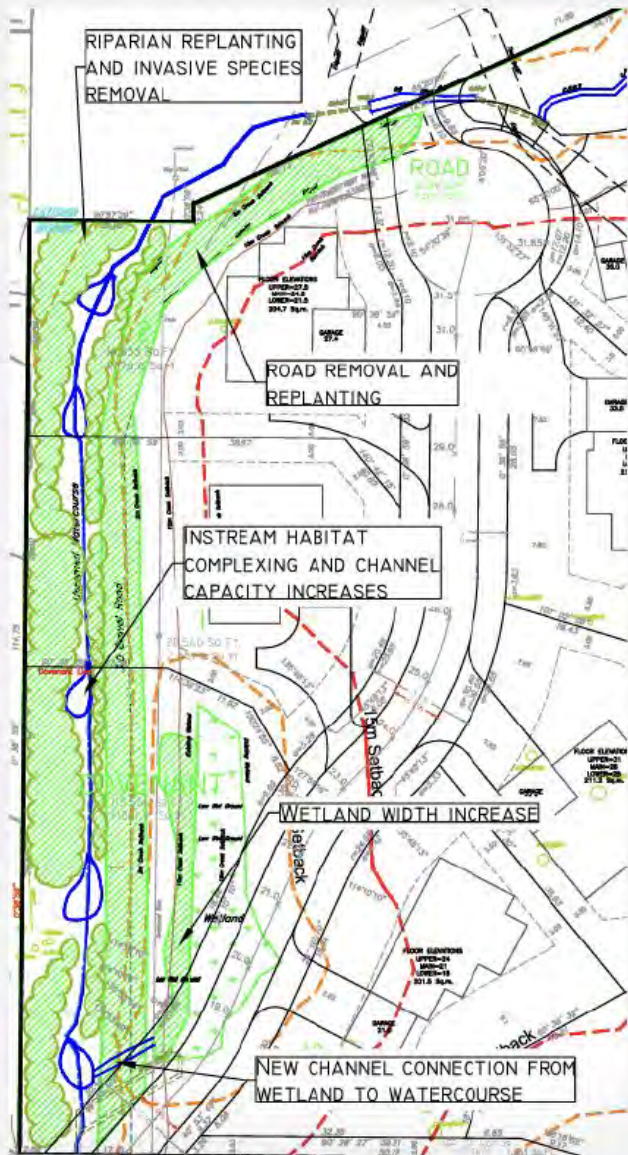


FAR of 0.30 on 18,030 sq m = **16.6%**
 site coverage, **not 30%**

Aquila Development proposal:



FAR of 0.38 on 18,030 sq m = 21%
 site coverage



Daffodil Drive Development – Habitat Offsetting and Restoration Plan [Sartori Environmental Inc.- Schedule B](#)

“The objective of the offsetting plan is to provide a greater overall wetted area and overwintering habitat when flows are greater, an enhanced riparian zone with the planting of the old gravel access road, and to achieve fish accessibility into the tributary by improving culvert crossing under Daffodil Drive from Eagle Creek.”



Revegetation Plan

Approximately 1,500 sq. metres of planting area is proposed within the watercourse alignment and restoration area. Plants are to be placed at an average of 1.0m² density. The following planting list is recommended:

Trees	Shrubs
40 vine maple (<i>Acer circinatum</i>)	200 sword fern (<i>Polystichum munitum</i>)
30 pacific willow (<i>Salix lucida ssp lasiandra</i>)	200 salal (<i>Gaultheria shallon</i>)
20 pacific crabapple (<i>Malus fusca</i>)	200 sitka willow (<i>Salix sitchensis</i>)
20 beaked hazelnut (<i>Corylus cornuta</i>)	100 red elderberry (<i>Sambucus racemosa</i>)
10 Western redcedar (<i>Thuja plicata</i>)	200 red-osier dogwood (<i>Cornus sericea</i>)
	100 nootka rose (<i>Rosa nutkana</i>)
	200 Oregon grape (<i>Mahonia nervosa</i>)
	150 red huckleberry (<i>Vaccinium parvifolium</i>)
TOTAL - 120 trees	
Wetland	
75 Bulrush (<i>Typha spp.</i>)	
30 Lyngbyei Sedge (<i>Carex lyngbyei</i>)	
	TOTAL - 1350 shrubs

A Review of Forest and Individual Tree Conditions at the Proposed Daffodil Drive Subdivision Dunster & Associates Environmental Consultants Ltd - Schedule D

Recommended assessment approach

The most realistic way to assess trees and decide which ones can be retained along the edges and in the main development area, will be as follows.

- 1 Survey, and clear the main access road area.
- 2 Survey and define on the ground the building envelopes.
- 3 Clear the building envelopes and individual access roads first of all, making sure that all trees are directionally felled into the building envelope areas.
- 4 Once stages 1 to 3 have been implemented, review the land base beyond the building areas (the lilac coloured areas) as well as the edge review areas to determine exactly which trees, if any, can reasonably be retained without creating high risk tree. Those trees not deemed safe to retain would then be directionally felled in the building envelope areas with the intention of minimising ground disturbance. The intent would be to extract these trees by lifting them up and out of the 'lilac' coloured areas to avoid ground disturbance. That would leave a relatively undisturbed landbase, complete with understorey vegetation, that could be replanted to create a long-term buffer of new forest and vegetation between each envelope. Dunster & Associates has successfully used this approach many times before. With cooperation of the logging crew and machine operators it is a good way to retain a landbase for a new forest without too much damage or residual risk for construction workers or the new home occupiers.

Realistically, this is the only sensible way to proceed. It is not possible to accurately predict tree risk before the other areas are cleared. It would be a serious mistake to try and commit to retaining existing trees in these areas without the benefit of first seeing how the planned clearing work affects their stability.

On Behalf of Dunster & Associates Environmental Consultants Ltd.



Dr. Julian A. Dunster, R.P.F., R.P.P., ISA Certified Arborist
 ASCA Registered Consulting Arborist # 378
 ISA Tree Risk Assessment Qualified
 BC Wildlife Danger Tree Assessor
 Honorary Life Member ISA + PNWISA



“In between the proposed building envelopes (lilac colour) are areas of land to be left relatively undisturbed.” 5.

Lot size gross SF	FAR 0.30	Building envelope
Lot 1- 27,430	8,229	12,554
Lot 2- 14,566	4,370	12,506
Lot 3- 16,935	5,080	14,279
Lot 4- 13,779	4,133	11,175
Lot 5- 12,110	3,633	10,446
Lot 6 – 15,949	4,785	15,722
Lot 7 – 13,161	3,948	12,138
Lot 8- 12,772	3,816	12,772
Lot 9 – 14,047	4,214	14,047
Lot 10- 12,369	3,710	12,369
Total Development SF	45,918 SF	

These are not Monster Homes

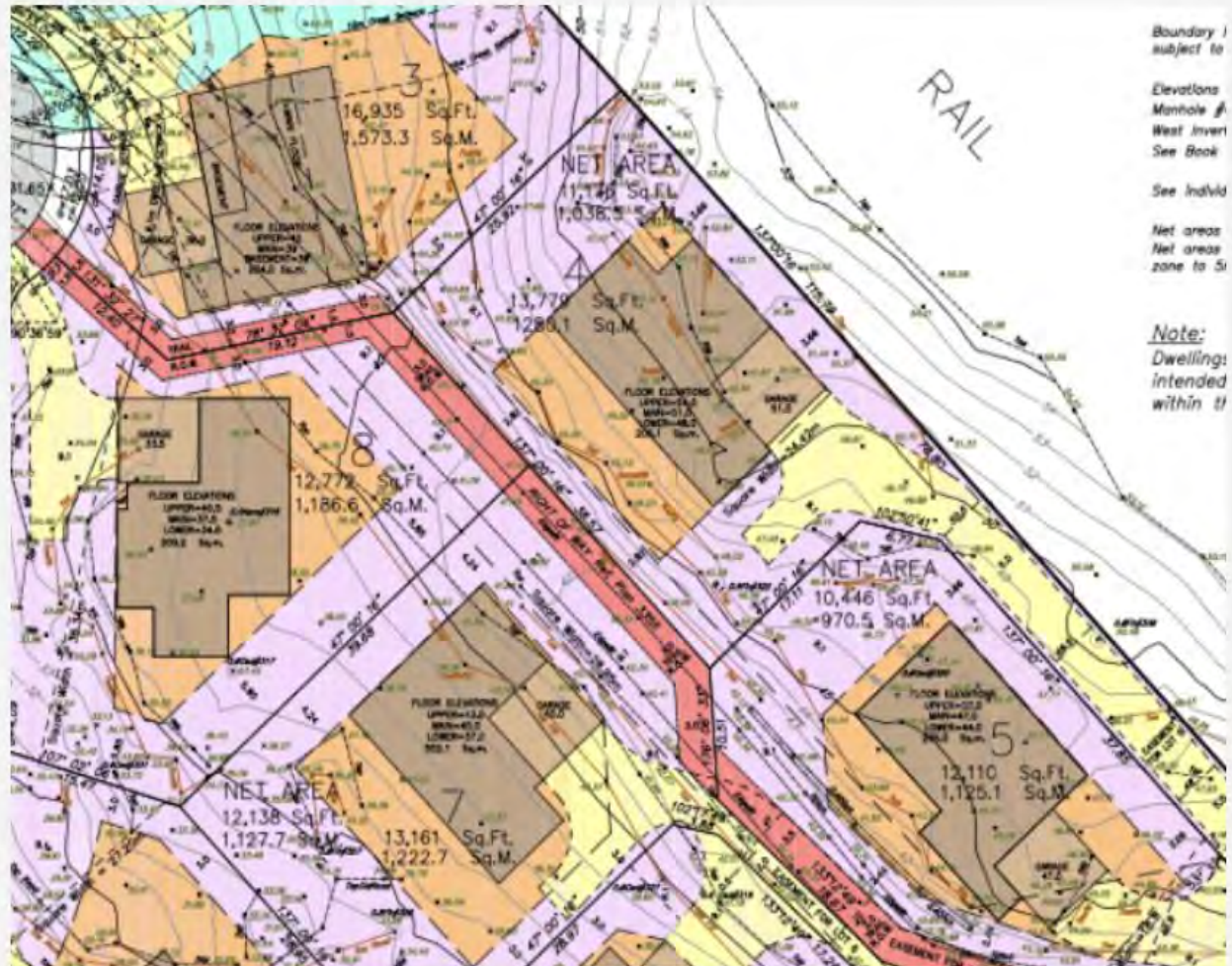
Lot 3 and Lot 1 have the potential for large homes. However, there are restrictions to these lots which reduces the building envelope.

Lot 1 is unique in that it has an area of 27,430 SF but it comprises of a riparian zone and wetland within a covenant. The building envelope is 12,554 SF.

Approved 10-lot subdivision
 FAR = 0.30
 Building height 7.62m (25ft)

Size of lot	Building envelope	Allowable SF of structures
Lot 3 16,935 SF	14,279 SF	5,080 SF
Lot 4 13,779 SF	11,175 SF	4,113 SF
Lot 5 12,110 SF	10,446 SF	3,633 SF

Total of 12,826 SF
 (with the potential for coach houses
 and rental suites)



Aquila Development proposal

FAR = 0.38

Building height 9.1m (30ft)

District states:

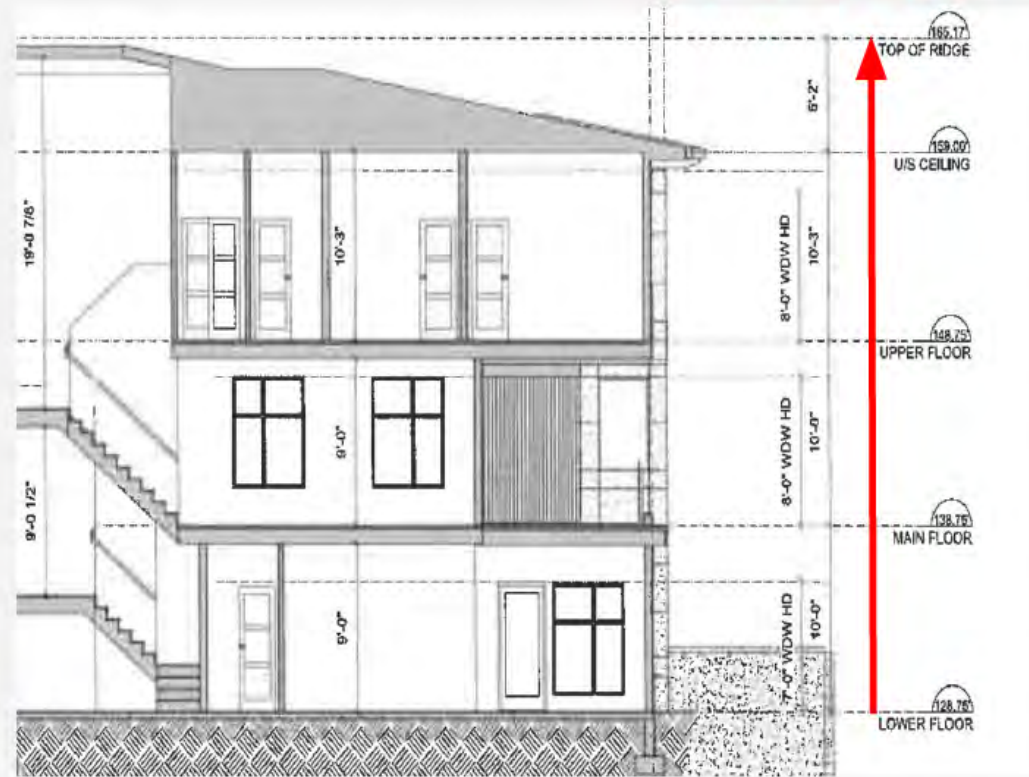
2,170 sq. ft.

to 4,073 sq ft.

Gross floor area	
B4	4338 SF
B5	4409 SF
B6	4409 SF
G4	7781 SF
G5	7077 SF
G6	7097 SF
Total of 35,111 SF	



What will this look like?



Approved 10-lot subdivision: total of **12,826 SF**, height of 25 ft., potential 9 units
versus

Aquila Development: total of **35,111 SF**, height over 30 ft., providing 12 units. 10.

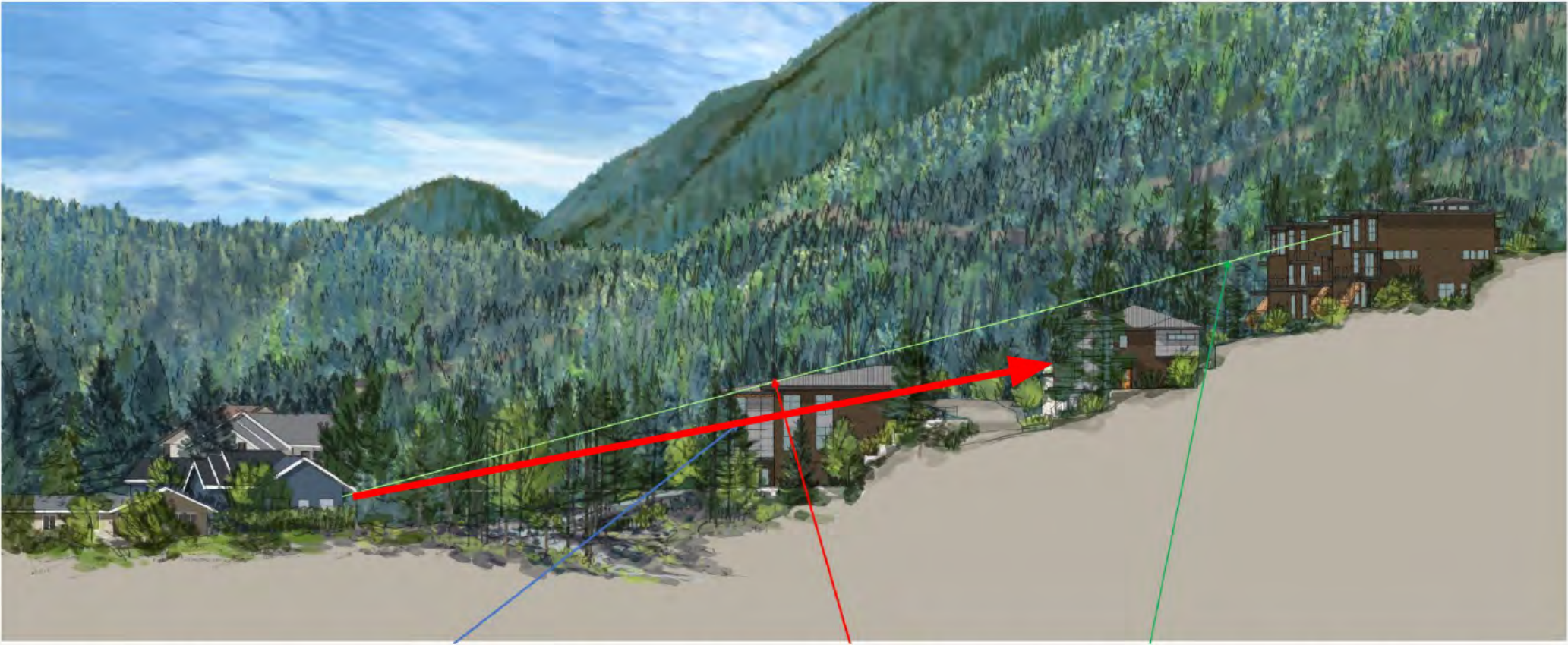
What will this look like?

Six oversized duplexes sitting side-by-side across the top tier alone. With a total of 35,111 SF of structure at 34.5 to 36.5 feet in height.

Note: to build this development they will need to remove all of the trees within the periphery. Drawings found in the brochures by Aquila are artist renditions only.



Not in character with our neighbourhood



The three large duplexes butting up to a few of the back yards on Cranley Dr. have been reduce slightly in height. The red arrow shows the revised sight line from the backyard of 5726 Cranley whereby the duplexes on the second tier of the hill will be more visible and the 6 oversized duplexes on the top tier will remain in view.



The house in view is only two levels whereas the duplexes will be three levels (over 30 feet in height each)

The hedge in the foreground is 11 feet and planted 8 feet from ground level. A five meter tree (16 feet) planted in the riparian zone (which would be equivalent to ground level in the backyard) will not prevent the duplexes on the second and third tier from looking down into our yards and streets

Summary

	Approved 10-lot subdivision	Aquila Development proposal
Number of dwellings	Potential for 30 Lots are zoned for single dwelling, coach house, and a suite	36
Site Coverage	16.6%	21%
Total Development Square footage	FAR of 0.30 Potential for 45,918 SF	FAR 0.38 103,756.9 SF
Retention of Forest Canopy around the periphery	Yes Parkland, covenant (wetland), protected riparian zone	Yes Parkland, covenant (wetland), protected riparian zone
Retention of Forest Canopy within the multiple building.	Yes Step by step plan for tree retention has been advised. Periphery of each lot has set aside area to be untouched.	NO Building of roads and duplexes will require clear cut for development. Duplexes are too close together to retain or plant trees.

Summary continued.

	Approved 10-lot subdivision	Aquila Development proposal
Habitat offsetting and restoration.	Yes	Yes
Community walking path connecting Marine Drive to Westport Road.	Yes	Yes
Fits into character of neighbourhood	Yes	NO
Respects privacy of homes and neighbourhood.	Yes	NO
Addresses the Missing Middle	No- but depends on definition. Potential for a suite and coach house which helps the mortgage	No- but depends on definition. Development is a stratum = \$800 plus per month in addition to mortgage, taxes etc.
Housing for seniors	Yes A suite or coach house provides an opportunity for grandparents to stay with their families.	No Three story housing is not what seniors are looking for. They need to think and plan for mobility issues.
Community Amenity Contributions	No	No

As stated by Positive Voices West Vancouver

<https://www.positivevoiceswv.org/environment>

- Growth should aim to create compact complete communities in existing population centres and major transit corridors.
- Encourage alternatives to driving such as walking or biking within the complete community to the amenities.
- Protect our environment... Plans for the protection of urban forests, the undeveloped uplands, watercourses, and shoreline will need community support in order to preserve our district's unique qualities .
- The community has worked hard to preserve what's distinctive about West Van through the Neighbourhood Character Working Group, and ban on 'monster homes'
- More rental housing can help affordability . We have consistently low vacancy rates (<1.4% over 20 years) leading to some of the highest average rents in the region.

Not the right place for a large development

The District has put endless hours and money collaborating with community members and experts in the field to develop:

- Official Community Plan
- Report on Neighbourhood Character
- Environmental Development Bylaws

Based on those documents, the Aquila Development is not the right fit for the Eagle Harbour neighbourhood.

Please do not push this development proposal through for the sake of meeting a quota. There are many more development proposals for West Vancouver waiting to be assessed.

From: [REDACTED] s. 22(1)
Sent: Sunday, April 7, 2024 9:41 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Letter of Support for Aquila Development
Attachments: 2024 April Aquila Support.pdf

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

Hello West Vancouver council members

Please review my attached letter of support for the Aquila Development, which is [REDACTED] s. 22(1), for your consideration

Thank you for all for everything you do for our community.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

VIA Email

April 7, 2024

District of West Vancouver
170 17th Street
West Vancouver, BC, V7V 3T3

Re: Aquila proposed Real Estate development in the community of Eagle Harbour

Dear Council members,

I am writing to express my enthusiastic support for the proposed Aquilla real estate development project by Sterling Pacific Developments aimed at increasing the missing middle housing stock in West Vancouver.

s. 22(1) have been members of the West Vancouver community for s. 22(1) years and are deeply invested in its well-being, we firmly believe that developments like this are crucial for ensuring the continued vibrancy and inclusivity of our community.

One of the most compelling aspects of this proposal is its potential to address the housing affordability challenges faced by young professionals, like s. 22(1) (dedicated North and West Vancouver s. 22(1) who all make respectable incomes but could not even consider a home in West Vancouver as the available product is simply out of reach for them financially.

With homes priced within a more accessible range, this development offers a lifeline to hardworking young professionals, enabling them to realize their dream of homeownership in West Vancouver as well as utilizing the many amenities (Schools, parks, etc.) of our community.

Increasing the missing middle housing stock is not just about affordability; it's about fostering a dynamic and sustainable future for West Vancouver. By accommodating a broader range of housing types, we can attract and retain a diverse workforce, support local businesses, and ensure the vitality of our community for generations to come.

In conclusion, I urge you to support its implementation. By embracing innovative solutions like this development, we can ensure that West Vancouver remains a place where everyone has the opportunity to thrive and call it home.

Thank you for considering my input on this matter.

s. 22(1)

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Sunday, April 7, 2024 10:11 PM
To: Mark Sager <mark@westvancouver.ca>; Christine Cassidy <ccassidy@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>
Subject: Daffodil Drive

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

Dear Mayor and Councillors,

I wish to support the Daffodil Drive development in Eagle Harbour. Diverse housing options are desperately needed in West Vancouver and this development situated on a bus route and close to an elementary school helps to provide this need.

Regards

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 8, 2024 9:00 AM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Sharon Thompson; Jim Bailey; Kevin Spooner
Subject: Opposition to the Proposed 36 Unit Daffodil Drive Development (Aquila)
Attachments: Daffodil Development oppostion April 2024.docx

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

Dear Mr. Mayor and Council members

Please see attached our letter voicing continued opposition to the proposed development on Daffodil Dr. Eagle Harbour.

Thank you

[REDACTED] s. 22(1)

To: West Vancouver Mayor and Councilors

Cc: WVD Planning (Julie Berg and Jim Bailey)

RE: Strongly Oppose the Proposed 36 Unit Daffodil Drive Development (Aquila)

Dear Mr. Mayor and Council

We are a residents of Eagle Harbour and live at: [REDACTED] s. 22(1) West Vancouver

We are writing to advise the Mayor and Council members and WV Planning that we OPPOSE the current Daffodil Drive development proposal (Aquila) of 36 units and ask that this property be kept zoned for 10 single family homes as previously approved. The preponderance of Eagle Harbour residents feel it should stay that way.

Please be a voice for the residents of The Eagle Harbour Community and do not allow the rezoning of the Daffodil property by Sterling for the 36 home (Aquila) development

Thank-you.

Sincerely

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 8, 2024 10:44 AM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Jim Bailey; Sharon Thompson; Kevin Spooner
Subject: Opposition to the Proposed 36 Unit Daffodil Drive Development (Aquila)

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

Dear Mr. Mayor and Council members,

Please see attached our letter voicing continued opposition to the proposed development on Daffodil Dr. Eagle Harbour.

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

From: [REDACTED] s. 22(1)
Sent: Monday, April 8, 2024 2:50 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Aquila Development Rezoning Proposal in Eagle Harbour - Strongly Opposed and Re Meeting Tonight

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

Dear Mayor and Council

I am unable to attend the Public Hearing tonight as [REDACTED] s. 22(1), so am writing (again) on the day of this important meeting.

We moved to Eagle Harbour [REDACTED] s.22(1) and chose to live further out – with less access to amenities – in order to live in a single family home designated area. Eagle Harbour is a very special community and the area closest to the proposed Aquila development in particular is populated by long term residents living for the most part in unassuming homes they’ve worked hard to own and stay in for years. These are hard-working people, paying their taxes, contributing to their community, trusting the Council to be wise and caring stewards of our environment and to abide by the terms of the OCP they themselves created. These people deserve to be listened to and treated with respect.

The ask from this community is aligned: **Abide by the current zoning stipulated in the OCP for Eagle Harbour.** Do not make an exception to enable a profit-motivated developer to maximize their profits. No matter what spin the developer comes up with, it is clear that their top agenda is profit and they do not care about people or the environment.

We understand that approval has already been given for 10 homes. We can live with this – on the understanding that the latest sustainability codes are applied, and that an updated environmental assessment is conducted in light of radically increased rainfall, flooding, soil erosion and threat of landslides. We also ask for a clear statement of liability in the event of damage caused to the homes below by ensuing landslides above, and transparency around the fate of the trees. At the last ‘information meeting’, Mr Harper responded to this question by saying that in either scenario – 36 units or 10 homes - ‘the trees are coming down either way’. These were his words. I wrote them down. He cannot make such statements and not be held to account.

At the last Council meeting, Councillor Gambioli commented that with the new rental unit and coach house approval bylaws, the 10 home plan is actually 30 units and so only 6 units less than the updated development request. I wanted to remark on this. It is not the same. The 10 house plan still has a lower construction footprint than the updated proposal and less impact on the overall topography. It will be up to the individual house owners if they want rental suites and coach houses – and if they do, this will add to our rental market which all agree is needed.

Please show us that the OCP is a carefully thought out plan that is now to be respected, and not just a flimsy piece of paper to be redlined at the behest of a profit-driven developer who thinks it appropriate to bark at a deeply concerned community that 'the trees are coming down either way.'

Regarding the meeting tonight, can you please ensure that the developer does not take up half the limited seating with his own supporters. It is not their battle to fight. **And that all speakers be asked to declare if they have any relationship to the developer.** You did this for the Rogers Cell Towers proposal public hearing - and it was an important and fair requirement.

Many thanks for your continued stewardship of our communities and environment,

s. 22(1)

s. 22(1)

West Vancouver BC

s. 22(1)

From: [Redacted] s. 22(1)
Sent: Monday, April 8, 2024 3:01 PM
To: correspondence
Cc: mayorandcouncil@westvancouver.ca
Subject: Supportive email re: Proposed rezoning of Lots C and D Daffodil Drive

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.

Although I am not intimately familiar with the details of how this application might have been modified since I wrote to support it in 2021, I suspect that any changes will have only enhanced the proposal.

Consequently, please accept this as a letter of support in favour of Sterling Pacific Development's proposal from a homeowner who has lived [Redacted] s.22(1) .. Thank you.

Regards, [Redacted] s. 22(1)

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

On Mon, Feb 1, 2021 at 5:17 PM [Redacted] s. 22(1) wrote:

To: The Mayor & Council - District of West Vancouver

Re: Aquila Eagle Harbour

[Redacted] s. 22(1) attended the information session presented via Zoom by Sterling Pacific Developments, the company behind Aquila Eagle Harbour on December 10, 2020, to learn more about their proposal for the site. Consequently, I strongly encourage you to approve this project moving to the next phase of development at your council meeting on Monday, February 8.

Despite the 'NIMBY-ism' expressed by a few vocal (via chat) participants on the Zoom call, I have taken the time to download and review the District's Official Community Plan, and believe this project is consistent with the OCP's Policies and supports its vision. [Redacted] s. 22(1) at the downsizing end of the 'missing middle' who are very interested in this opportunity to continue living in Eagle Harbour, where we have resided for [Redacted] s. 22(1) years in a larger single-family detached home. FYI, a number of the less vocal participants on the call also appeared to support the developer's concept.

I hope you will seize this opportunity to approve the project concept and move the development forward, as many of the concerns expressed on the Zoom call can be addressed as the developer and the District work towards a final agreement on the details of the site plan. If you have any questions about this endorsement, you can reach me at [Redacted] s. 22(1) Thank you.

Regards, [Redacted] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Monday, April 8, 2024 3:03 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: RE: Aquila Development Rezoning Proposal in Eagle Harbour - Strongly Opposed and Re Meeting Tonight

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

Please refer to corrected version below – fixed some pronoun ambiguity in one sentence – thank you!

From: [REDACTED] s. 22(1)
Sent: Monday, April 8, 2024 2:50 PM
To: mark@westvancouver.ca; ccassidy@westvancouver.ca; ngambioli@westvancouver.ca; plambur@westvancouver.ca; ssnider@westvancouver.ca; sthompson@westvancouver.ca; lwatt@westvancouver.ca; correspondence <correspondence@westvancouver.ca>
Subject: Aquila Development Rezoning Proposal in Eagle Harbour - Strongly Opposed and Re Meeting Tonight

Dear Mayor and Council

I am unable to attend the Public Hearing tonight as [REDACTED] s. 22(1), so am writing (again) on the day of this important meeting.

We moved to Eagle Harbour [REDACTED] s.22(1) and chose to live further out – with less access to amenities – in order to live in a single family home designated area. Eagle Harbour is a very special community and the area closest to the proposed Aquila development in particular is populated by long term residents living for the most part in unassuming homes they’ve worked hard to own and stay in for years. These are hard-working people, paying their taxes, contributing to their community, trusting the Council to be wise and caring stewards of our environment and to abide by the terms of the OCP that the Council and Planning department created. These people deserve to be listened to and treated with respect.

The ask from this community is aligned: **Abide by the current zoning stipulated in the OCP for Eagle Harbour.** Do not make an exception to enable a profit-motivated developer to maximize their profits. No matter what spin the developer comes up with, it is clear that their top agenda is profit and they do not care about people or the environment.

We understand that approval has already been given for 10 homes. We can live with this – on the understanding that the latest sustainability codes are applied, and that an updated environmental assessment is conducted in light of radically increased rainfall, flooding, soil erosion and threat of landslides. We also ask for a clear statement of liability in the event of damage caused to the homes below by ensuing landslides above, and transparency around the fate of the trees. At the last ‘information meeting’, Mr Harper responded to this question by saying that in either scenario – 36 units or 10 homes - ‘the trees are coming down either way’. These were his words. I wrote them down. He cannot make such statements and not be held to account.

At the last Council meeting, Councillor Gambioli commented that with the new rental unit and coach house approval bylaws, the 10 home plan is actually 30 units and so only 6 units less than the updated development request. I wanted to remark on this. It is not the same. The 10 house plan still has a lower construction footprint than the updated proposal and less impact on the overall topography. It will be up to the individual house owners if they want rental suites and coach houses – and if they do, this will add to our rental market which all agree is needed.

Please show us that the OCP is a carefully thought out plan that is now to be respected, and not just a flimsy piece of paper to be redlined at the behest of a profit-driven developer who thinks it appropriate to bark at a deeply concerned community that ‘the trees are coming down either way.’

Regarding the meeting tonight, can you please ensure that the developer does not take up half the limited seating with his own supporters. It is not their battle to fight. **And that all speakers be asked to declare if they have any relationship to the developer.** You did this for the Rogers Cell Towers proposal public hearing - and it was an important and fair requirement.

Many thanks for your continued stewardship of our communities and environment,

s. 22(1)

West Vancouver BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, April 8, 2024 3:49 PM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Fw: Aquila Daffodil Road Development

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

Mayor and Council,

I am writing regarding the proposed Aquila development on Daffodil Drive.

While there is a need for more housing and I am not opposed to development in the area, I object to spot zoning that will allow such high density development in such a small local neighbourhood, particularly with such a huge impact, physically and visually on the entire local area. Let us not kid ourselves: this will not create affordable housing which the city needs. This is high end, high priced accommodation in an area that does not have the infrastructure to cope with it.

My children were [REDACTED] s.22(1). The school bus route was cut before they started there. Had we not driven our kids to school and back, they would have had to walk 45 minutes from [REDACTED] s.22(1) and back in the afternoons. Multiply that trip by the number of units being proposed and Westport Road will become a dangerous nightmare. A transport infrastructure should be built from the ground up and so far it cannot even cope with the existing quotas, let alone the proposed surge.

I should also say that the various studies that Aquila are using in their proposal, traffic amongst them, should have been commissioned independently by West Vancouver. Whose side are you on? The existing residents should be supported by the council and planners, not taken to the chopping block.

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, April 8, 2024 4:03 PM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Opposition to Daffodil Drive Development Proposal

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

Hello,

I would like to state my opposition to the Aquila development proposal for 36 housing units at Daffodil Drive, and my opposition to amending the Official Community Plan in order to allow the proposal.

I will not be able to attend the public hearing tonight (April 8th) and thus wish to make known my opposition to this proposal, and to state that I am paying attention to this matter and the council vote.

Thank you,

[REDACTED] s. 22(1)

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

From: Gary Powroznik [REDACTED] s. 22(1)
Sent: Monday, April 8, 2024 6:17 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Support for Daffodil Development Project by Aquila

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.

I support the Daffodil Development Project by Aquila and strongly recommend to Council to approve it for the reasons listed below.

I do not live near the proposed development, do not know the developer but I do know some residents in the area that are supportive of this and similar types of development. I have lived in West Van for over 30 years and raised four children who are now in their 30s and 40s. Since moving here, we noticed serious opposition to growth by a relatively small group of residents whom I feel previous Councils paid too much attention to, rather than act in the best interests of sustainable development for West Van. The results are very disconcerting for anyone who is family and community oriented. Here are some facts:

1. Population growth and the corresponding increase in rental units and suites for sale has been 1/6th or 16% of the average of Metro Vancouver municipalities over the past 50 years to 2021;
2. Few rentals or market housing for downsizers, young people/families or workers have been built during this time;
3. Values for single family housing, comprising the majority of WVan's housing stock have increased by over 500% since 2001, including by over 250% since 2011;
4. Most of the children of the last 2-3 generations who grow up in West Van (and their children) have been 'prohibited' from living in West Van because there is no housing stock they can afford to rent or buy;
5. Most workers in West Van have had to move away and now 80% of our workers must drive here from somewhere else, adding significantly to our traffic and pollution problems in WVan and the North Shore;
6. Due to the lack of unaffordable housing for workers, trades and professionals, there has also been a significant loss of availability of locally available services and a substantial increase in the relative cost of these services e.g. for trades, healthcare and home services, etc.;
7. Many businesses have not remained viable due to lack of demand from a stagnant and aging and absentee population and the lack of availability of reasonably priced workers;
8. The objective of creating and leaving a family legacy within WVan has not been possible for most families over the last several decades, evidenced by lack of housing for generations of our children and for many downsizers who have lived here for decades but cannot find rental or units for sale they can afford and have therefore had to move elsewhere;
9. The lack of development, the usual main source of new revenue for a municipality, has created a financially strapped District that has fallen far behind in improving our traffic and transportation network and management, properly maintaining our facilities and infrastructure, providing needed services for an evolving population and providing financial reserves to deal with the increasing significant costs from the effects of climate change.

This Council can change these unsustainable practices by approving policies and projects to maintain and increase the rental stock and units for sale at market prices so that the people referred to above can afford to continue to live here. This can start with the Daffodil project. This project targets duplexes starting at \$1.4 million, and above, which will help provide some lower range market housing to help fill the void created by decades of neglect, to develop affordable housing for the WVan current and former WVan residents referred to above. We need many more projects

like this one, as most that have come forward in recent years are not addressing the market void, we have created in WVan over the last several decades. It might also help to keep some of our existing population living and working here and bring back some of those who grew up here (and their children) and still have elderly family living here.

There will always be a small group of people who do not agree with the practical changes required by normal prudent development, but we have seen that low development produces a financially strapped municipality that is not sustainable on many key criteria. In many cases, I believe the resistance to development in the past was caused by a lack education to residents to show how prudent development, focussed on affordable housing needed for a sustainable community, can produce the financial resources required to deal with improving transportation, adding required amenities and dealing with existing and emerging environmental concerns. Approving projects like the one proposed will also help develop a more vibrant local community around the existing services/amenities provided in the Eagle Harbour/Thunderbird Marina area, something we need more of than simply focussing on developing the eastern Marine Drive and Taylor Way corridors. To help this project meet the lower market price targets and encourage others to help fill the large void of lower cost housing stock, will require co-operation with the District to ensure that timing for reasonable approvals and avoidance of unnecessary costs are realized. I sense a significant support for this approach among current residents and stakeholders.

Gary Powroznik, s.
s. 22(1) 22(1)

s. 22(1)

West Vancouver

From: [Redacted] s.22(1)
Sent: Monday, April 8, 2024 7:51 PM
To: [Redacted] s. 22(1) correspondence
Subject: Re: Aquila proposal for Daffodil drive

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.

How dare the developer state that there are 2 groups of folks: those that support and those that are ill- informed!!!!

That is very offensive!!

[Redacted] s. 22(1)

Sent from my iPhone

> On Apr 7, 2024, at 16:43, [Redacted] s. 22(1) wrote:

>
>

> Sent from my iPad

>

>> On Apr 7, 2024, at 16:40, [Redacted] s. 22(1) wrote:

>>

>> To Council Members:

>>

>> As an Eagle Harbour resident that lives on [Redacted] s. 22(1) I am strongly in opposition to a by law change that allows 36 units, mostly duplexes, in this very sensitive area.

>>

>> This proposal being considered by council and being presented by Aquila is based solely on GREED! Greed for the extra tax dollars that Eagle Harbour residents will never benefit from and greed for the developer to greatly enhance their bottom line on this acreage.

>>

>> It would be so nice for West Vancouver to realize that the real estate here is expensive and will never provide the ability for low cost housing....this is not North Vancouver which is surrounded by industrial waterfront while we enjoy residential and park waterfront! Quit trying to put a square peg in a round hole!!!

>>

>> Density belongs in areas where infrastructure provides the necessities. This quiet treed neighborhood is NOT the place.

>>

>> [Redacted] s.22(1) and I cannot imagine another 80 cars using this road which comprises many hills, hidden driveways and people who speed. This road will become even more unsafe than it currently is. Try walking your dog down this road sometime! It is not a pleasant experience.

>>

>> Leave the bylaw as is and put in your original 10 homes rather than ruin the tranquility that we are used to here in Eagle Harbour.

>>

>> Council - you were voted in to protect the interests of your municipality.....do the right thing for once and support Eagle Harbour!

>>

>> Best regards,

>> s. 22(1)

>> Sent from my iPad

From: s. 22(1)
Sent: Monday, April 8, 2024 8:19 PM
To: correspondence
Subject: Daffodil rezoning

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

Dear honourable council members,

In consideration of the housing development proposed for Eagle Harbour, my neighbourhood I have a few notes.

1. Storm water runoff concerns. The addition of asphalt and the removal of trees and natural habitat in our neighbourhood puts the community at risk of erosion. Built area does not include asphalt in the proposal.
2. 83 parking spaces replacing forest that works as carbon capture, and ecosystem support is something that threatens the peace and natural beauty of our neighbourhood. The thick forest creates the site/neighbourhood privacy as well as sound absorption.
3. Increasing density could be better utilized in areas closer to amenities and transportation hubs. Eg. Ambleside, Upper Caulfield.
4. I had warned the District of West Vancouver of the effect of the removal of 400 cubic meters of rock from a development site at s.22(1) in 2023/ 2024. I submitted this rock was crucial for water absorption and stability. In fact the digging created a large water disruption issue and required the installation of significant sump pumps for the home as I had predicted. We believe that the recent presence of water flowing s.22(1) to the front of s.22(1) property, in a timeline that coincides with the problem at the property, is caused by the development site. I don't see enough in the present proposal to assure me that similar disruption will not occur. Has this proposal also proceeded with blinkers in terms of the historic water run-off and flooding issues in West Vancouver, particularly in areas below sharp ledges and steep grade.
5. I would like to have seen more stats on the effect on riparian zones, and wetlands. Nelson creek nor Wood Creek have been mentioned? Eagle Creek is only mentioned as an aside it seems in the council meeting today.

I am sympathetic of high density solutions. I have an s. 22(1) I have serious concerns of the planned proposal due to impact on riparian zones, storm water run-off, and the removal of rock and removal of this water retention material, as also other impacts on traffic and removal of natural areas.

Thank you for your consideration.

s. 22(1)

Sent from my iPad

Good evening Mayor Sager and council.

My name is [redacted] s.22(1) and I live at [redacted] s.22(1) My [redacted] s.22(1) I have lived in our home [redacted] s.22(1) years and the house [redacted] s.22(1) [redacted] s.22(1)

Looking at the site plan and the type of duplex homes, I cannot think of another development of its kind in this area West Vancouver. It is completely out of place in design and density and a complete opposite to the feel and style of the Eagle harbour neighborhood.

The land in which this proposed development is hoping to be built is valuable not only in \$\$ but also to the beauty it contributes to our community. A majority of the trees on this site will be clear-cut and for the foreseeable future we will be looking at a mostly treeless high density development.

Mayor Sager and members of council please consider and value the Eagle Harbour residents point of view... and Please before you vote tonight ask yourself one more time .. is this the right development for this site?

I thank you for your time and consideration.

Introduction

- Numerous concerns about this development have been discussed over 4 years. Incl, removing all the trees, landslide risk with heavy rain, traffic and safety issues, not within OCP, lack of privacy for Daffodil Drive and Cranley Drive residents, FAR increased from 0.3 to 0.38 , three storey houses 9.1 meters instead of single family with 7.6 max etc etc.

All excellent points and concerns.

- Is it not true that the Elephant in the room is the Provincial Government's new guidelines about building more housing?
- I will limit myself to three questions.
 1. Do Mayor and Councillors equate Missing Middle Housing with Affordable Housing?
 2. Do Mayor and Councillors think that these duplexes which would cost at least \$1,500,000-\$2,500,000 would be considered affordable?
 3. Do Mayor and Councillors deny that the Rental suites and Coach houses (already in DWV Bylaws) meet the Provincial guidelines for Small Scale Multi-Unit Housing (SSMUH)?

Missing middle housing versus Affordability

Missing middle housing does not equate to affordable living!

Provincial guidelines for Small Scale Multi-Unit Housing (SSMUH) (Nov 1. 2023 Ministry of Housing).

Quote:

- SSMUH refers to a range of buildings and unit configurations that can provide more **affordable and attainable housing...**

Examples of SSMU are:

- Secondary suites in single-family homes...,
- Detached garden suites and laneway homes” (I.e. coach houses)

District of West Vancouver already allows for this.

So why has the Developer not started building the 10 single family units to provide for much needed rental housing?

We have lost 3-4 years already.

Affordability

Family income: \$200,000/year= Gross income \$16,667/month

Affordability: Housing costs 30% of gross=\$5,000/month

20% down payment, 5.25% mortgage, 25 years= Max mortgage \$862,000

Max price of house \$1,078,000 (excl. strata fees, Hydro, utilities, taxes)

i.e. real cost of House purchase must be less than \$1,000,000!

Down payment of \$216,000 needed

Aquila is NOT AFFORDABLE HOUSING!

Single family housing with rental suites would provide 10 people with rental opportunities plus potential coach house rental.

Aquila NOT fulfilling Official Community Plan

1. All the letters you have received from the neighbourhood and taxpayers in West Vancouver point to the fact that EH is not a transportation hub, not an area with shops , religious facilities , schools etc.

You need a car to drive anywhere!

2. The Developer claims that the development is close to transportation.

According to The Provincial Local Government Zoning Bylaw Regulation (section 481.3 (4)) where they discuss how many units can be built on a lot in the future, they particularly point out that a bus has to be scheduled for **stops at least every 15 minutes. At EH the bus stops every 30 minutes!**

3. By closing off the road thorough the development, 24 dwellings would have to drive out through the narrow Daffodil Drive to a curve in Marine Drive.

Most people drive Westport Road up to the highway and shopping plaza, passing the little school and daycare. It would make more sense to route traffic out to Westport Road directly.

The impact of increased traffic creates a safety hazard at Marine Drive and at the school.

Summary

Missing middle housing does not equate to affordable housing

Aquila is NOT affordable!

10 single family homes with rental suites and potential coach houses would be affordable

Aquila does not fit into the OCP and creates safety issue.

The community concerns are real and are not political or NIMBY related.

Mayor Sager and Councillors

My name is [REDACTED] s.22(1) and I live at [REDACTED] s.22(1)
[REDACTED] s. 22(1)

Eagle Harbour is a beautiful and unique neighbourhood with streets that feel like country lanes.

When you walk down Eagle Harbour road to the beach you can still recognize at least six modest homes that were built when a cannery was in the area. Some were also summer cottages. The community has evolved and remarkably you can have small historic homes sit side by side with large newer homes but it all works. This is the magic of Eagle Harbour, it is a quirky mix of many different architectural styles that somehow comes together and no two homes are the same.

When the lower area of Westport Road was developed each home was custom designed and built and they fit comfortably in the area.

Eagle Harbour is one of the most affordable areas in West Vancouver as evidenced by the fact that most homes that change hands on Cranley Drive are sold to families with younger children. I can think of at least six homes with children in [REDACTED] s.22(1) The proposed development is not child friendly.

The magic of Eagle Harbour is that it so different from any other neighbourhoods in West Vancouver with its mix of homes developed slowly over one hundred years. The unique feel of our community is important to us and we treasure it. The proposed development does not respect the history or unique environment of where we call home.

If built as proposed this development will permanently damage the character of the area. I would support a higher number of single family homes on the site as long as each one is unique but not the current proposal.

Thank you for your time and consideration.

The background of the slide is a faded, grayscale photograph of a park. It shows several large, leafy trees in the foreground and middle ground, with a white fence running across the scene. The overall tone is light and airy.

Eagle Harbour Community

Opposed to the rezoning of the 10 lot subdivision for the purpose of the proposed of the proposed Aquila Development:

- Does not fit into the Official Community Plan
- Does not fit into the report produced by the Neighbourhood Character Working Group.
- Infringes on the privacy of many homes in neighbourhood
- Does not address the “Missing Middle”
- Is not located in a HUB whereby amenities are in walking distance and public transportation is easily accessible and effective.
- Consists of oversized duplexes, placed side by side which substantially reduces the potential to protect our Urban Forest
- No Community Amenities Contribution
- Concern with erosion and safety with the overdevelopment of this unique site.

Lot C and D- Daffodil Drive Subdivision ([Link to website](#))

The site is approved for a 10-lot subdivision under existing zoning. On October 2, 2017 Council approved a development permit that enabled the subdivision, specifically to address development on sloping sites, protect the natural environment on difficult terrain, minimize site disturbance and protect and enhance watercourses and wetlands. The development permit varied the zoning bylaw to allow for alternative site widths on three of the lots, and varied the front yard setbacks on four of the lots. Lastly, the subdivision would deliver parkland dedication and tree protection.

Since the approval of the 10-lot subdivision, new bylaws have been put in place. The FAR has decreased from 0.35 to 0.30. As well, each lot now has the potential for a single family home, suite and coach house.

Approved 10-lot subdivision

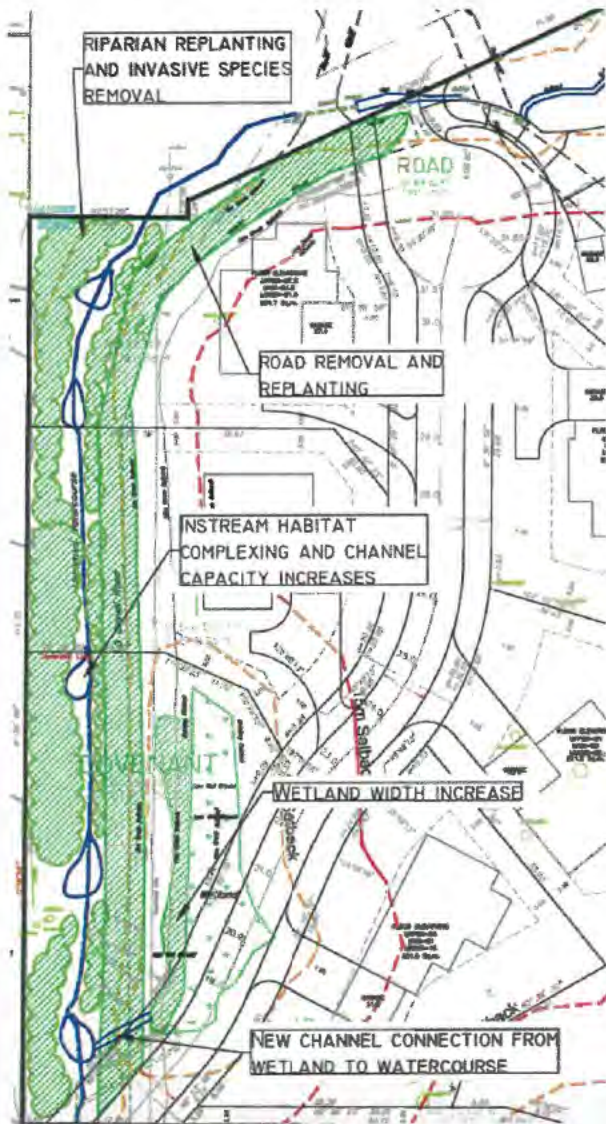


FAR of 0.30 on 18,030 sq m = **16.6%**
 site coverage, **not 30%**

Aquila Development proposal:



FAR of 0.38 on 18,030 sq m = 21%
 site coverage



Daffodil Drive Development – Habitat Offsetting and Restoration Plan [Sartori Environmental Inc.- Schedule B](#)

“The objective of the offsetting plan is to provide a greater overall wetted area and overwintering habitat when flows are greater, an enhanced riparian zone with the planting of the old gravel access road, and to achieve fish accessibility into the tributary by improving culvert crossing under Daffodil Drive from Eagle Creek.”



Revegetation Plan
 Approximately 1,500 sq. metres of planting area is proposed within the watercourse alignment and restoration area. Plants are to be placed at an average of 1.0m² density. The following planting list is recommended:

<u>Trees</u>	<u>Shrubs</u>
40 vine maple (<i>Acer circinatum</i>)	200 sword fern (<i>Polystichum munitum</i>)
30 pacific willow (<i>Salix lucida ssp lasiandra</i>)	200 salal (<i>Gaultheria shallon</i>)
20 pacific crabapple (<i>Malus fusca</i>)	200 sitka willow (<i>Salix sitchensis</i>)
20 beaked hazelnut (<i>Corylus cornuta</i>)	100 red elderberry (<i>Sambucus racemosa</i>)
10 Western redcedar (<i>Thuja plicata</i>)	200 red-osier dogwood (<i>Cornus sericea</i>)
	100 nootka rose (<i>Rosa nutkana</i>)
	200 Oregon grape (<i>Mahonia nervosa</i>)
	150 red huckleberry (<i>Vaccinium parvifolium</i>)
TOTAL - 120 trees	TOTAL - 1350 shrubs
 <u>Wetland</u>	
75 Bulrush (<i>Typha spp.</i>)	
30 Lyngbyei Sedge (<i>Carex lyngbyei</i>)	

A Review of Forest and Individual Tree Conditions at the Proposed Daffodil Drive Subdivision Dunster & Associates Environmental Consultants Ltd - Schedule D

Recommended assessment approach

The most realistic way to assess trees and decide which ones can be retained along the edges and in the main development area, will be as follows.

- 1 Survey, and clear the main access road area.
- 2 Survey and define on the ground the building envelopes.
- 3 Clear the building envelopes and individual access roads first of all, making sure that all trees are directionally felled into the building envelope areas.
- 4 Once stages 1 to 3 have been implemented, review the land base beyond the building areas (the lilac coloured areas) as well as the edge review areas to determine exactly which trees, if any, can reasonably be retained without creating high risk tree. Those trees not deemed safe to retain would then be directionally felled in the building envelope areas with the intention of minimising ground disturbance. The intent would be to extract these trees by lifting them up and out of the 'lilac' coloured areas to avoid ground disturbance. That would leave a relatively undisturbed landbase, complete with understorey vegetation, that could be replanted to create a long-term buffer of new forest and vegetation between each envelope. Dunster & Associates has successfully used this approach many times before. With cooperation of the logging crew and machine operators it is a good way to retain a landbase for a new forest without too much damage or residual risk for construction workers or the new home occupiers.

Realistically, this is the only sensible way to proceed. It is not possible to accurately predict tree risk before the other areas are cleared. It would be a serious mistake to try and commit to retaining existing trees in these areas without the benefit of first seeing how the planned clearing work affects their stability.

On Behalf of Dunster & Associates Environmental Consultants Ltd.



Dr. Julian A. Dunster, R.P.F., R.P.P., ISA Certified Arborist
 ASCA Registered Consulting Arborist # 378
 ISA Tree Risk Assessment Qualified
 BC Wildlife Danger Tree Assessor
 Honorary Life Member ISA + PNWISA



“In between the proposed building envelopes (lilac colour) are areas of land to be left relatively undisturbed.” 5.

Lot size gross SF	FAR 0.30	Building envelope
Lot 1- 27,430	8,229	12,554
Lot 2- 14,566	4,370	12,506
Lot 3- 16,935	5,080	14,279
Lot 4- 13,779	4,133	11,175
Lot 5- 12,110	3,633	10,446
Lot 6 – 15,949	4,785	15,722
Lot 7 – 13,161	3,948	12,138
Lot 8- 12,772	3,816	12,772
Lot 9 – 14,047	4,214	14,047
Lot 10- 12,369	3,710	12,369
Total Development SF	45,918 SF	

These are not Monster Homes

Lot 3 and Lot 1 have the potential for large homes. However, there are restrictions to these lots which reduces the building envelope.

Lot 1 is unique in that it has an area of 27,430 SF but it comprises of a riparian zone and wetland within a covenant. The building envelope is 12,554 SF.

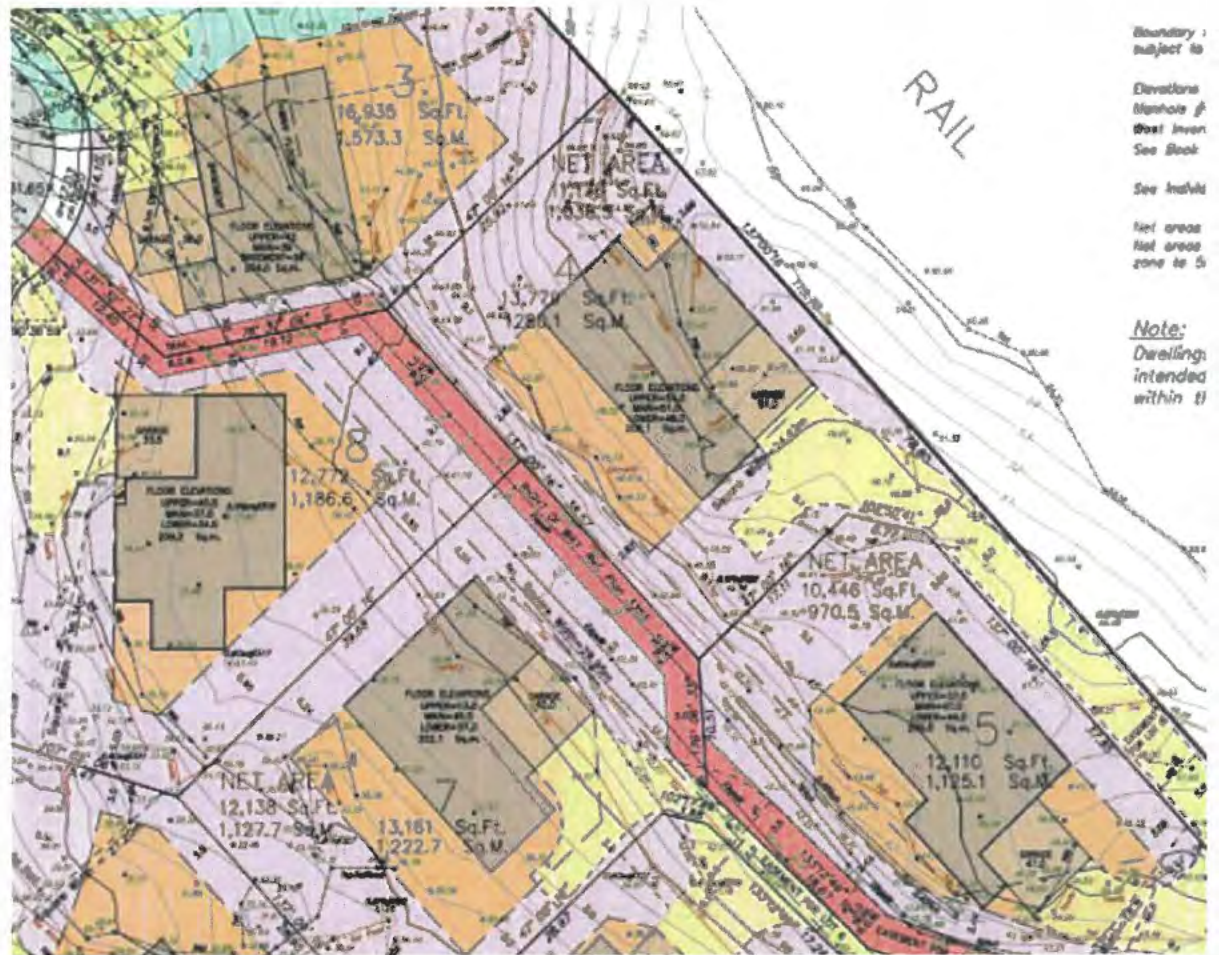
CONCERN: Character of the neighbourhood and privacy

Oversized duplexes placed side-by-side substantially reduce privacy in people's backyards and streets. Cranley Drive will not be the only street affected, houses along Marine Drive and Eagle Harbour Road will also be looking up at these duplexes.



Approved 10-lot subdivision
 FAR = 0.30
 Building height 7.62m (25ft)

Size of lot	Building envelope	Allowable SF of structures
Lot 3 16,935 SF	14,279 SF	5,080 SF
Lot 4 13,779 SF	11,175 SF	4,113 SF
Lot 5 12,110 SF	10,446 SF	3,633 SF
<p>Total of 12,826 SF (with the potential for coach houses and rental suites)</p>		



Aquila Development proposal

FAR = 0.38

Building height 9.1m (30ft)

District states:
2,170 sq. ft.
to 4,073 sq ft.

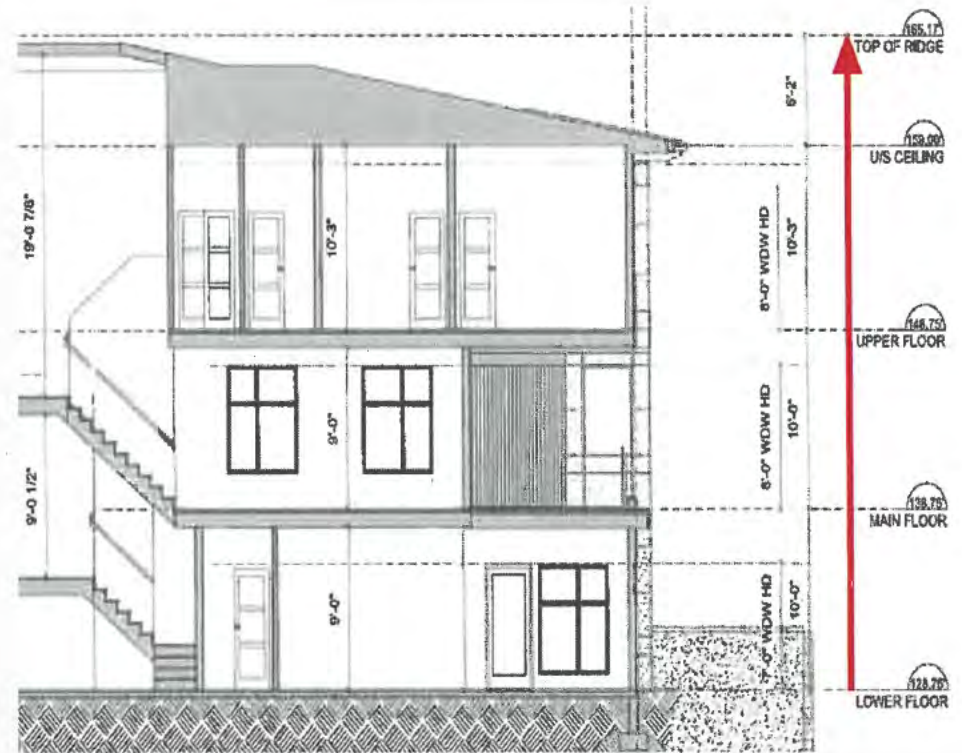
Gross floor area	
B4	4338 SF
B5	4409 SF
B6	4409 SF
G4	7781 SF
G5	7077 SF
G6	7097 SF
Total of 35,111 SF	



What will this look like?



36' 5" height



Approved 10-lot subdivision: total of **12,826 SF**, height of 25 ft., potential 9 units
versus

Aquila Development: total of **35,111 SF**, height over 30 ft., providing 12 units. 10.

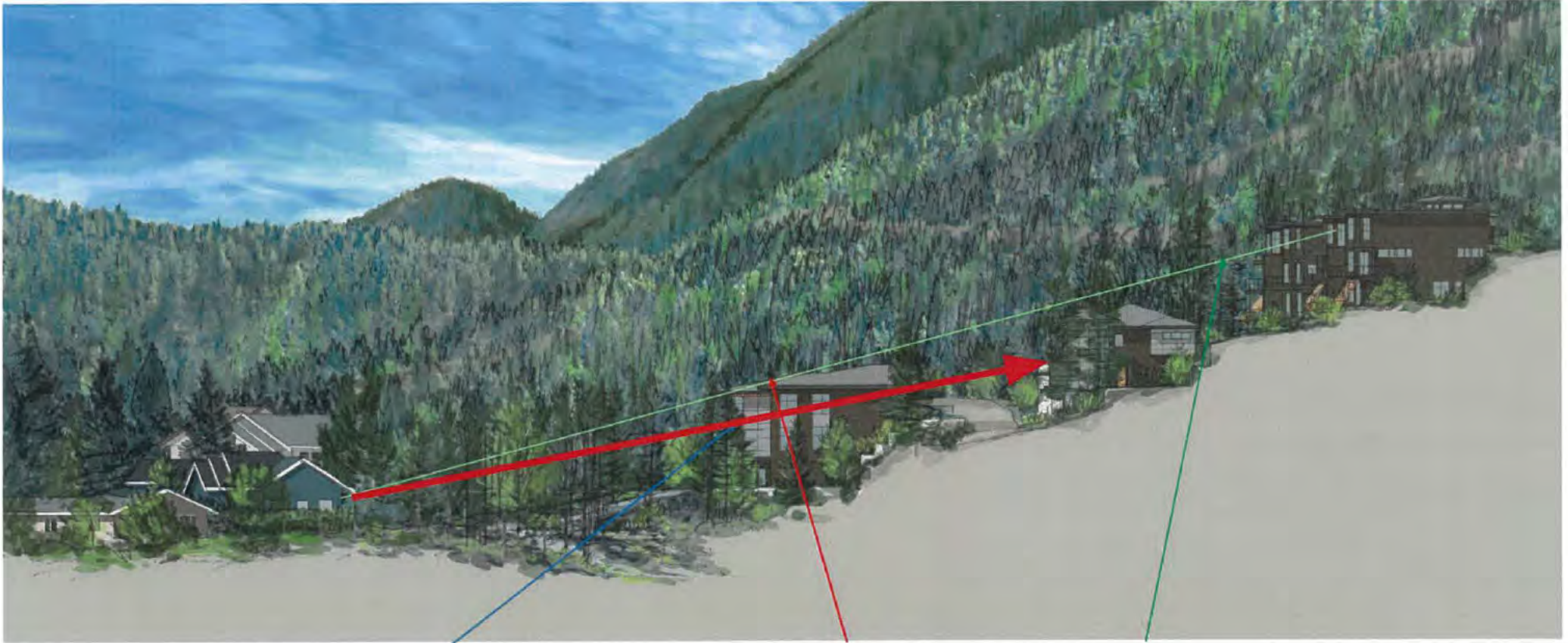
What will this look like?

Six oversized duplexes sitting side-by-side across the top tier alone. With a total of 35,111 SF of structure at 34.5 to 36.5 feet in height.

Note: to build this development they will need to remove all of the trees within the periphery. Drawings found in the brochures by Aquila are artist renditions only.



Not in character with our neighbourhood



The three large duplexes butting up to a few of the back yards on Cranley Dr. have been reduce slightly in height. The red arrow shows the revised sight line from the backyard of 5726 Cranley whereby the duplexes on the second tier of the hill will be more visible and the 6 oversized duplexes on the top tier will remain in view.



The house in view is only two levels whereas the duplexes will be three levels (over 30 feet in height each)

The hedge in the foreground is 11 feet and planted 8 feet from ground level. A five meter tree (16 feet) planted in the riparian zone (which would be equivalent to ground level in the backyard) will not prevent the duplexes on the second and third tier from looking down into our yards and streets

Summary

	Approved 10-lot subdivision	Aquila Development proposal
Number of dwellings	Potential for 30 Lots are zoned for single dwelling, coach house, and a suite	36
Site Coverage	16.6%	21%
Total Development Square footage	FAR of 0.30 Potential for 45,918 SF	FAR 0.38 103,756.9 SF
Retention of Forest Canopy around the periphery	Yes Parkland, covenant (wetland), protected riparian zone	Yes Parkland, covenant (wetland), protected riparian zone
Retention of Forest Canopy within the multiple building.	Yes Step by step plan for tree retention has been advised. Periphery of each lot has set aside area to be untouched.	NO Building of roads and duplexes will require clear cut for development. Duplexes are too close together to retain or plant trees.

Summary continued.

	Approved 10-lot subdivision	Aquila Development proposal
Habitat offsetting and restoration.	Yes	Yes
Community walking path connecting Marine Drive to Westport Road.	Yes	Yes
Fits into character of neighbourhood	Yes	NO
Respects privacy of homes and neighbourhood.	Yes	NO
Addresses the Missing Middle	No- but depends on definition. Potential for a suite and coach house which helps the mortgage	No- but depends on definition. Development is a stratum = \$800 plus per month in addition to mortgage, taxes etc.
Housing for seniors	Yes A suite or coach house provides an opportunity for grandparents to stay with their families.	No Three story housing is not what seniors are looking for. They need to think and plan for mobility issues.
Community Amenity Contributions	No	No

As stated by Positive Voices West Vancouver

<https://www.positivevoiceswv.org/environment>

- Growth should aim to create compact complete communities in existing population centres and major transit corridors.
- Encourage alternatives to driving such as walking or biking within the complete community to the amenities.
- Protect our environment... Plans for the protection of urban forests, the undeveloped uplands, watercourses, and shoreline will need community support in order to preserve our district's unique qualities .
- The community has worked hard to preserve what's distinctive about West Van through the Neighbourhood Character Working Group, and ban on 'monster homes'
- More rental housing can help affordability . We have consistently low vacancy rates (<1.4% over 20 years) leading to some of the highest average rents in the region.

Not the right place for a large development

The District has put endless hours and money collaborating with community members and experts in the field to develop:

- Official Community Plan
- Report on Neighbourhood Character
- Environmental Development Bylaws

Based on those documents, the Aquila Development is not the right fit for the Eagle Harbour neighbourhood.

Please do not push this development proposal through for the sake of meeting a quota. There are many more development proposals for West Vancouver waiting to be assessed.

s. 22(1)

From: s. 22(1)
Sent: April 8, 2024 6:17 PM
To: 'Mark Sager'; 'Christine Cassidy'; 'Nora Gambioli'; 'Peter Lambur'; 'Scott Snider'; 'Sharon Thompson'; 'Linda Watt'; correspondence@westvancouver.ca
Subject: Support for Daffodil Development Project by Aquila

I support the Daffodil Development Project by Aquila and strongly recommend to Council to approve it for the reasons listed below.

I do not live near the proposed development, do not know the developer but I do know some residents in the area that are supportive of this and similar types of development. I have lived in West Van for s. 22(1) years and s. 22(1)

s. 22(1) Since moving here, we noticed serious opposition to growth by a relatively small group of residents whom I feel previous Councils paid too much attention to, rather than act in the best interests of sustainable development for West Van. The results are very disconcerting for anyone who is family and community oriented. Here are some facts:

1. Population growth and the corresponding increase in rental units and suites for sale has been 1/6th or 16% of the average of Metro Vancouver municipalities over the past 50 years to 2021;
2. Few rentals or market housing for downsizers, young people/families or workers have been built during this time;
3. Values for single family housing, comprising the majority of WVan's housing stock have increased by over 500% since 2001, including by over 250% since 2011;
4. Most of the children of the last 2-3 generations who grow up in West Van (and their children) have been 'prohibited' from living in West Van because there is no housing stock they can afford to rent or buy;
5. Most workers in West Van have had to move away and now 80% of our workers must drive here from somewhere else, adding significantly to our traffic and pollution problems in WVan and the North Shore;
6. Due to the lack of unaffordable housing for workers, trades and professionals, there has also been a significant loss of availability of locally available services and a substantial increase in the relative cost of these services e.g. for trades, healthcare and home services, etc.;
7. Many businesses have not remained viable due to lack of demand from a stagnant and aging and absentee population and the lack of availability of reasonably priced workers;
8. The objective of creating and leaving a family legacy within WVan has not been possible for most families over the last several decades, evidenced by lack of housing for generations of our children and for many downsizers who have lived here for decades but cannot find rental or units for sale they can afford and have therefore had to move elsewhere;
9. The lack of development, the usual main source of new revenue for a municipality, has created a financially strapped District that has fallen far behind in improving our traffic and transportation network and management, properly maintaining our facilities and infrastructure, providing needed services for an evolving population and providing financial reserves to deal with the increasing significant costs from the effects of climate change.

This Council can change these unsustainable practices by approving policies and projects to maintain and increase the rental stock and units for sale at market prices so that the people referred to above can afford to continue to live here. This can start with the Daffodil project. This project targets duplexes starting at \$1.4 million, and above, which will help provide some lower range market housing to help fill the void created by decades of neglect, to develop affordable housing for the WVan current and former WVan residents referred to above. We need many more projects like this one, as most that have come forward in recent years are not addressing the market void, we have created in

WVan over the last several decades. It might also help to keep some of our existing population living and working here and bring back some of those who grew up here (and their children) and still have elderly family living here.

There will always be a small group of people who do not agree with the practical changes required by normal prudent development, but we have seen that low development produces a financially strapped municipality that is not sustainable on many key criteria. In many cases, I believe the resistance to development in the past was caused by a lack education to residents to show how prudent development, focussed on affordable housing needed for a sustainable community, can produce the financial resources required to deal with improving transportation, adding required amenities and dealing with existing and emerging environmental concerns. Approving projects like the one proposed will also help develop a more vibrant local community around the existing services/amenities provided in the Eagle Harbour/Thunderbird Marina area, something we need more of than simply focussing on developing the eastern Marine Drive and Taylor Way corridors. To help this project meet the lower market price targets and encourage others to help fill the large void of lower cost housing stock, will require co-operation with the District to ensure that timing for reasonable approvals and avoidance of unnecessary costs are realized. I sense a significant support for this approach among current residents and stakeholders.

s. 22(1)

s. 22(1)

s. 22(1)

West Vancouver

From: David Marley <domarley52@gmail.com>
Sent: Thursday, April 4, 2024 9:16 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Cc: News NS; Seyd Jane
Subject: If you build it, they will come.... The proposed Council 'Code of Conduct'

CAUTION: This email originated from outside the organization from email address domarley52@gmail.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

It's enough to make one's head explode. Where to begin? This is, as they say, a 'target rich environment', rather like the bar at the Beach-House late on a Friday evening.

First, let's begin with the arrogance of the bureaucrats in Victoria (aka 'Fantasy Island') who initially dreamed up this utterly unnecessary and terribly wrong-headed idea. If the electors of West Vancouver, or anywhere else in BC, take exception to the conduct of a member of their local Council they can vote for someone else come the next opportunity. It's not for some appointed 'Integrity Commissioner', no doubt a lawyer on an attractive per diem, to sit in judgement of our local elected representatives.

And then there's to be the appointment of a 'mediator' and perhaps an 'investigator', likely also to be lawyers one and all, when the inevitable complaints will surface from the aggrieved and the under-appreciated, not to mention the loons. What might be the cost to the District tax-payers of this new rule by lawyers, as opposed to the traditional rule of law? Who knows? Perhaps we might begin by asking how much it cost us for the investigation concerning the dismissal of Messrs. Bartlett and Chan. Now multiply this amount by who knows what will no doubt be about to befall us.

And, when all is said and done, Council may decide to re-imburse not only the Council member who has been investigated but also the complainant for their legal fees. All to be extracted without leave from your purse.

Next, we might ask what is the grave harm which requires such an intervention? I have lived in West Vancouver for in excess of thirty-three years and, paying close attention to matters of local governance as is my wont, I can recall virtually no instance of conduct by a Councillor which would require an investigation, let alone something which would require the Councillor in question to undertake 'mandatory training'. Indeed, if a Councillor were to submit to such a ridiculous requirement, he or she would lose my vote instantly. The only proper response from a Councillor worth their office to such a demand is 'Stick it!'

And then we have a provision which will make an unelected bureaucrat the designated alternative to our Mayor as official spokesperson for the District. Really? Completely illegitimate! Or how about the one which purports to constrain our elected Councillors from speaking with District staff, advisory board members or volunteers about what they're doing, except through a few senior unelected officials? Or the one about 'interfering' in personnel matters? When the elected representatives are 'ring-fenced' in their duties and powers, the public they are ostensibly there to serve are the losers.

The accompanying column by Kirk LaPointe makes some very good arguments against voting in favour of this grotesquely obnoxious proposal. One which he omits is the sure to be adverse impact in future on the decision by decent men and women, individuals with something to offer their community, when considering whether or not to seek local elected office.

For God's sake, and that of our municipality, do not vote in favour of this benighted Code of Conduct!

I hereby request that neither my name nor contact information be redacted from this communication.

David Marley

s. 22(1)

West Vancouver, BC

s. 22(1)

604-926-8994

<web1_codeofconduct.jpg>

Kirk LaPointe: What problem would West Van
council's code of conduct solve?
nsnews.com

From: s. 22(1)
Sent: Friday, April 5, 2024 3:24 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: In support of the 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.

Dear Mayor and Council,

I write in support of the motion in front of Council on April 8 asking for Council to adopt a Code of Conduct as drafted.

I want to congratulate Council for having undertaken the task, as requested by the Provincial government, to consider such a move-and to then bring forward before the public your commitment to being accountable for a code of your behaviour which you will undertake with the passage of this motion.

In s. 22(1) years as a full time s. 22(1), I was governed in my professional behaviour by codes of conduct or ethics. In every s. 22(1) I worked in there was a code of conduct. My professions, both as a s. 22(1) and then as s. 22(1), were governed by such codes, It was important that all who participated in our enterprise knew what those behavioural expectations were-and how any one of the participants could be held accountable for them.

It was as important for those of us inside the s. 22(1)/or the profession to know what the code/expectation of behaviour were. It was equally important for those outside the s. 22(1)/or profession to also know what they were, and know how to hold those inside accountable. A viable, trusted s. 22(1) system could not function without such transparency and accountability.

It is equally important in 2024 for a public body to have such transparency and accountability. Elections are held to decide if a public body carries out the wishes of the electorate that put them there.

In today's information age, the individual behaviour of members of that public body in carrying out that mandate needs a separate measuring and accountability mechanism in order to align with the increased expectation of fair and equal treatment for all, which comes with greater access to, and communication among, the community with its elected representatives as well as with those who work for them.

On that note, it is important to cite the public behaviour expectations which are already in place for many if not all who directly work for the municipality.

Thank you for supporting a code of conduct which aligns your council with expectations placed on your own staff and so many others in important positions of responsibility.
West Vancouver deserves nothing less.

Respectfully,

s. 22(1)

West Vancouver

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, April 7, 2024 3:42 PM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Nora Gambioli
Subject: Code of Conduct

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

Dear Mayor and Council,

I wish to state my approval for the adoption of code of conduct as per resolution.
All positions of authority need to be accountable to those who put them in said authority.

How can our District justify not having one when all other governing bodies have one?
And how did this lack of oversight come into being?

Yours Sincerely,

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Sunday, April 7, 2024 4:47 PM
To: Christine Cassidy; Linda Watt; Mark Sager; correspondence; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson
Subject: WV Council, April 8th, Item 6 Proposed Code of Conduct Bylaw

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 support the creation of a Code of Conduct for WV Mayor and Council. It is important that our elected municipal officials conduct themselves within the principals of integrity, accountability, respect, leadership and collaboration. In the past year or so, there has been evidence of behaviour that contradicts these principals.

Further, should this Code be approved on April 8th or later when an Integrity Commissioner has been appointed? If an independent Commissioner is not appointed, can a complaint be fairly and effectively resolved. Staff have noted that the proposed Code does not include a process to appoint an Integrity Commissioner, but it does suggest that this person will be *'appointed by Council to fulfill the duties and responsibilities.'* Does this definition ensure that a WV Integrity Commissioner is at 'arm's length' from current and future Mayors and Councilors?

Is this an honest attempt to define and implement a fair and effective Code of Conduct?

Thank you,

s. 22(1)

WV

From: [REDACTED] s. 22(1)
Sent: Monday, April 8, 2024 8:48 AM
To: Christine Cassidy; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager; correspondence
Subject: Code of Conduct for the Mayor and Council

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

Dear Mayor and Councillors,

As a member of the WV community, I do not support the Code of Conduct for Mayor Council that you will be voting on at tonight's Council meeting. No member of our community should be put under this type of scrutiny. A staff member should not be given the control this Code of Conduct passes to the individual. We have elections for a reason, and our vote should determine the suitability/unsuitability of an elected official.

The only change that is needed is that Mayor and Council should also be answerable for the following Code of Conduct posted at Municipal Hall, which in the past, I believe they have not (and possibly under current legislation). I have had personal experiences that this code excluded Mayor and Council members by our former mayor, Mary Ann Booth and past Council videos will also show this. Does current practice continue to exclude Mayor and Council from the posted Code of Conduct? I believe our current Mayor and Council members have shown leadership for this Code of Conduct.

With hope for the future,

[REDACTED] s. 22(1)

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

CODE OF CONDUCT

Our goal is to provide a safe and friendly environment for everyone in District facilities: public, staff and volunteers.

Everyone at our facilities has the right to:

- be treated with respect, courtesy, fairness and equality
- feel safe in an accessible and welcoming environment
- be free from harassment, discrimination and physical or verbal abuse

Everyone at our facilities has a role to:

- treat each other with respect, courtesy, fairness and equality
- respect everyone regardless of diversity or ability
- use the facility in a safe and respectful way

If you have any questions or concerns, please do not hesitate to speak to a staff member.

From: [REDACTED] s. 22(1)
Sent: Monday, April 8, 2024 2:21 PM
To: Linda Watt; Peter Lambur; Christine Cassidy; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Fwd: Code of Conduct

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.

I think the excellent letter below should be heeded by Council and Mayor and the Code of Conduct should not be passed.

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

From: [REDACTED] s. 22(1)
Date: April 8, 2024 at 1:15:47 PM PDT
To: Mark Sager <mark@westvancouver.ca>, Christine Cassidy <ccassidy@westvancouver.ca>, Nora Gambioli <ngambioli@westvancouver.ca>, Peter Lambur <plambur@westvancouver.ca>, ssnider@westvancouver.ca, Sharon Thompson <sthompson@westvancouver.ca>, Linda Watt <lwatt@westvancouver.ca>
Subject: Code of Conduct

Dear Mayor and Council,

I urge you NOT to support the Code of Conduct

A code of conduct is not required, the only requirement is for you to consider it, and if you don't adopt one to issue a public statement as to the reason why. (Municipal Affairs Statutes Amendment, 2021)

I have never known there to be a need for Council Code of Conduct. The Oath you take upon being elected sets out the standards for your behaviour, qualities that in my opinion, we look for during an election, that we expect from our elected officials: leadership, respect, integrity, accountability, collaboration, confidentiality.

This Code of Conduct , as I see it, gives too much authority to the Municipal manager (a non-elected position) to oversee your contact with staff. (5.6 and 5.7) . That should never happen when it is Mayor and Council that they, staff, are employed to work for, the DWV that Mayor and Council make decisions for.

Who will be the Integrity Commissioner? What qualities is this person expected to have? Nothing is reported as to a salary of this position, which one assumes is taxpayer funded, if it is a permanent full time position, who will appoint them?

This Code of Conduct is not needed, please reject it.

Respectfully submitted,

[REDACTED] s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

Sent from my iPhone

--

s. 22(1)

West Vancouver, BC s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 9, 2024 1:56 PM
To: correspondence
Subject: Code of Conduct.

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

[REDACTED] s. 22(1)
West Vancouver

Dear Mayor and Council.

I strongly urge you to vote in favour of adopting the proposed Code of Conduct for West Vancouver.

The urgency for you to adopt this document is not a reactionary comment on behaviour or views- rather, this document provides assurance and confidence to the public that our elected officials value the interest of upholding discerning standards of integrity, trustworthiness, and respectful discourse.

By adopting safeguards aka Code of Conduct, you serve not only yourselves by protection and defence, but also the public. Established boundaries will help maintain healthy, constructive discourse and relationships.

By voting it down, you will be reinforcing a negative stigma that West Vancouver status quo has always endured. Adoption of this Code will prove to our residents and beyond that West Van is not just about egos- that is a community of caring, open-minded innovators that can admit to mistakes and do their best to treat each other with respect.

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 9, 2024 3:54 PM
To: correspondence
Cc: Peter Lambur; Mark Sager; Sharon Thompson; Nora Gambioli; Scott Snider; Linda Watt; Christine Cassidy
Subject: Code of Conduct

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

Dear Council:

Last night I went to hear about the new Code of Conduct, but I see that the item has been delayed until April 22. Just a few comments for your consideration prior to its three readings in Council.

I would really appreciate it if you could make the proposed Code of Conduct public so that we can see what has been drafted for approval. I understand that three Councillors, p Gambioli, Peter Lambur and Ron Snider along with two community members have been involved over the past couple of months. That gives me, and it should others, confidence that it has been thoroughly reviewed. A presentation on to the scope and application of the Code on the 22nd would be helpful before it is voted on.

Adopting a Code will be a great signal to the community-at-large that you are mindful of the boundaries that need to be maintained to protect the integrity of our local government. It is my understanding that many other municipalities throughout the province of BC are also developing Codes of Conduct.

Regards,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, April 5, 2024 7:41 AM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

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.

As requested by another resident in my community, [REDACTED] s. 22(1) [REDACTED] s. 22(1) I support [REDACTED] s.22(1) below protesting a high-density development in Cypress Park Estates.

To: West Vancouver council and mayor

RE: Proposed High-Density, Multi-Unit Development at Woodgreen Drive and Woodcrest Road

This development proposal must be completely rejected.
This project will destroy the very nature of our neighborhood, which is established completely of single family detached residences. This will have a huge detrimental impact on the value of our homes. The huge density impact in this confined area is completely in conflict with the limited roadway and amenities that are designed specifically for single family residential capacity. There will be massive traffic congestion in this restricted corridor that is the main roadway for residents travelling in and out of Cypress Park Estates. The value of our homes would be stringently diminished by the fact that buyers do not want a huge expanse of adverse density in the area where they are buying into a quiet, peaceful single family neighborhood.

The current infrastructure, in the entire area, for sewage and water amenities is aging and designed solely for single family residential capacity. West Vancouver taxpayers will not accept the burden of increased taxes to subsidize infrastructure upgrades for a conflicting, high-density project that all residents absolutely do not want.

Furthermore, once such a development is allowed to proceed, there will be no stopping unconscionable, profit-focused developers to continue consolidating and rezoning single family residential properties for high-density development throughout our neighborhood and West Vancouver.

We must make sure this proposed project is stopped. These profit-grabbing developers, with no concern for the huge detrimental impact on the neighborhood, are out to claw as much profits as possible; destroying the pristine nature of our quiet, tranquil single family neighborhoods. There is no place in the Cypress Park Estates neighborhood, and surrounding neighborhoods, for such a conflicting, dense development.

All residents in Cypress Park Estates, as well as all residents in the outlying single family residential neighborhoods in West Vancouver, vie to settle in these neighborhoods for the purely simple reason

that it remains single-family residential. And we work very hard to maintain our homes and to continue to rightfully reside in such a beautiful neighborhood of single-family residences.

Cypress Bowl development is already going to meet the need for new housing in West Vancouver now and far into the near future.

s. 22(1)

West Vancouver, BC

From: E-Comm Governance Office <boardandcommittees@ecomm911.ca>
Sent: Friday, April 5, 2024 11:52 AM
To: correspondence
Cc: Mike Little; Mark Panneton; Li-Jeen Broshko
Subject: RE: E-Comm Board of Directors Nomination | 2024-2025 Term - Correction
Attachments: LTR - 2024-25 Board Nomination - District of West Vancouver (27Mar-24) CORRECTION.pdf; Schedule A - Section 4.2 Members' Agreement.pdf; Schedule B - FAQ (27Mar-24).pdf

CAUTION: This email originated from outside the organization from email address boardandcommittees@ecomm911.ca. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Good morning,

It has come to our attention that there was an error in the E-Comm Board Nomination Letter that was sent out on March 27. My apologies for any confusion this caused. I have attached a corrected letter.

Per the Members Agreement section 4.2 (Schedule A), the Designated Grouping for the North Shore has one Director on the E-Comm Board, not two as the original letter stated.

Thank you,

Devon Gunderson (she/her), Board Manager
C: 778-955-4350

E-Comm's Vancouver Emergency Communications Centre resides on the unceded traditional territories of the xʷməθkʷəyəm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish), and səliłwətaʔ (Tseil-Waututh) peoples.

CONFIDENTIALITY NOTICE: This email and any attachments are only for the use of the intended recipient and must not be distributed, disclosed, used or copied by or to anyone else. This transmission may contain confidential or privileged information, and the sender does not waive any related rights, protection or obligations in connection with such materials. The unauthorized use or disclosure of this material may be unlawful and result in legal action or other sanctions. **If you have received this email in error please immediately contact the sender by return email and delete all copies of this email and any attachments.**

From: E-Comm Governance Office
Sent: Wednesday, March 27, 2024 11:43 AM
To: correspondence@westvancouver.ca
Cc: Mike Little <littlem@dnv.org>; mpanneton@westvancouver.ca
Subject: E-Comm Board of Directors Nomination | 2024-2025 Term

Good morning,

The E-Comm Annual General Meeting will take place on Thursday, June 20, 2024 and at that time the Board of Directors will be elected by the Shareholders.

The attached letter details our request for a nominee from your municipality. We respectfully request that you review the attached letter and provide us with written confirmation by Wednesday May 1, 2024.

Thank you,

Legal and Governance Department
boardandcommittees@ecomm911.ca



CONFIDENTIALITY NOTICE: This email and any attachments are only for the use of the intended recipient and must not be distributed, disclosed, used or copied by or to anyone else. This transmission may contain confidential or privileged information, and the sender does not waive any related rights, protection or obligations in connection with such materials. The unauthorized use or disclosure of this material may be unlawful and result in legal action or other sanctions. **If you have received this email in error please immediately contact the sender by return email and delete all copies of this email and any attachments.**

VIA EMAIL – MayorandCouncil@westvancouver.ca

April 5, 2024

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

Dear Mayor Sager and Council,

RE: E-Comm Board of Directors Designate — 2024-2025 Term

The Annual General Meeting (the “Meeting”) of the shareholders (the “Members”) of E-Comm *Emergency Communications for British Columbia Inc.* (“E-Comm”) will be held on Thursday, June 20, 2024 and, at that time, the Board of Directors (the “Board”) will be elected by the Members for the 2024-2025 term.

Selection of Nominee for 2024-2025 Term

The Members’ Agreement sets out how the Board of Directors will be elected. For your reference, we attach a copy of section 4.2 of the Members’ Agreement, headed “Designation and Election of Directors” as Schedule “A” of this letter.

Your organization falls into the Designated Grouping that is described in subsection 4.2.1.5. Under Section 4.2.1.5, your Designated Group of Members is entitled to nominate one mutually agreed upon individual for election to the Board of Directors of E-Comm. At present, your grouping is comprised of these municipalities:

	Class A	Class B
City of North Vancouver	2	1
District of North Vancouver	1	1
District of West Vancouver	1	1
Village of Lions Bay	1	-

Nominee Request

Mayor Mike Little, District of North Vancouver represents your municipality on the E-Comm Board of Directors.

In 2023 alone, the E-Comm Board of Directors saw 10 of the 18 nominated Directors turnover (twice in one jurisdiction) affecting the Board’s ability to govern the organization effectively. Given the significant transformation underway at E-Comm and the considerable learning curve that new Directors experience before feeling fully engaged and able to contribute, the re-nomination of Mayor Little will provide the organization with consistency as we continue to move E-Comm forward.

Because your Designated Grouping must mutually agree upon your nominee, **we respectfully request that the District of West Vancouver confer with the other members of your grouping to confirm the re-nomination of Mayor Little for the coming term.**

Alternate Nominees

In the event that the District of West Vancouver does not re-nominate the current Director, it is requested that the nominee possess the experience, skills, and attributes to effectively serve the best interests of all Members and our other stakeholders. The nominee does not need to be an elected official and can be city staff or another



individual connected to your municipality. E-Comm is specifically looking to fill the gaps identified in the most recent Board of Directors Skills Matrix, which highlighted the need for Directors with the following expertise:

- Financial Literacy and Audit
- Information Technology
- Risk and Compliance
- Stakeholder Relations

We note too, E-Comm's objectives to broaden the participation of individuals from underrepresented and marginalized backgrounds, identities and lived experiences. We are working towards ensuring diversity of thought, perspective, and lived experience at the board level.

Next steps

We kindly request that you reply to us with written confirmation by Wednesday, May 1, 2024, of your nominee's name and contact information to the E-Comm Board for the 2024-2025 term.

FAQ

We have included an FAQ document which provides additional information regarding the nomination of Directors to the E-Comm Board as Schedule "B".

AGM Voting Representative

Please note that nominating a director is a separate process from designating a representative to vote your share(s) at the Annual General Meeting (the "AGM") in June. As such, we will contact you again in mid-May with the Notice of AGM and request that you designate one individual to attend the Annual General Meeting of the Shareholders to vote the City of Abbotsford share(s). If you prefer, you can designate your nominee to vote your share(s), which is quite common amongst Shareholders.

If you have any questions, do not hesitate to get in touch with me using the contact information below.

Sincerely,

s. 22(1)

Li-Jeen Broshko, KC
Corporate Secretary

c | 604-375-0333
e | LBroshko@ecomm911.ca

cc Mayor Mike Little, E-Comm Board Director
Mark Panneton, District of West Vancouver, Director, Legislative Services

Agency established for the purposes of holding a Class A Share in place of that Special User becomes a Member.

4. BOARD OF DIRECTORS

4.1 BOARD OF DIRECTORS

The Company shall have a Board comprised of not less than three nor more than twenty-five directors, with the actual number of directors as determined by the Class A Members as provided below.

4.2 DESIGNATION AND ELECTION OF DIRECTORS

4.2.1 The Members shall be entitled to designate directors as hereinafter provided:

4.2.1.1 one individual designated by the BCEHS;

4.2.1.2 one individual designated by Vancouver;

4.2.1.3 one individual designated by the Vancouver Police Board;

4.2.1.4 one individual designated by the following group:

(a) each Police Board which directly holds a Class A Share or Class B Share, other than Vancouver Police Board and Delta Police Board; and

(b) each Police Board which has a Class A Share or Class B Share in respect of Police Services held by its respective municipality, other than Vancouver Police Board and Delta Police Board;

4.2.1.5 such number of individuals as are set forth below, to be designated by the following designated group of Class A Members or Class B Members (each group being called a "Designated Group of Members"), if one or more of the Municipalities within a Designated Group of Members is a Class A Member or a Class B Member, as hereinafter set forth:

No. of Individuals which may be Designated	Designated Group of Members
1	West Vancouver, North Vancouver City, North Vancouver District and Lions Bay
1 or 2	2 individuals if Burnaby, together with any one or more of New Westminster, Coquitlam, Port Moody, Port Coquitlam, Anmore and Belcarra are a Member; provided however that if Burnaby is not a

Member, any one or more of New Westminister, Coquitlam, Port Moody, Port Coquitlam, Anmore and Belcarra which is a Member can designate 1 individual to be a director

- 1 Richmond
- 2 Surrey, White Rock, Langley City and Langley District
- 1 Delta and the Delta Police Board
- 1 Maple Ridge, Pitt Meadows and Mission
- 1 Abbotsford, Chilliwack and Fraser Valley Regional District
- 1 Squamish, Lillooet and Sechelt;

and

- 4.2.1.6 One individual designated by all other Members holding Class A Shares and Metro Vancouver, other than as set forth in Sections 4.2.1.1 to 4.2.1.5, inclusive.
- 4.2.2 The RCMP, and in replacement therefor upon the Government Agency referred to in Section 3.7.1 becoming a Class A Member, that Government Agency, shall be entitled to designate one individual to act as director.
- 4.2.3 If provided in a Special User Agreement entered into pursuant to Section 3.7.2 or if otherwise authorized by the Board under Section 4.11.3, each Special User, and in replacement therefor upon the Government Agency for that Special User referred to in Section 3.7.2 becoming a Class A Member, that Government Agency, shall be entitled to designate one individual to act as director.
- 4.2.4 The group comprised of: the Capital Regional District and those Vancouver Island police agencies, including any RCMP detachment, to which the Company provides police dispatching services shall be entitled to designate one individual to act as director.
- 4.2.5 The Provincial government, acting through the Ministry of Public Safety and Solicitor General, whether it holds a Class A Share or not, shall be entitled to designate two individuals to act as directors.
- 4.2.6 Subject as hereinafter provided, the directors designated pursuant to Sections 4.2.1, 4.2.2, 4.2.3 and 4.2.4 shall designate five additional persons, independent from the Members, to be directors the Company (the "Independent Directors"), who have an interest or expertise in the Purpose or the Company Services to be provided by the Company.

- 4.2.7 The Members agree to vote their Class A Shares for the election as directors of the persons designated pursuant to Sections 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5 and 4.2.6.
- 4.2.8 For the purposes of Section 4.2.1.5, upon anyone or more Municipalities within a Designated Group of Members becoming a Class A Member or a Class B Member, such Municipality or Municipalities will be entitled to designate the individual to be a director for the purposes of Section 4.2.1.5. As additional Municipalities within that Designated Group of Members become Class A Members or Class B Members, as the case may be, such additional Municipalities shall be deemed to have agreed to the individual as designated and elected a director for that Designated Group of Members and no changes will be required to be made with respect to any such individual, unless such individual shall cease to be a director in any other manner such as resignation, until the next following annual general meeting or annual consent resolution. Prior to any annual general meeting or annual consent resolution of the Class A Members, a Designated Group of Members shall agree on the individual to be designated by them for the purpose of Section 4.2.1.5 within a time period sufficient for that individual's name to be placed before the Class A Members, as determined by the Board.

4.3 VACANCIES ON BOARD

Any vacancies on the Board created by an individual designated under Section 4.2.1, 4.2.2, 4.2.3, 4.2.4 or 4.2.5 shall be filled by an individual designated by the Member or Members who designated the individual who is no longer a director, the Special User who designated the individual who is no longer a director, or the Provincial government, as the case may be, and any vacancies in any Independent Directors shall be filled by the remaining directors in accordance with Section 4.2.6.

4.4 NO RESTRICTIONS ON AFFILIATION TO MEMBERS

Directors designated pursuant to Section 4.2.1 may be appointed or elected officials from a Member or may be persons from the general public with no affiliation to a Member.

4.5 REMUNERATION FOR DIRECTORS

Directors shall be entitled to fees for acting as a director of the Company, as determined in an Authorized Operating Budget. All directors may be paid reasonable expenses incurred when acting as directors.

4.6 QUORUM AT DIRECTORS MEETINGS

The quorum for all meetings of the Board shall consist of a majority of the directors. Meetings of the Board shall be held in accordance with the Articles of the Company and this Agreement.

4.7 EXECUTIVE MEMBER OF THE BOARD

Board of Directors: Common Questions & Background

Q. How should the nominating resolution of our council/board read?

- A. Exact wording is at the discretion of your organization; however council/board motions should include the name of the nominee, specification of the E-Comm of Directors (the “Board”) term (e.g. 2024-2025) and reference to election at the Annual General Meeting of E-Comm shareholders (the “Members”).

For example “THAT (enter municipality/board/organization) nominate (name) to serve as the nominee of (municipality/board/organization) to the Board for the 2024-2025 term, such Board to be elected by the Members at the June 20, 2024 Annual General Meeting.”

Q. What is the role of the Board ?

- A. The Board is responsible for stewardship of the entire E-Comm organization – it provides strategic oversight of the business and affairs of the company. The Directors are also the most senior representatives of the organization to the public and our stakeholders. To conduct its work efficiently, the Board has three standing committees: Finance, Governance and Public Affairs, and People and Culture (the “Committees”).

Q. Who elects the Board?

- A. The Members elect the Board at the Annual General Meeting (the “AGM”) of the Company. A members’ agreement among the Members (the “Members’ Agreement”) sets out who may select nominees to the Board. Nominating entities are expected to select their nominee and advise the Corporate Secretary of the name of their nominee by May 1, 2024 – the candidate is then put forward for election by the Members-at-large at the AGM in June 2024.

Q. What time commitment is required of Directors?

- A: The Board typically holds five regular meetings each year, during business days, typically for four hours. The meeting schedule is published well in advance. The Committees also meet five times each year, during the business day, for approximately two hours each meeting.
- Two additional sessions occur annually: a Board orientation session for new Directors (typically half-day) and a strategic planning session (typically 1-2 full-days).

As a best governance practice, the Board does expect a high attendance rate from its Directors.

Q. Why is the Directors term only one year? Can we nominate someone for more than one term?

- A. E-Comm’s Articles specify a term of one year. Nominating entities may advise the Corporate Secretary in writing if they wish their nominee’s name to stand for election for a specific number of terms (e.g. four). However, the Corporate Secretary must confirm in writing each year that the standing nomination remains intact, however there will be no further action for the nominating entity unless they wish to make a change from their previous direction.

E-Comm Board of Directors: Common Questions & Background

In the case of nominating entities that are part of a grouping, the Corporate Secretary must receive written confirmation from each nominating entity of the standing nomination, including specification of number of terms. The direction must be consistent among all members of the grouping; otherwise all members of the grouping must be contacted each year asking for confirmation of the nomination.

Q. If my organization/municipality is part of a grouping, do we have to agree on the nominee?

A. The Members' Agreement specifies that each designated group of members shall agree on their individual nominee. Consultation on a mutually-agreeable nominee should be undertaken prior to advising the Corporate Secretary of the name of the nominee.

Q. What is the difference between nominating a Board Director and sending someone to the AGM?

A. The individual board nominees, once elected at the AGM, will serve on the Board throughout the coming year, attending various board and committee meetings, and participating in the supervision of the organization's affairs. Your organization's representative at the AGM is simply the person who attends the AGM that day on behalf of your organization, and votes your share on any resolutions or votes which occur at the AGM that day. That person's role and duties cease after the AGM has adjourned.

Q. Why do you contact us in March when the Board is not appointed by Members until June?

A. We provide sufficient notice of the process to allow for conferring with other Members of Member groupings, council and or other motions that may be required.

Q. What do Directors receive for remuneration?

A. Meeting rates are \$397 per meeting (for Directors who are not full-time employees of a Member, the Provincial Government or special user), twice that amount for meetings longer than four hours in duration. Board meetings are generally less than four hours.

Q. Who do I contact with questions?

A. Li-Jeen Broshko, KC, Corporate Secretary, 604-375-0333

E-Comm Board of Directors: Common Questions & Background

About the Annual General Meeting

Q. What is an AGM?

A. A general meeting of all the Members is required to occur at least once annually under the *Business Corporations Act* (BC), which regulates E-Comm’s corporate governance.

Q. What happens at an AGM?

A. The compulsory items on the agenda are the election of directors, the appointment (or reappointment) of the auditors, and the presentation of previous year’s financial statements. Usually, a number of additional items are also placed on the agenda, such as a general report from the directors, or presentations on new initiatives. Special business items could also be dealt with (such as changing the Corporate Articles), but Members would receive notice of any special business with the notice of meeting.

Q. Who should attend AGM?

A. A representative of the Member should attend the AGM to vote on the matters listed above including electing the Board.

Q. What are Members entitled to vote on?

A. Holders of Class A shares have one vote per share on all matters requiring a vote at the AGM, including any items of special business. Class B shares are generally non-voting, except for matters which involve certain fundamental changes – these are listed and specified in the Articles.

Q. What is the voting process at the AGM?

A. Votes are conducted by a simple show of hands (voting cards) unless a Member demands at the meeting that a formal ballot or “poll” vote occur on a particular resolution.

Q. What if no one can attend, can we proxy our vote?

A. Yes. A Member can appoint a proxyholder (in writing) to attend and vote on the Member’s behalf at the AGM. The proxyholder need not be a Member themselves.

Proxies must be in writing, must specify the name of the Member, the identity of the proxyholder, and reference the AGM in question. They must be signed by an authorized signatory of the Member. Proxies must be pre-registered with E-Comm at least 3 business days prior to the AGM.

Q. How will my shares be voted if I return a proxy?

A. Proxies usually grant the proxyholder the ability to vote on all matters at the meeting, in their discretion. If a Member wishes, it can restrict that discretionary power by stating in the proxy form that its shares

E-Comm Board of Directors: Common Questions & Background

must be voted in a certain manner on specified resolutions or votes which it anticipates will be before the meeting. Such language, if included, needs to be clear and unambiguous.

Q. Can a proxy be revoked?

A. Once granted, proxies can also be revoked, but written revocation signed by the Member must be given to E-Comm at least one business day prior to the AGM.

Q. Who chairs the AGM?

A. E-Comm's Articles specify that the chair of the Board will also chair the AGM.

Q. How important is it that we send someone?

A. As a Member we strongly urge in-person attendance to ensure shares are represented.

Q. What if I have a question about the AGM?

A. Contact Li-Jeen Broshko, KC, Corporate Secretary, 604-375-0333

From: s.22(1)
Sent: Saturday, April 6, 2024 10:44 PM
To: correspondence
Cc: ckennedy@wvschools.ca; Jenn Moller; Sharon Thompson; Christine Cassidy; Mark Sager; Nora Gambioli; Scott Snider; Linda Watt; Peter Lambur
Subject: Caulfield Elementary School Zone signage- 4600 Block Keith Road
Attachments: Video.MOV

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.

s.22(1) never have I experienced the amount of speeding traffic leading up to Caulfeild Elementary School. This strip of road encourages speeding as it is flat and straight. Yet arbitrarily the school zone signage was moved from the 4620 to the 4666 Keith Road with no consultation with the neighbours or school PAC, making this particular part of the road unsafe for children to walk to school. Moving of the school zone signage also ignores the entrance to the adjacent park to the school which school kids enter and exit along this stretch of road, not to mention a bus stop at the end of the block. I have attached a picture/video of how drivers are unable to see the signage until they come up to it, which is well past the entrance to the park. Other schools in the area have signage well before the school alerting drivers of children in the area, most up to one block before the school. Cypress Park Elementary is one example.

With density having increased in the area over the past couple of years and more and more children walking and riding bikes to school, this strip of road has become very unsafe and dangerous for children/families to walk to school. I would like to ask that the placement of the signage be reviewed, installed back to its original position or the reasoning for the repositioning.



View from 4620 Keith Road, no indication of a school on the block

Video of view from 4655 Keith Road up to the signage which is placed right at the school field and is obscured by foliage.

Thank you for attention to this matter,

s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)

Sent from my iPad

From: s. 22(1)
Sent: Tuesday, April 9, 2024 9:09 PM
To: correspondence
Subject: FW: Lighthouse Park Parking

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.

Sent from my Galaxy

----- Original message -----

From: s. 22(1)
Date: 2024-04-09 3:24 p.m. (GMT-08:00)
To: nroizman@westvancouver.ca
Subject: Lighthouse Park Parking

Signed up for s. 22(1) nature walk at Lighthouse Park s. 22(1) - \$10. Downloaded parking app and input details. Got to Park. App didn't work (and not only for me). Some elected to risk a ticket. Not me - can't afford it. I guess I'm banned from West Vancouver now despite being a North Shore resident and tax payer s. 22(1) years. Seniors are a large percentage of the North Shore population. As a group they are at great risk of isolation. Your new parking policies will only add to this.

Oh, and by the way, I wouldn't have minded taking transit - would have been 1 hrs 4 min from Central Lonsdale, or 30 min from Park Royal, but would have arrived 30 mins before walk or after it had started. Try providing better transit before charging for parking.

You owe me \$10 plus gas.

s. 22(1)

North Vancouver

s. 22(1)

North Vancouver, B.C.

s. 22(1)

Sent from my Galaxy

From: Jill Lawlor
Sent: Tuesday, April 9, 2024 11:06 PM
To: s. 22(1)
Cc: correspondence
Subject: Where do seniors walk now?

s. 22(1)

Thank you for your correspondence regarding the recent change to the Animal Control and License Bylaw No. 4545, 2008 that was recently amended to permit dogs in more areas, including on the Centennial Seawalk. Your email has been referred to staff for a response.

We appreciate you taking the time to share your feedback and concerns. Staff are carefully monitoring this change and have introduced measures including restricting leashes to no greater than 2 metres in length and restricting the maximum number of dogs to two per person along the Seawalk.

There is new signage in the area to help educate visitors. And Bylaw staff have increased their presence in the area as well. As the weather improves, our Parks Rangers will also be monitoring the area to help educate and inform people using the Seawalk.

Please be assured that we value all resident input as we strive to create environments that are safe, enjoyable, and accessible for all members of our community.

If you wish to discuss this matter further, please feel free to reach out to me directly at 604-921-3467.

Sincerely,

Jill

Jill Lawlor (she, her, hers)
Senior Manager of Parks | District of West Vancouver
t: 604-921-3467 | c: 604-418-3657 | westvancouver.ca



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

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 2, 2024 12:06 PM
To: correspondence
Subject: Where do seniors walk now?

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 Mayor. Councillors and District,

Now the warmer weather is here the seawall is even more crowded now that we have allowed dogs on the wall.

Living and paying taxes in West Van for over 50 years I have watched the council spend money on dog parks, rainbow crossings, bicycle paths etc. For seniors living along Bellevue, sight impaired and not driving, the seawall has been the only place easy to get to and safe to walk. Every senior lives in fear of tripping over a dog lead and breaking a hip.

Does West Vancouver have any other safe walks in mind for seniors?

It is hard to imagine that any community (even West Vancouver) would not provide a safe area where seniors can walk safely.

I would be pleased to receive a response.

Thankyou

[REDACTED] s. 22(1)

West Vancouver=,

[REDACTED] s. 22(1)